



OLD BUSINESS – DISCUSSION

**Topic:** Heart of the Good Life – Zoning Standards

**Agenda Item:** 7 (a)

**Background Information:**

**Section 17-5.16 (Re-number the Matrix to 17-5.17)**

1. Purpose and Intent: To support and facilitate public or private development of this area by creating recreational, commercial and industrial opportunities to enhance the value and quality of life within our community.
2. Compatibility: The Heart of the Good Life Development is established on an 85 acre parcel located in the City of Pequot Lakes adjacent to four-lane Highway 371 and the Paul Bunyan State Trail.
3. Lot, Use and Density Requirements:

	C	LI	HOTGL
Lot width– feet, minimum	50	50	
Buildable lot area – square feet, minimum	10,000	10,000	
Maximum Density (units per acre)			
Setback, right of way, City road- feet, minimum	30	30	
Setback, right of way, County or State road, feet, minimum	30	30	
Setback, between buildings – feet, minimum	10	10	
Setback, side yard – feet, minimum	10	10	
Setback, rear – feet, minimum	10	10	
Setback, sign – feet, minimum	1	1	
Setback, parking from building or lot line – feet, minimum	10	0	
Setback, wetland – feet, minimum			
Impervious Coverage with storm sewer available-percent, maximum	25	90	
Impervious Coverage without storm sewer available			
Building height – feet, maximum, principal structure – feet, maximum (per Fire Chief)	25	30	30
Building height, non-occupied accessory structure – feet, maximum		45	
Building above highest groundwater level – feet, minimum	3	3	

4. Performance Standards. The following performance standards apply to all development in this zone:

- A. Impervious Coverage. Impervious coverage may be increased by up to 25%, not to exceed 50% of the property, through a conditional use permit if the following is provided and approved by the City:
- (1) A storm water retention plan showing containment of the 10-year, 24-hour storm event on the parcel.
  - (2) Direct runoff of stormwater to adjacent properties and wetlands shall be eliminated through the use of berms, infiltration ponds, swales, filtration strips or other permanent means.
- B. Compatibility of Use. Use shall be compatible with the surrounding neighborhood. Uses shall not present noise, odor, light nuisances or any other nuisances.
- C. Parking. Off-street parking shall be provided as per Section 7.10. On-street parking is not allowed under any circumstances. To reduce the visual impacts and amount of surface parking, shared parking and surface parking shall be located behind or to the side of a building. Additionally, suitable trees and shrubs shall be planted between parking lots and all adjacent sidewalks, roads, lots and buildings.
- D. Screening. ~~All sites shall be heavily landscaped to provide 100% screening to adjacent residential parcels and over 50% screening from the road or any non-residential parcel. Percentages shall be determined by amount of structure that can be seen during leaf-on conditions.~~ A landscaping and screening plan must be submitted and approved by the Planning Commission with each conditional use permit.
- E. Lighting. Lighting shall be minimal. Lighting shall be downward directional and shall be compatible with the surrounding development. Lights approved with signs must be turned off at the close of business each day.
- F. Fire Lanes. Fire lanes shall remain unobstructed at all times.
- G. Fences. Fences not exceeding 84 inches in height may be constructed. Under no circumstances shall a fence be constructed closer than 10 feet from the surface of a public road and in all cases not within the public right-of-way. Materials shall consist of usual fencing materials with posts and fence of metal or wood, ~~concrete, brick or smooth wire.~~ Barbed or electrified wire is prohibited, except where specific approval has been given by the Planning Commission.
- H. Rooftop Equipment.

(1) Screening. Rooftop equipment, including rooftop structures related to elevators, shall be completely screened from eye level view from contiguous properties and adjacent streets. Such equipment shall be screened with parapets or other materials similar to and compatible with exterior materials and architectural treatment on the structure being served. Horizontal or vertical slats of wood materials shall not be utilized for this purpose.

(2) Solar Energy. Equipment for the capture and transfer of solar energy shall be exempted from (1) of this section, provided that the equipment is designed and located to blend with the overall design of the structure.

I. Landscaping. (insert Landscape Standards)

J. Architectural Standards. (insert Architectural Standards)

K. Architectural Review Submittal:

The following is the minimum information required to be submitted to the City for review by the Planning Commission or Architectural Review Committee:

- (1) A completed and signed Land Use Permit application form;
- (2) A written narrative describing the proposal;
- (3) Ten (10) reduced (11 X 17) color sets and an electronic (PDF) format at the time of submittal:
  - a) Survey: Certified survey of the property by a registered surveyor, if deemed necessary;
  - b) Architectural Plans: Preliminary scaled architectural plans and colored elevations for the proposed building or buildings with notation of exterior finish materials;
  - c) Site Plan: Scaled site plan including landscaping, lighting, site amenities and mechanical equipment locations.
- (4) Samples of exterior finish materials.

L. Administration:

- (1). Land Use Permit Approval: No new construction, alteration of existing buildings and other developments regulated by this section may be initiated or issued a Land Use Permit without approval of the Architectural Review Submittal by the Planning Commission or Architectural Review Committee.
- (2) Expiration: Unless the Planning Commission or Architectural Review Committee specifically approves a different time period, the approval of an architectural review submittal shall expire one year from the date it was

approved. Any deviation from the approved plans will require additional review.

- (3) Appeal: Any appeal of a decision shall be considered an appeal under the process described in Section 17-11.6 of the City Code.

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**Planning Commission Direction:** Please come prepared to discuss and offer comments.

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