# PUBLIC MEETING NOTICE

## What is Being Requested?

Carousel Motor Group is proposing to build a new Porsche dealership building at 2450 Maplewood Drive – just north of the existing Audi dealership. This site was approved in 2005 for up to four separate dealership buildings. The city's community design review board will review this proposal at its October 27, 2015 meeting.

## Public Meeting Information

The Maplewood Community Design Review Board will review this request on Tuesday, October 27, 2015 at 6 p.m. or later in the Maplewood City Council Chambers located at 1830 County Road B East. All interested parties may present their views orally or in writing. Sign language interpreters are available. You must request this service at least 96 hours in advance. Call the city clerk at 651-249-2001 to arrange this service. Assisted Listening Devices are also available. Please check with the city clerk for availability.

## Why this notice?

The city code requires the community design review board to hold a public meeting when considering design reviews. Property owners within 500 feet of this property are being notified of this request and public meeting.

## Contacts

To discuss this request or seek additional information about this proposal, please contact Michael Martin by telephone at 651-249-2303 or by email at Michael.Martin@MaplewoodMN.gov.

BA
BAKER ASSOCIATES, INC. ARCHITECTS

October 06, 2015

Mr. Michael Martin, AICP
Planner—City of Maplewood
1902 County Road B East
Maplewood, MN 55109

**Re: Porsche of St. Paul**
**Maplewood, MN**

Dear Mr. Martin,

On behalf of the Carousel Motor Group, we write to request consideration for the construction of a new Porsche of St. Paul facility. The new facility will be located to the north of the existing Audi St. Paul dealership. This project will mark the continuation of the previously approved PUD master plan for an automobile dealership campus with up to five facilities and additional storage parking on a 32 acre site.

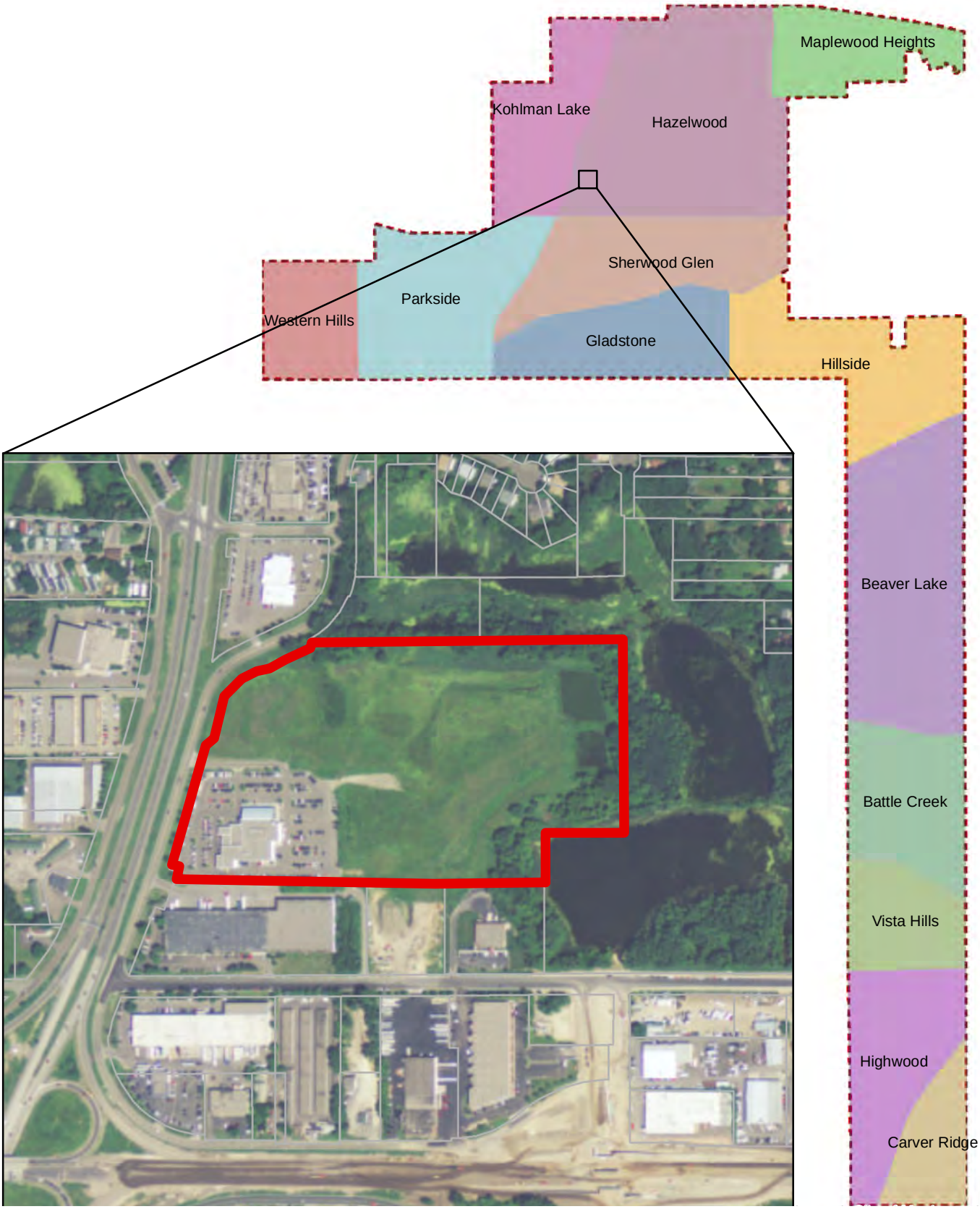
The new building will be approximately 30,000 square feet spread over two floors (24,000 square feet footprint). The exterior of the building will follow Porsche's "international" building prototype. Featured design elements include: segmented mullion-less showroom glazing, curved silver aluminum composite material (ACM) fascia, perforated silver ACM fascia, and "trapezium" cladding—a prefinished, black, corrugated metal panel system.

We ask that you consider approving our plans for the new facility so Porsche of St. Paul can continue to thrive and grow in the City of Maplewood.

Respectfully Submitted,
**BAKER ASSOCIATES, INC. ARCHITECTS**

Nguyen T. Hoang, AIA

150 SOUTH FIFTH STREET SUITE 1425
MINNEAPOLIS, MN 55402-1200
TELEPHONE: 612•339•8601
FAX: 612•339•5668

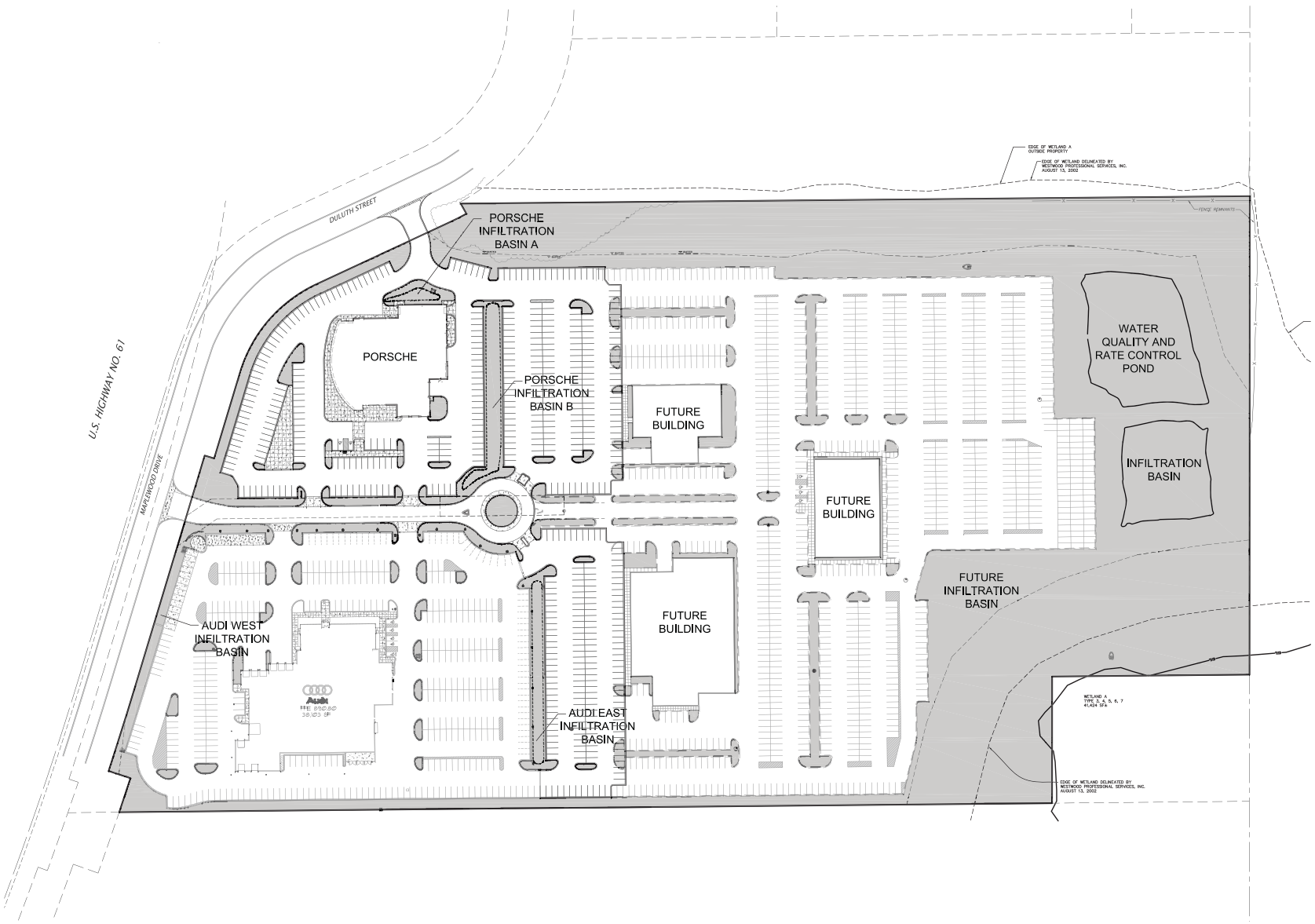



**2450 Maplewood Drive - Porsche**

Design Review - Overview Map

## SITE PLAN NOTES

1. DRAWING IS COMPILCATION OF CURRENT PLAN & ORIGINAL PUD DOCUMENTS AND SURVEY PROVIDED BY CORNERSTONE LAND SURVEYING.




Know what's below. Call before you dig.

60 180 SCALE IN FEET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150 South Fifth Street
Suite 1425
Minneapolis, MN 55402-1200
Telephone: 612.339.8601
Fax: 612.339.5668


Porsche of St. Paul
2450 Maplewood Drive
Maplewood, MN 55109

**New Construction**

Issued:

**CDRBA SUBMITTAL**


Élan DESIGN
901 N 3rd STREET, SUITE 120
MINNEAPOLIS, MN 55401
p 612.260.7980
f 612.260.7990
www.elanlab.com


I hereby certify that this plan was prepared by me, or under my direct supervision, and that I am a duly Licensed Professional Engineer under the laws of the state of MINNESOTA.

Stephen M. Johnson

NOT FOR CONSTRUCTION

Date: 10/06/2015 Reg No: 19514

Sheet Title

SITE PLAN PUD

| | | |
|---|---|---|
| Scale | 1" = 60' | Sheet Number |
| Date | 10/06/2015 | C2.1 |
| Comm No | BAKB0004 | |

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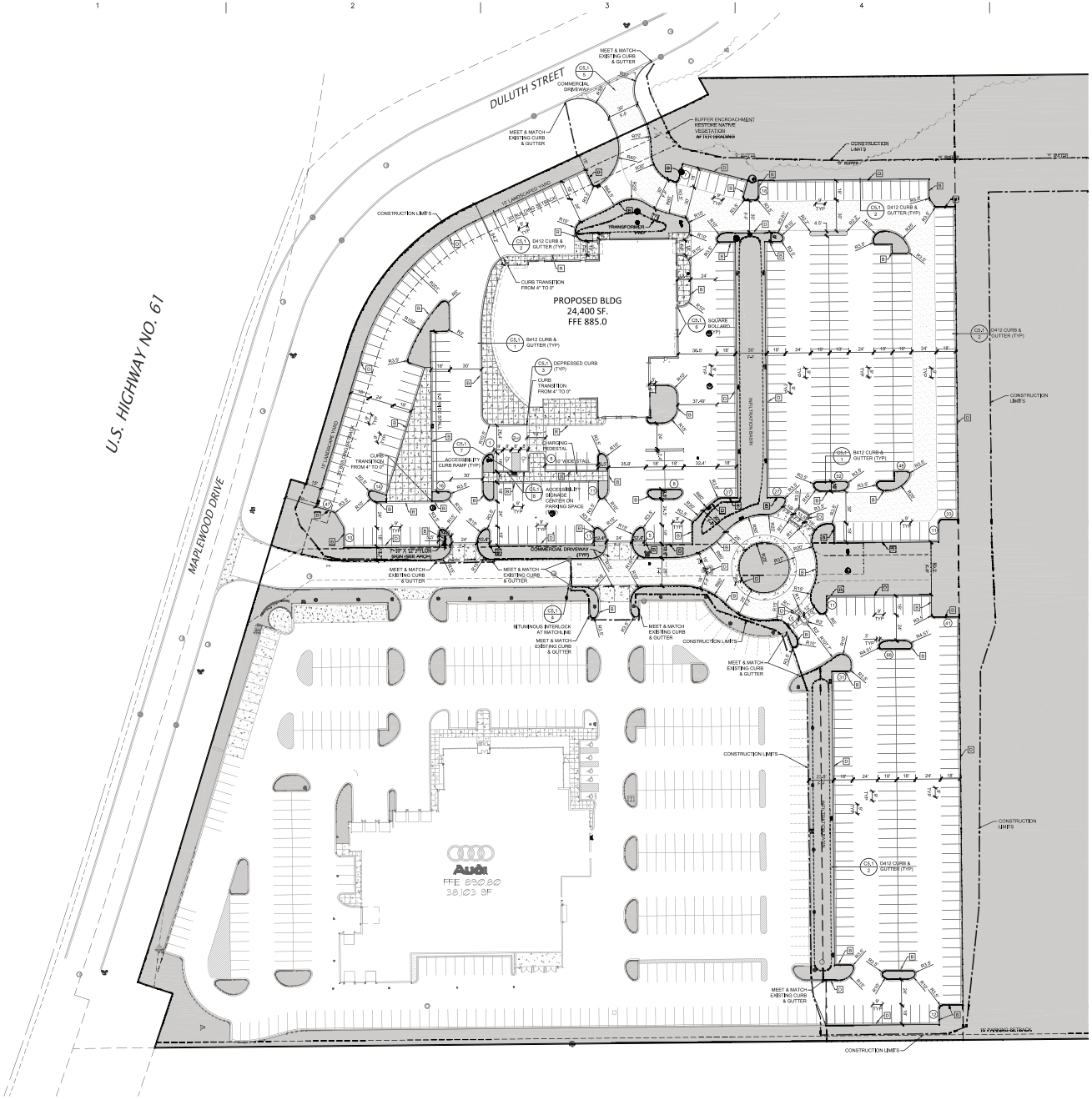


## SITE PLAN NOTES

1. BACKGROUND INFORMATION AND TOPOGRAPHIC SURVEY PROVIDED BY CORNERSTONE LAND SURVEYING INC., STILLWATER, MINNESOTA ON SEPTEMBER 9, 2015, EXPRESSLY FOR THIS PROJECT.
2. DIMENSIONS SHOWN ON THIS PLAN ARE TO FACE OF BUILDING AND FACE OF CURB, UNLESS NOTED OTHERWISE.
3. ON-SITE CURB TO BE B412, D412 OR RIBBON CURB.
4. ALL PARKING STALLS TO BE PAINTED WITH A 4" WIDE WHITE STRIPING. ACCESSIBLE SYMBOLS TO BE PAINTED IN WHITE AND ACCESSIBLE ACCESS AISLES TO BE PAINTED WITH A 4" WIDE WHITE PAINTED STRIPE 18 INCHES ON CENTER AND AT 45 DEGREE ANGLES TO STALL WITH NO PARKING MARKED. REFLECTORIZED PAINT SHALL COMPLY WITH MNDOT 3592.
5. MAXIMUM CROSS SLOPE 2.0% ON ALL WALKS.
6. REMOVE AND/OR REPLACE PAVEMENT, CURB, AND WALK AS REQUIRED TO MAKE CONNECTIONS. MATCH EXISTING STREET SECTION, CURB, AND WALK.

## PROJECT SUMMARY

ZONING: PLANNED UNIT DEVELOPMENT

| | REQUIRED | PROPOSED |
|---|---|---|
| PARKING SETBACKS | 15' | 15' |
| BUILDING SETBACK | 30' FRONT | 64' FRONT |

AREA SUMMARY

| | OVERALL | PORSCHE SITE |
|---|---|---|
| SITE | 1,392,411 SF | 309,570 SF |
| PROPOSED IMPERVIOUS | 916,261.5 SF. (64%) | 234,413 SF. (76%) |
| BUILDING | 123,261 SF. (9%) | 24,400 SF. (8%) |
| PAVEMENT (PARKING & WALK) | 773,314 SF. (56%) | 210,013 SF. (68%) |
| PERVIOUS | 496,0.46 SF. (36%) | 75,157 SF. (24%) |

PARKING SUMMARY

| | | |
|---|---|---|
| PORSCHE CUSTOMER AND EMPLOYEE PARKING | | 43 STALLS |
| CUSTOMER PARKING | 5 STALLS | |
| SERVICE VEHICLES | 20 STALLS | |
| EMPLOYEE PARKING | 18 STALLS | |
| PROPOSED PARKING | | 522 STALLS |
| 8'X18' ACCESSIBLE | 2 STALLS | |
| 9.5'X18' HIGH TURNOVER | 18 STALLS | |
| 9'X18' EMPLOYEE AND SERVICE | 20 STALLS | |
| 10'X18' CUSTOMER | 5 STALLS | |
| 9'X18' INVENTORY | 479 STALLS | |

## LEGEND

- PERVIOUS AREA
- CONCRETE PAVEMENT
- HEAVY DUTY BITUMINOUS PAVEMENT
- B — B412 CURB & GUTTER
- D — D412 CURB & GUTTER
- R — RIBBON CURB

Know what's below. Call before you dig.

40 120 SCALE IN FEET


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Porsche of St. Paul
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I hereby certify that this plan was prepared by me, or under my direct supervision, and that I am a duly Licensed Professional Engineer under the laws of the state of MINNESOTA.

Stephen M. Johnson

NOT FOR CONSTRUCTION

Date: 10/06/2015 Reg No: 19514

Sheet Title

SITE PLAN PORSCHE

| | |
|---|---|
| Scale | 1" = 40' |
| Date | 10/06/2015 |
| Comm No | BAKB004 |

Sheet Number C2.2

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## Exterior Finish Key

Aluminum Doors & Frames: Black anodized unless noted otherwise

Alum composite panels: Dry System Colors as follows:
ACP-1: Alpolic-680 Silver
ACP-2: Alpolic-Perforated Blk Silver
Contact: Alpolic by Mitsubishi Rayon
Beth Spencer: (866) 258-1576 x 405

Corrugated Metal Wall Panels:
CMP-1: Trapezoid Metal Panel Mfr. Centria
Color: Wide Rich Black, Smooth Texture Rigid Wall
Contact: Matt Breger (763) 276-6286

Glass Types: Provide tempered glass where req'd

GL-1: 1" insulated units with low "E" on #2 surface & clear glass
GL-2: 1" insulated units with black frit on #4 surface & clear glass

Insulated Precast Panels: Exposed exterior surfaces painted SuperMat "Caviar"

Oil & High Speed Oil Doors: Powder coat to match RAL 9011

## General Exterior Finish Notes

1. Add miscellaneous framing / blocking as req'd to support item on ext. wall panel.

2. Maximum ext wall panel length is 30'. Allow for expansion per manufacturer's requirements.

3. Provide samples of materials for approval.

4. Provide shopdrawings of paint for approval.

5. 1" insulated glazing shall have color matching glazing spacers.

6. Pre-finished ext. siding, downspouts, & soffitpans, pre-finished galv. ext to be Centria Rich Black PMM.

7. All exterior window frames, HM doors, HM frames, fiberglass doors and exposed ext to be painted to match SW 6990 Caviar.

8. All exterior bollards to be painted Acrylon UNI Flat. Color SW 6990 Caviar.

9. All exterior columns to be painted SW 6990 Caviar.

BA
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ARCHITECTS
120 SOUTH FIFTH STREET
SUITE 1425
MINNEAPOLIS, MN 55402-1899
TELEPHONE: 612.338.0001
FAX: 612.338.2006


Porsche of St. Paul
XXXX Maplewood Drive
Maplewood, MN 55109

**New Construction**

Issued:
CONSIG. Submittal 26 Oct 2006

Colored Exterior Elevations

Scale: 1/8"=1'-0"
Date: 10-26-2006
Project No.: 2002
Drawn by: [illegible]

A-202