

October 26, 2016

**2303 ATLANTIC STREET NORTH – METRO HEATING AND COOLING –
DEVELOPMENT PROPOSAL**

This letter is being sent in order to get your opinion on a proposal by Metro Heating and Cooling who has purchased the property at 2303 Atlantic Street North. Their proposed use of the building for a heating and cooling contractor business is permitted. The applicant is also proposing a 2,580 square foot addition to the existing building which requires the city to approve a conditional use permit and design review.

I would like your input to prepare a recommendation to the planning commission and city council. Please write your comments below and return this letter and any attachments on which you have written comments by November 7, 2016

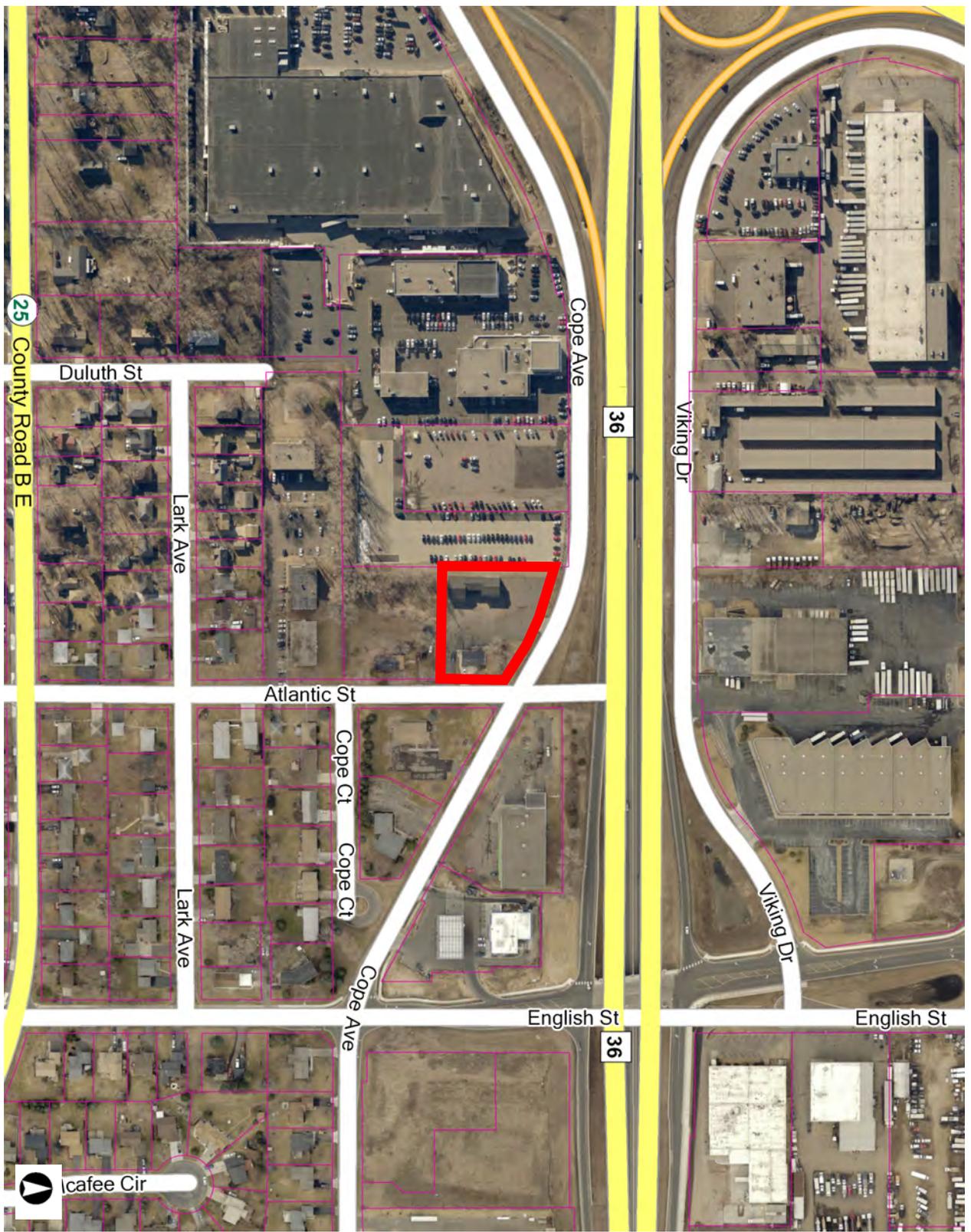
If you would like further information, please visit <http://www.maplewoodmn.gov/metroheating> or call me at 651-249-2303 between 8 a.m. and 4:30 p.m. You can also email me at Michael.Martin@MaplewoodMN.gov. I will send you notices of the public hearing on this request when it is scheduled. Thank you for your comments. I will give them careful consideration.

MICHAEL MARTIN, AICP – ECONOMIC DEVELOPMENT COORDINATOR

I have no comments: _____

Comments:

Metro Heating and Cooling - Conditional Use Permit and Design Review Requests



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THIS MAP IS NOT TO BE USED FOR NAVIGATION



 **Project Site**

Metro Heating and Cooling
2303 Atlantic Street North
Maplewood MN

Metro Heating and Cooling, a HVAC , or mechanical contractor, recently purchased the site located at 2303 Atlantic Street. The site is just west of Schmelz VW, and is located on the south frontage road of HY 36. The site contains both, a single family residence and a commercial building. The residence is a single story stucco building and the commercial building is a single story concrete block building with sloped asphalt shingle roofs.

It is the intent of the owner to do only minor repair, and maintenance for the residential part of the site.

The existing commercial building is 3669 square feet in size and will be mostly used for storage of the companies, mechanical equipment, before it is brought out to the jobsites. A small part of the existing building will be used as a shop to do minor manufacturing of specific mechanical equipment. A new addition of 2580 square feet, will be added on to the North side of the building. The addition will be used as office space for the company.

The new office will be wood walls with a trussed roof system. The exterior of the office building will be sided with a combination of Smart Lap siding, and Board and Baton siding, also made by Smart Siding. The roof will be asphalt shingles, with subtle highlight color strips integrated into the shingle patterns. The existing building will be either painted to match the new colors, or a random lap siding matching the office portion will be applied over the concrete block. Colors for the siding will be dark grey and dark red, with a black and grey roof.

The existing parking lot is fairly large in size. It is the intent of the owner to greatly reduce the size of the paving. The existing parking does not have any curb and gutter. Due to the existing grades a new curb and gutter is not possible or practical. The total hard surface will be reduced by 20% upon construction completion.

The plan allows parking for 20 oversized parking spaces, and one oversized accessible parking space. The total amount of 21 spaces slightly exceeds the spaces required by city code. The company has several service vans. They are parked at home by the employees overnight. The vans are then driven, from home, directly to the job site. It is not uncommon for an employee to go a week or two before visiting the main office. The parking will be used primarily for the office staff, and the occasional customer.

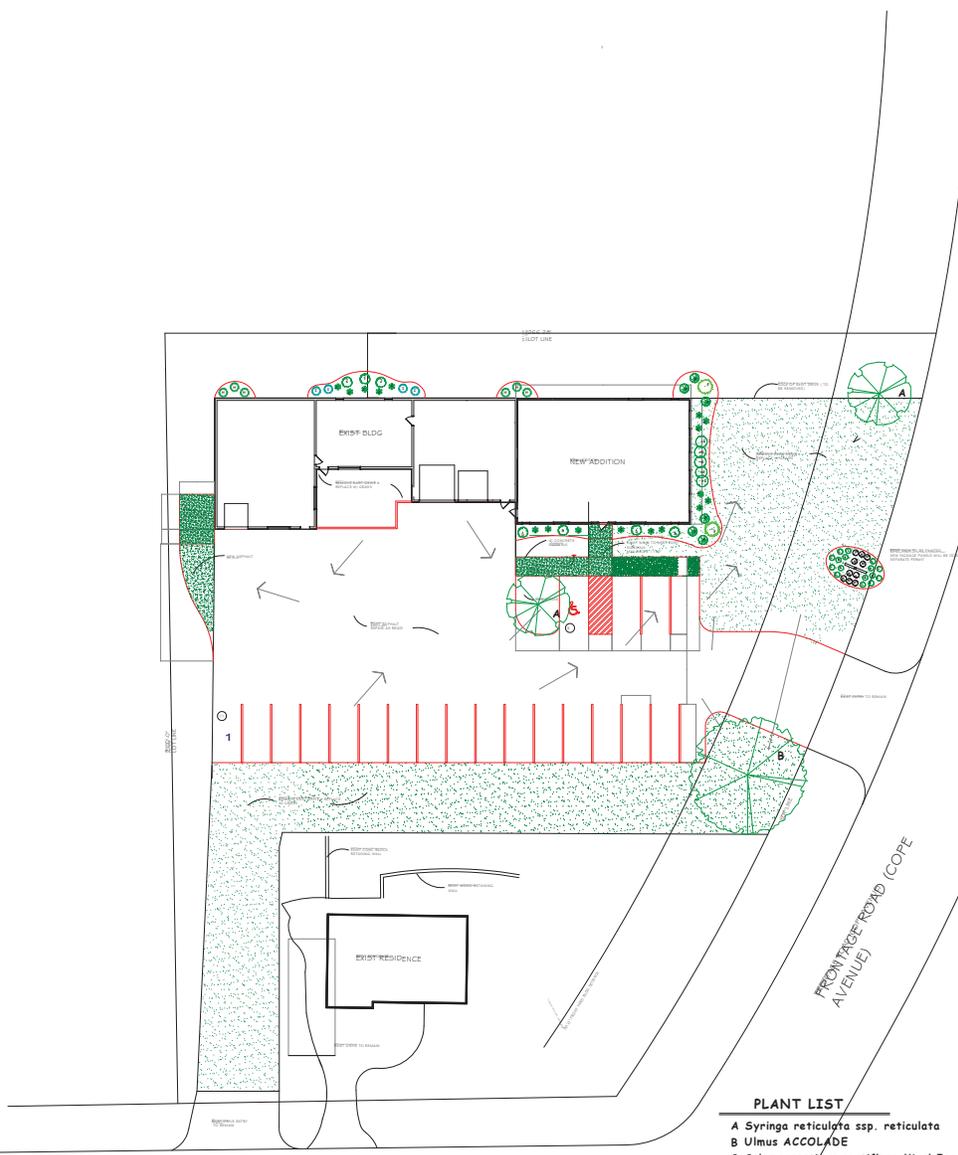
The site has an existing pylon sign. The will be repainted and have the signage board replaced. The North Facing Gable, of the office addition, will also have building signage added. All signage will be done separately and signage permits will be applied for.

Metro Heating and Cooling - cont.

A new trash pad will be located behind the building on the south side of the building. The location of the dumpsters will not be visible from public view. The owner is asking to not enclose the dumpsters as they will not be visible from the public view. The owner owns the land just to the south of this parcel, as well.

It is the intent of the owner to start construction this fall upon planning, council approval and obtaining building permits.

Thank You
Scott Mower



- PLANT LIST**
- A Syringa reticulata ssp. reticulata
 - B Ulmus ACCOLADE
 - C Calamagrostis x acutiflora 'Karl Foerster'
 - D Physocarpus opulifolius 'little devil'
 - E Juniperus chinensis 'Gold Lace'
 - F Picea glauca 'Pendula'
 - G Cotoneaster lucidus
 - H Juniperus chinensis 'Spartan'
 - I Juniperus scopulorum 'Skyrocket'
 - J Spiraea x bumalda 'Goldflame'
 - K Salvia x sylvestris 'May Night'
 - L Dianthus gratianopolitanus 'Firewitch'
 - M Hemerocallis 'Stella Supreme'
 - NN
 - OO
 - PP



PROJECT FILE:	METRO HEATING & COOLING LANDSCAPE PLAN		
DESIGNER:	RYAN P. McALPINE	YEAR:	2016
PHONE:	765-486-9157	SCALE:	1"=20'-0"
		DATE:	OCTOBER 2016

