

PLANNING COMMISSION STAFF REPORT

Meeting Date May 21, 2019

REPORT TO: Melinda Coleman, City Manager

REPORT FROM: Michael Martin, AICP, Assistant Community Development Director

PRESENTOR: Michael Martin, AICP, Assistant Community Development Director

AGENDA ITEM: Conditional Use Permit Resolution and Design Review, Maplewood Moose Lodge, 3033 Hazelwood Street North

Action Requested: Motion Discussion Public Hearing

Form of Action: Resolution Ordinance Contract/Agreement Proclamation

Policy Issue:

Maplewood Moose Lodge, owner of the property located at 3033 Hazelwood Street North, is proposing to build a new 5,000-square-foot building for its club. To move forward, the applicant needs approval of a conditional use permit and design review. The applicant did hold a neighborhood meeting on April 10, 2019, inviting neighbors to their facility for a discussion – though nobody attended this meeting.

Recommended Motion:

- a. Motion to approve the attached conditional use permit resolution for the new Maplewood Moose Lodge club building, as places of amusement, recreation or assembly and buildings erected in the Light Manufacturing zoning district within 350 feet of a residential district require a conditional use permit.
- b. Motion to approve the design plans for the new 5,000-square-foot Maplewood Moose Lodge club building date-stamped May 6, 2019, at 3033 Hazelwood Street North. Approval is subject to the applicant doing the following:
 1. Repeat this review in two years if the city has not issued a building permit for this project.
 2. Satisfy the requirements set forth in the staff report authored by staff engineer Jon Jarosch, dated May 15, 2019.
 3. All requirements of the fire marshal and building official must be met.
 4. All roof-top mechanical equipment shall be screened from view from all nearby residential properties.
 5. Prior to issuance of a grading or building permit, the applicant must submit to staff for approval the following items:

- a. Revised landscaping and site plans showing additional plantings and screening to the east of the building, south of the parking lot and along the south property line. Screening shall be satisfied by the use of a screening fence, planting screen, berm or combination thereof and be at least six feet tall and provide 80 percent opaqueness.
 - b. Submit a revised site plan for staff approval showing the location of proof-of-parking spaces that could be added to the site if a parking shortage develops.
 - c. Submit a revised photometric plan for staff approval – plan must meet all city requirements.
 - d. Submit plans for staff approval for the required trash enclosure. The trash enclosure's colors and building materials shall be consistent with the main building.
 - e. Submit a revised north building elevation for staff approval showing additional architectural elements added.
 - f. A cash escrow or an irrevocable letter of credit for all required exterior improvements. The amount shall be 150 percent of the cost of the work.
 - g. Written documentation from all easement holders affecting this site indicating approval of the plans for the planned improvements.
6. The applicant shall complete the following before occupying the building:
- a. Replace any property irons removed because of this construction.
 - b. Provide continuous concrete curb and gutter around the parking lot and driveways.
 - c. Install all required landscaping and an in-ground lawn irrigation system for all landscaped areas.
7. If any required work is not done, the city may allow temporary occupancy if:
- a. The city determines that the work is not essential to the public health, safety or welfare.
 - b. The above-required letter of credit or cash escrow is held by the City of Maplewood for all required exterior improvements. The owner or contractor shall complete any unfinished exterior improvements by June 1 of the following year if occupancy of the building is in the fall or winter or within six weeks of occupancy of the building if occupancy is in the spring or summer.
8. All work shall follow the approved plans. City staff may approve minor changes.

Fiscal Impact:

Is There a Fiscal Impact? No Yes, the true or estimated cost is \$0

Financing source(s): Adopted Budget Budget Modification New Revenue Source
 Use of Reserves Other: n/a

Strategic Plan Relevance:

- | | | |
|---|---|---|
| <input type="checkbox"/> Financial Sustainability | <input type="checkbox"/> Integrated Communication | <input type="checkbox"/> Targeted Redevelopment |
| <input checked="" type="checkbox"/> Operational Effectiveness | <input type="checkbox"/> Community Inclusiveness | <input type="checkbox"/> Infrastructure & Asset Mgmt. |

The city deemed the applicant’s application complete on May 6, 2019. The initial 60-day review deadline for a decision is July 5, 2019. As stated in Minnesota State Statute 15.99, the city is allowed to take an additional 60 days if necessary to complete the review.

Background

Project Overview

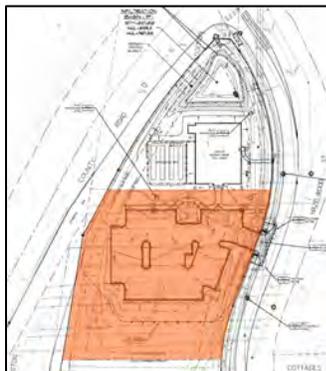
The Maplewood Moose Lodge is currently located at 1946 English Street. The Maplewood Moose Lodge is looking to downsize its facility and entered into a purchase agreement with the City of Maplewood for their existing property. In turn, the City of Maplewood was the property owner of a vacant parcel at 3033 Hazelwood Street. This property has already been sold outright to the Maplewood Moose Lodge who had an understanding of still needing to secure land use approvals from the City prior to any new club building being erected.

Conditional Use Permit

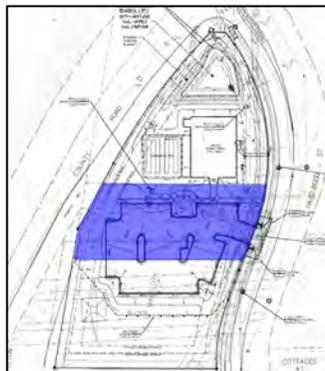
The property at 3033 Hazelwood Street North is zoned Light Manufacturing (M1). Section 22-637(b) of the M1 zoning district requires that “no building or exterior use, except parking, may be erected, altered or conducted within 350 feet of a residential district without a conditional use permit.” In addition, all permitted and conditional uses in the Business Commercial (BC) zoning district are allowed in the M1 zoning district. The BC zoning district requires a conditional use permit for any “place of amusement, recreation or assembly.”

Easements

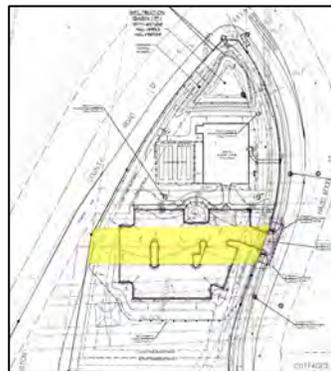
In addition to typical utility and drainage easements located around and near the perimeter of the property, this site is encumbered by three additional easements – see below. Buildings are prohibited within the easement areas. Fences and parking lots are permitted. Trees and landscaping potentially can be planted but the applicant needs to work with and receive approval from the easement holders. Prior to any building permits being issued, the applicant must provide the City written documentation from easement holders approving the plans for improvements to be made within easement areas.



225 foot high-tension powerline easement



100 foot electrical easement



50 foot pipeline easement

Building Setbacks

The proposed club building will be built approximately 254 feet from its south property line. The condominium building that is located to the south of this site is setback approximately 190 feet from the same property line. This means the new club building will be nearly 445 feet away from the condominiums to the south. The proposed parking lot would be just under 102 feet from the south property line and nearly 355 feet from the condominiums. The proposed building will be setback 42 feet from the east property line meaning the building will be setback approximately 143 feet from the apartments to the east. The proposed building would be setback approximately 259 feet from the nearest detached townhouse located within the Cottages at Legacy Village to the southeast. Staff is recommending the applicant be required to provide additional landscaping and screening throughout the site while also working within the site's easement limitations.

In addition, Section 12-400 of city ordinance requires *"all buildings subject to this article and all newly created lots shall be designed to accommodate a setback of at least 100 feet from a pipeline."* This same section of ordinance also allows that *"the city council may approve a reduced setback where the applicant can prove that there is a unique hardship to the property that prevents the reasonable and practicable development of the property."* The building would be setback approximately 83 feet from the pipeline on site – but completely outside of the pipeline easement. Given the unique shape of the parcel and how it was created as a result of a road project and the easements the impede much of the site, staff feels the reduced setback is reasonable in this case.

Hours of Operation and Use

The Maplewood Moose Lodge intends to be open Monday through Friday from 9 a.m. until 10:30 p.m. On Saturdays hours would be 10 a.m. until 11 p.m. and on Sundays 10 a.m. to 10 p.m. The club offers horseshoes outside from June to August, starting at 6 p.m. and ending around 9 p.m.

The Maplewood Moose Lodge states it has just over 500 members. Again this move from their existing site is because their existing location is too big for its current operations. Moose Lodge staff have stated that on an average Friday night they will have around 25 people stop in; fewer on weeknights. The proposed site plan does meet the City's parking requirements but staff is recommending the applicant revise its site plan to provide proof-of-parking in the case that additional parking spaces are needed on site. The conditional use permit shall require all parking needs of the Maplewood Moose Lodge occur on site.

Design Review

Site Plan

The site will be accessed from Hazelwood Street. The proposed building would be located to the north of the parking lot. To the west of the building would be horseshoe pits. Stormwater would be directed to the north of the building to an infiltration basin.

Building Elevations

At its tallest the new building will be 19 feet tall. All four elevations are proposed to be finished with texturewall panel, a stone veneer and metal roof system. The north elevation, which faces the intersection of Hazelwood Street and County Road D East needs additional architectural elements. Any rooftop equipment will be required to be screened adequately from the residential properties to the east and south.

The proposed materials of the building are a concern to staff. While the zoning of this site permits the proposed use and building, with a conditional use permit, it is noted that this project is adjacent to residential areas. Given this, staff would like the Community Design Review Board to provide guidance on materials that should be considered to be more consistent with the neighboring properties.

Landscaping and Screening

The applicant is proposing to plant several shrubs near the front entrance of the building, on the west side of the horseshoe pits and on the south side of the parking lot. Fourteen trees are also proposed to be planted throughout the site. Staff believes there are opportunities for additional coniferous trees to be added to the site plan to provide for additional screening to neighboring residential properties. Staff would recommend these trees be added to the east and southeast corner of the building and along the southern property line to achieve the City's screening requirement of at least six feet tall and 80 percent opaqueness. In addition, staff would recommend a six-foot-tall fence be added to the south of the parking lot to shield any potential headlight glare to the south.

Finally, staff would like to see more plantings occur to the north of the building. Much like the north elevation of the building, this area will be very visibly and should be designed to have a more attractive landscape design.

Lighting

The applicant will be required to submit a full photometric plan before any building permits can be issued. This photometric plan will ensure the City's light ordinance is being met.

Parking

City ordinance requires restaurants to provide one parking space for each 50 square feet of floor space devoted to patron use. The main bar/restaurant area will be 2,025 square feet in size thus requiring 41 parking spaces. Recreational building uses require one parking space for each 200 square feet. Meaning for the remaining portion of the building that will be accessible five spaces are required. A total of 46 parking spaces are required by ordinance and the proposed site plan shows 48 parking spaces being provided.

Even with the City's parking requirements being met staff would still recommend the applicant be required to submit a revised site plan showing proof-of-parking for additional spaces should there be demand. The City would be able to require the spaces be built in the case that parking becomes an issue at this site. All Moose Lodge parking should be required to be contained within the site.

Trash Enclosure

All trash and recycling receptacles are required to be contained with an approved enclosure or kept within the building. The applicant should be required to submit to staff plans for an exterior trash enclosure.

Commission Review

Planning Commission

May 21, 2019: The Planning Commission will hold a public hearing and review this project.

Community Design Review Board

May 21, 2019: The Community Design Review Board will review this project.

Department Comments

Engineering Department, Jon Jarosch

Please see Jon Jarosch's engineering report, dated May 15, 2019, attached to this report.

Police Department, Scott Nadeau

Prior to a certificate of occupancy being granted a security plan must be reviewed and approved via public safety

City Clerk Division, Andrea Sindt

All business licenses held by the Moose Lodge require new applications and approvals under the new address. Licenses are not transferrable between addresses.

Citizen Comments

Staff surveyed the 165 property owners within 500 feet of this site for their comments. There were 13 replies.

1. I have two concerns: 1. Increase traffic on Hazelwood St will make it difficult to exit the property at Cardinal Pointe. 2. Horseshoe pits will/could mean noise and lights into the evening hours. We live on the north end of Cardinal Pointe and both of these issues would be of concern to us. Thank you for your attention to our concerns. (Kathy & Mike Mueller, 3003 Hazelwood St Unit 332)
2. I oppose this development. Forty-eight cars and far more people that then would be disruptive to traffic and to the neighborhood. I would like to know the number of patrons expected on weekdays, week nights, weekend days, and weekend nights. I assume alcohol will be served and I oppose this in my residential neighborhood. Plus the appearance of the proposed construction is not appealing at all. (Beth Forristall, 1565 Legacy Pkwy E, #4)
3. This letter is the response from Trails Edge of Maplewood, 3000 Country View Dr., Maplewood, with comments on the above proposed development. The comments have been reviewed and approved by the ownership.
 - a. The building has a less than expected aesthetic appeal due to the Butler building underlying structure with very little decoration. The drawings do not present a building that would be up to the standards of the other buildings in the neighborhood -either commercial or residential.

- b. Parking for the use seems very limited and doesn't meet the City code requirements. Based on experience with facilities of this nature and use, it would be expected that approximately 1/3 of the space would be devoted to kitchen, bar, restroom, storage and other "commercial" used and the balance of the space would be for patron use -bar service and tables. The code would then require 1 stall for every 200 sq. ft. of commercial-5000 sfx $1/3 = 1665/200 = 8.33$ stalls and the patron area (requires 1 stall per 50 sf per code) would be 5000 sfx $2/3 = 3335/50 = 66_67_$ The total stalls required would then be 75. The plan presented only has 48 stalls shown. Since there is no on-street parking in the direct area, the lack of parking should be concerning to all of the neighbors.
 - c. The general use is acceptable to Trails Edge, even though it seems a rather odd fit for the location. The lack of other commercial uses adjacent makes this appear to be spot zoning, but, as said, Trails Edge doesn't object to the use.
 - d. The landscaping seems to be minimal around and adjacent to the pond at the point of the property which will be very visually prominent. We very much appreciate the opportunity to comment on this project. Please keep us informed if the project proceeds. (Jim Kellison, Owner's Representative of Trails Edge, 3000 Country View Drive)
4. I am a resident of Cardinal Pointe of Maplewood, 3003 Hazelwood Street. My biggest concern of the Moose Lodge proposal is the traffic on County Road D and Hazelwood Street. The three way stop signs don't seem to be adhered by all. The traffic has increased with the Healtheast Clinic already. With the new apartments on the corner of Hazelwood St. and D, the building of the 4 story apartment next to Costco and now thee Moose Lodge, you may (must) put in traffic lights on County D and Hazelwood. What kind of hours will the Moose Lodge be open, will they have a liquor license and gambling license. All this will contribute to noise, lights and traffic. Will there be some kind of barrier (evergreens, etc) put up on the south end of their boundary? How does the highline poles and wires effect this building? If the Moose Lodge couldn't make it at English and Frost Avenue, can they make it here? Hopefully all these things will be considered. (John Olson, 3003 Hazelwood St Unit 333)
 5. We already have increased traffic on Hazelwood from the new apartments. If it is approved, a signal light needs to be installed at Hazelwood and Co Rd D. We are not in favor of this building. (Kenneth and Sharleen Jacka, 3003 Hazelwood St Unit 317)
 6. Most of us are happy with the Moose Lodge next door to us. I myself am pleased, having been a member. It is a neat and nice looking building and landscaping looks good. (Florence Bye, 3003 Hazelwood St Unit 137)
 7. Concerns about a place that has a bar – late hours and possible difficulties that can arise in an area by residents, seniors and families. What are the restrictions that a fraternal club has on them to control problems? How will it affect market value of our co-op community. (Mary Lessard, 3003 Hazelwood St Unit 109)
 8. New apartments clinic, hospital, town homes and Cardinal Pointe already here. Lots of traffic – might need light at Hazelwood and D for better traffic control. (John and Clarice Gibbons, 3003 Hazelwood St Unit 305)
 9. Why would you put something like the Moose Lodge that serves alcohol by dwellings that have kids in the area? What about all their party rooms for weddings etc are the going to be shut down at 10 p.m. or are we going to hear cars and drunk people all night long. I live toward the

north end of Cardinal Pointe. I do not want to hear all the noise plus all the extra traffic it will generate. With the new HealthEast Medical building the traffic has gotten really bad on Hazelwood. Also we now have a bus line that rumbles past every morning 4 or 5 o'clock in the morning. I moved to Maplewood thinking it would be a nice place to retire. Not so nice and quiet now. Cause all Maplewood sees is money, money, money. Who cares what we want. The residents. (No name or address given)

10. We have been members of the Moose Lodge for a long time – years ago that is. We did a lot, playing bocce ball, dance, 500 card club, bingo. As we age we had to slow down. The new Moose Lodge is close to where we live, Cardinal Pointe we hope to stop in off and on. Good luck, this was needed for a long time! (Davey and Maxine Ylinen, 3003 Hazelwood St Unit 24)
11. Ramsey County does not have concerns about this development proposal as the agency leading development of the Rush Line BRT Project. The Rush Line BRT is proposed to travel past 3033 Hazelwood Street North in mixed traffic on Hazelwood Street North. Improvements to the intersection of Hazelwood Street North and County Road D are planned as part of the Rush Line BRT Project to allow the BRT to travel between Hazelwood Street North and the Ramsey County Regional Railroad Authority right-of-way. The portion of Parcel 032922210117 that is adjacent to 3033 Hazelwood Street North is not expected to be impacted as part of the Rush Line BRT Project. (Frank Alarcon, Ramsey County Public Works - Multimodal Planning)
12. Our two main concerns are noise and traffic – with noise being our biggest concern. We notice from Moose Lodge's current web page that they have music events. We do not want these to be outdoors and also do not want indoor noise to be loud enough to be heard at our home. As neighbors, we also want to be able to visit the Moose Lodge to eat or attend events without being members. (Karen Dyson and Matt Karason, 1549 Legacy Parkway E)
13. I'm okay with it – would like the Moose instead. (Lillian Johnson, 3003 Hazelwood St Unit 229)
14. I am strongly opposed to approving a CUP for this for this purpose. I work for North Lakes Property Mgmt. We own and manage the Conifer Ridge Apartments located directly to the east of this proposed site. I am very concerned that this use will be a deterrent to people choosing to live in this up and coming residential area for the following reasons:
 - a. The use will certainly change the character of the area. We built our property to preserve the landscape and woodland areas. It is a peaceful serene neighborhood. Placing a bar/restaurant/banquet hall in this area, has a negative effect on the current character.
 - b. The use will depreciate adjacent residential property values. Owning property next to a bar is not viewed as an asset. Our residents and most likely many of the neighbors or people looking to locate to the area, will not view the Moose Lodge as an asset to have in their back yard.
 - c. The Moose Lodge being located so closely to residential areas will create several nuisances. There will be a significant increase in traffic related noise and potential congestion during late evening hours. There will be smoking outside of the building that will no doubt effect the outdoor air quality of the neighborhood along and our no smoking property. There will be outdoor horseshoe pits, that will create more opportunity for excessive noise relating to drinking, partying, and music.
 - d. The use of this land does not conserve the natural features of the area. I do not believe bars are meant to be in residential settings.

- e. I am very respectful of the Moose organization and what they stand for. I strongly believe it does not make sense to locate their Lodge right next to residential properties. This will undoubtedly degrade the value and appeal of the area. I realize that the city will gain from the property tax that selling and developing this parcel will create. I also understand it is inevitable that this site will be developed. I just do not think the use should be one that creates a hardship and a deterrent for the neighbors and other businesses that have chosen to make Maplewood their home. (Jody Hadrava, Property Manager Conifer Ridge)

15. I foresee disruptions and complications of a lodge/bar right next to not only our own property, but several others as well, including a senior community. You are proposing to put a bar right in the middle of upscale residential housing. The apartments and townhomes in this area are upscale/luxury and the residents pay a lot of money to live here. Part of the appeal of this neighborhood is the quiet, residential area... putting a bar next door will detract from this setting immensely. Cars and people will be pulling in and out late into the night causing noise issues, and smoke from the parking lot and people smoking will drift onto our property... This will create major disruption to the peace and quiet of our community—the residents won't be able to sit on the patio or have their windows open without hearing these noises all night.

There is also the concern that the Lodge visitors will simply cross Hazelwood to park in our parking lot, loiter on our property, leave garbage around, walk into our building or garages. While I'm sure that many Lodge visitors are upstanding citizens and won't cause trouble, any kind of gathering place, especially one that serves alcohol, does and will disrupt the community. There will be more police calls to the area by disgruntled residents, more security needed.... and so on.

This will create a hardship to our business. A hardship to any business in Maplewood is a hardship to Maplewood itself. The appeal of this part of Maplewood is the residential aspect, the natural wooded areas, bike trails, access to the environment. Putting a bar in detracts from every single one of those aspects. Bars (and liquor stores) are notorious for being off-putting to residents and home buyers and will lessen the economic value of this piece of Maplewood. If people don't want to live near a bar, then they will go elsewhere to live, most likely out of Maplewood itself. Cause and effect might be having to lower rents, accepting a different tenant base, houses won't sell or will sell for a much lower price, all of this lowering the value of properties as well as the community and Maplewood itself.

To be honest, I'm surprised this parcel of land is zoned as commercial with all of the residential housing surrounding it. There is so much undeveloped land in Maplewood (Frost Ave area for one...) and so much business moving or leaving other areas (White Bear Ave and H 36, north side) that it is shocking to me that a bar would be allowed in this particular area of Maplewood, which is one of the nicest areas Maplewood has to offer. (Susan Muellner, Property Manager Conifer Ridge)

16. Dave Bartol, a resident of Cardinal Pointe, organized a building meeting and developed comments on the proposed project. This letter and associated resident signatures have been attached to this report.
17. I have no comments. (Karen Schaal, 3003 Hazelwood St Unit 130)
18. I have no comments. (Susan Bennett, 3003 Hazelwood St Unit 206)

Reference Information

Site Description

Site Size: 1.89 Acres
Existing Land Use: Vacant

Surrounding Land Uses

North: County Road D East and Bruce Vento Trail
South: Cardinal Pointe – Senior Cooperative Housing
East: Conifer Ridge Apartments
West: County Road D East and Xcel Energy Substation

Planning

Existing Land Use: Industrial
Existing Zoning: Light Manufacturing

Attachments

1. Conditional Use Permit Resolution
2. Overview Map
3. Land Use Map
4. Zoning Map
5. Applicant's Letter
6. Site Plan
7. Landscape Plan
8. Building Elevations
9. Staff Engineer Jon Jarosch's comments, May 15, 2019
10. Flyer from the Applicant's Neighborhood Meeting
11. Dave Bartol's submitted letter and signatures from Cardinal Pointe
12. Applicant's Plans (separate attachment)

CONDITIONAL USE PERMIT RESOLUTION

WHEREAS, Maplewood Moose Lodge, owner of the property located at 3033 Hazelwood Street North, has applied for a conditional use permit for its club building to be built within the M1 (light manufacturing) district.

WHEREAS, Section 44-637 of the city ordinances requires a conditional use permit for any building erected, altered or conducted within 350 feet of a residential district.

WHEREAS, Section 44-512 of the city ordinances also requires a conditional use permit for a place of amusement, recreation or assembly.

WHEREAS, this permit applies to the property located at 3033 Hazelwood Street North. The legal description of the property is:

Maekloth Addition, Lot 1, Block 1

WHEREAS, the history of this permit is as follows:

1. On May 21, 2019, the planning commission held a public hearing. The city staff published a hearing notice in the Maplewood Review and sent notices to the surrounding property owners. The planning commission gave everyone at the hearing a chance to speak and present written statements. The planning commission recommended that the city council _____ the permit.
2. On June 10, 2019, the city council discussed the permit. They considered reports and recommendations from the planning commission and city staff.

NOW, THEREFORE, BE IT RESOLVED that the city council _____ the above-described conditional use permit because:

1. The use would be located, designed, maintained, constructed and operated to be in conformity with the City's Comprehensive Plan and Code of Ordinances.
2. The use would not change the existing or planned character of the surrounding area.
3. The use would not depreciate property values.
4. The use would not involve any activity, process, materials, equipment or methods of operation that would be dangerous, hazardous, detrimental, disturbing or cause a nuisance to any person or property, because of excessive noise, glare, smoke, dust, odor, fumes, water or air pollution, drainage, water run-off, vibration, general unsightliness, electrical interference or other nuisances.
5. The use would not exceed the design standards of any affected street.
6. The use would be served by adequate public facilities and services, including streets, police and fire protection, drainage structures, water and sewer systems, schools and parks.

7. The use would not create excessive additional costs for public facilities or services.
8. The use would maximize the preservation of and incorporate the site's natural and scenic features into the development design.
9. The use would cause minimal adverse environmental effects.

Approval is subject to the following conditions:

1. All construction shall follow the site plan approved by the city. The director of community development may approve minor changes.
2. The proposed construction must be started within one year of council approval or the permit shall end. The council may extend this deadline for one year.
3. The city council shall review this permit in one year.
4. The proposed building is permitted to be built within 83 feet of the existing pipeline on the site. The site has unique characteristics and challenges that justify approval of a revised pipeline setback.
5. All activity shall be confined to the site. There shall be no parking of customer, employee and delivery vehicles on the street rights-of-way.
6. The applicant must install screening to the east of the building, along the south property line and south of the parking lot. Screening shall be satisfied by the use of a screening fence, planting screen, berm or combination thereof.
7. Comply with all city ordinance requirements for signage, trash enclosures and parking.
8. If a parking shortage occurs, the applicant shall be required to build additional parking stalls to meet demand.
9. Prior to a certificate of occupancy being granted a security plan must be reviewed and approved via Public Safety.
10. All business licenses held by the Moose Lodge require new applications and approvals under the new address. Licenses are not transferrable between addresses.
11. All outdoor activities shall cease operation no later than 9 p.m. daily.
12. All music events shall occur indoors. No outdoor music is permitted.

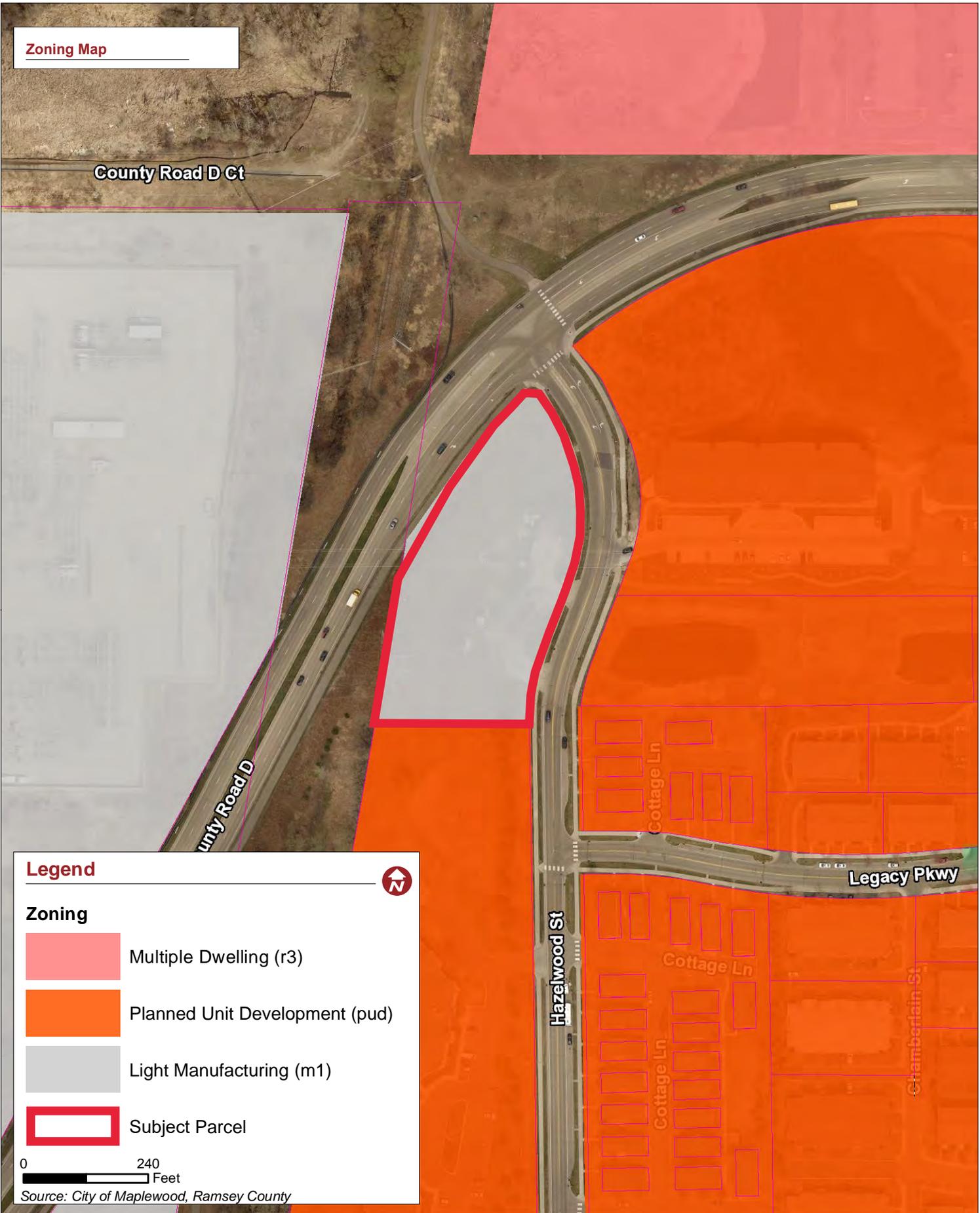
The Maplewood City Council _____ this resolution on June 10, 2019.







Maplewood



Introduction

On behalf of the Loyal Order of Moose Maplewood, Landform is pleased to submit this application for Conditional Use Permit approval to allow the construction of the Maplewood Moose Lodge on Hazelwood Street North (PID 032922210119). The site features a new 5,000 sq. ft. building on an existing lot that will serve as the base of the Moose Organization's activities. Our development plan includes a new building for the Moose Lodge. We are excited about the improvements proposed for this site.

Conditional Use Permit

We respectfully request approval of a Conditional Use Permit (CUP) to allow for development within 350 feet of a residential district as specified in Section 44-637 (b) of the zoning ordinance.

The site plan shows compliance with all approval standards as listed in Section 44-1097 of the Zoning Ordinance. Specifically:

1. *The use would be located, designed, maintained, constructed and operated to be in conformity with the city's comprehensive plan and this Code.*

The proposed development complies with all applicable requirements of the zoning ordinance. A commercial use is allowed in the M-1 district, but a CUP is required because the lot/building is within 350 feet of a residential district.

2. *The use would not change the existing or planned character of the surrounding area.*

The proposed development would not change the existing or planned character of the surrounding area. In fact, it will enhance the surrounding area by providing a community gathering space.

3. *The use would not depreciate property values.*

There is not evidence that property values will be negatively affected by the proposed development. The development would take a vacant parcel and develop it with new space for a community organization.

4. *The use would not involve any activity, process, materials, equipment or methods of operation that would be dangerous, hazardous, detrimental, disturbing or cause a nuisance to any person or property, because of excessive noise, glare, smoke, dust, odor, fumes, water or air pollution, drainage water runoff, vibration, general unsightliness, electrical interference or other nuisances.*

The proposed use does not involve any nuisance-causing activities.

5. *The use would not exceed the design standards of any affected street.*

The proposed use does not exceed the design standards of any affected street.

6. *The use would be served by adequate public facilities and services, including streets, police and fire protection, drainage structures, water and sewer systems, schools and parks.*

The existing public facilities will serve the proposed development adequately.

7. *The use would not create excessive additional costs for public facilities or services.*

The proposed development will not create additional costs for public facilities or services.

8. *The use would maximize the preservation of and incorporate the site's natural and scenic features into the development design.*

The proposed development's design incorporates the site's natural and scenic features to the maximum extent possible.

9. *The use would cause no more than minimal adverse environmental effects.*

The proposed use will not cause adverse environmental effects.

Summary

We respectfully request approval of the Conditional Use Permit to allow for the development of a new Maplewood Moose Lodge building on Hazelwood Street North.

Contact Information

This document was prepared by:

JP Mansolf
Landform
105 South Fifth Avenue, Suite 513
Minneapolis, MN 55401

Any additional questions regarding this application can be directed to Randy Hedlund at rhedlund@landform.net or 612-638-0260

DEVELOPER
LOYAL ORDER OF MOOSE MAPLEWOOD
 241 MAPLEWOOD DRIVE
 MAPLEWOOD, MN 55109

MUNICIPALITY



PROJECT
MAPLEWOOD MOOSE LODGE
 MAPLEWOOD, MINNESOTA

ISSUE REGISTRATION
 10/15/2018

GENERAL NOTES

1. For construction staking and surveying services contact Landmark at 612.252.6770.
2. Obtain all necessary permits for construction with or use of public right-of-way.
3. The site plan file, when used for obtaining a permit from the engineer, shall be used for staking. Discrepancies between the site plan file and the printed drawings shall be resolved in favor of the printed drawings. The engineer shall be responsible for the accuracy of the staking.
4. All building footings and walls shall be perpendicular to the property line at the location indicated.
5. Dimensions shown are to back of curb and exterior face of building unless noted otherwise.
6. Utility and other lines are shown on owner and adjacent property records and are not to be disturbed without the written consent of the appropriate utility or other authority.
7. Trash Recycling Area: See Architectural Drawings.

ZONING AND SETBACK SUMMARY

The property is Zoned Light Manufacturing (LM).
 Building Setback Information is as follows:
 Front 20 FT.
 Side 10 FT.
 Rear 10 FT.
 20 FT. from a residential lot line.
 20 FT. from a residential driveway.
 20 FT. from a residential property.

AREA SUMMARY

Existing	Sq. Ft.	Sq. Ft.	Sq. Ft.	% AC.	% AC.
Existing	82,078	82,078	1,08	100%	100%
Proposed	82,078	82,078	1.08	100.0%	100.0%
Total	164,156	164,156	2.16	200.0%	200.0%

PARKING SUMMARY

Required Parking: 29 Spaces
 One space per 200 sq. ft. of floor area.
 Total Floor Area: 164,156 sq. ft.
 Total Required Parking: 821 (164,156 / 200)

Proposed Parking:
 Standard (564)
 Compact (244)
 Total (808)

Legend:
 Green Spaces: 48 EA.
 48 EA.



CERTIFICATION
 I, the undersigned, certify that the information provided in this application is true and correct to the best of my knowledge and belief.

PRELIMINARY CONSTRUCTION FOR FILING
 April 23, 2019

CITY SUBMITTAL
 April 23, 2019

LANDFORM
 Form 236 by Frigh

100 South Fifth Avenue
 Suite 215
 Minneapolis, MN 55401
 Tel: 612-332-8979
 Fax: 612-332-8977
 Web: www.landform.com

SITE PLAN
C2.1
 SHEET NO. 318



PRELIMINARY
NOT TO BE USED FOR
CONSTRUCTION PURPOSES

MOOSE LODGE

INTERSECTION OF
COUNTY RD D &
HAZELWOOD ST
MAPLEWOOD, MN 55109

DATE: 04/23/2019
DRAWN BY: SB
PROJECT NO: 2019015

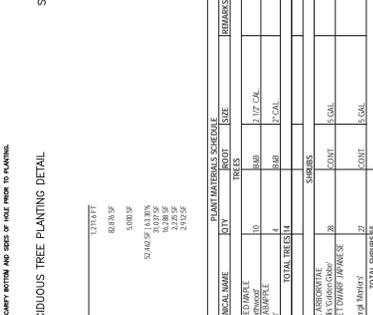
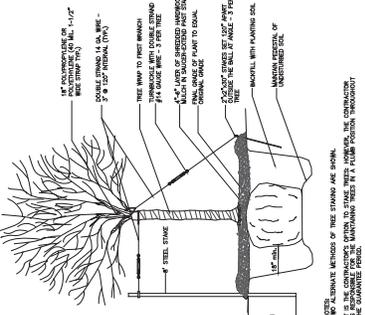
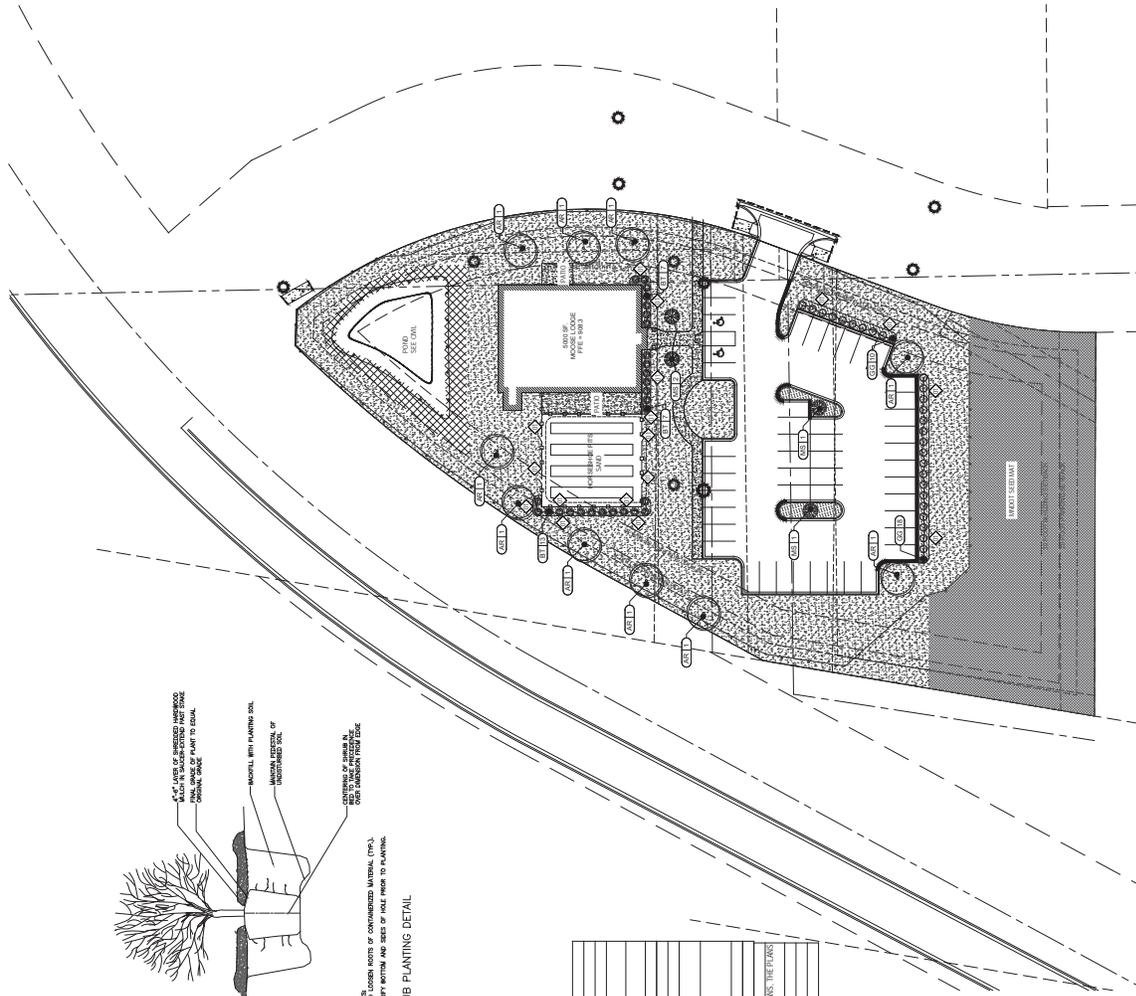
DATE	DESCRIPTION
04/23/2019	TOP SUBMITTAL

Client No: 2019015
Drawn By: SB
Date: 04/23/2019

Sheet Name:
LANDSCAPE
PLAN

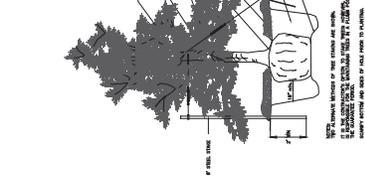
Sheet No:

L101



COMMERCIAL NAME	PLANT MATERIALS SCHEDULE	ROOT SIZE	REMARKS
AR	RED TWIG DOGWOOD	10 BAR	1/2" CAL
AS	SMOKED BIRCH	4 BAR	1" CAL
BT	BLACK THORN	4 BAR	1" CAL
CD	COLDEN GLOBE ARBOREAL	28 CONT	1 GAL
CG	CRABAPPLE	28 CONT	1 GAL
BT	BOBOLIVIA	17 CONT	1 GAL
TOTAL SHRUBS			

NOTES:
1. IF SPECIES EXISTS BETWEEN THE NUMBER OF PLANTS SHOWN IN THE PLANTING SCHEDULE AND THE PLANS, THE PLANTS SHALL BE INSTALLED AS SHOWN ON THE PLANS.
2. ALL PLANTS SHALL BE INSTALLED BY THE CONTRACTOR'S SCHEDULE AND THE PLANS, UNLESS OTHERWISE NOTED OTHERWISE.
3. ALL PLANTS SHALL BE INSTALLED BY THE CONTRACTOR'S SCHEDULE AND THE PLANS, UNLESS OTHERWISE NOTED OTHERWISE.
4. ALL PLANTS SHALL BE INSTALLED BY THE CONTRACTOR'S SCHEDULE AND THE PLANS, UNLESS OTHERWISE NOTED OTHERWISE.



LEGEND:

- CONIFEROUS TREES
- PROPOSED CONIFEROUS TREES
- PROPOSED DECIDUOUS TREES
- PROPOSED ORNAMENTAL TREES
- PROPOSED SHRUBS
- PROPOSED PERENNIALS
- PROPOSED ANNUALS
- PROPOSED ROCKS
- PROPOSED MULCH
- PROPOSED SAND
- PROPOSED SOIL
- PROPOSED EDGING
- PROPOSED PATIO
- PROPOSED WALKWAY
- PROPOSED DRIVE
- PROPOSED BIKEWAY
- PROPOSED FENCE
- PROPOSED SIGN
- PROPOSED LIGHT
- PROPOSED BENCH
- PROPOSED SEAT
- PROPOSED TABLE
- PROPOSED CHAIR
- PROPOSED STOOP
- PROPOSED PORCH
- PROPOSED DECK
- PROPOSED PATIO
- PROPOSED TERRACE
- PROPOSED BALCONY
- PROPOSED PORCH
- PROPOSED DECK
- PROPOSED PATIO
- PROPOSED TERRACE
- PROPOSED BALCONY

NOTES:
1. ALL PLANTS SHALL BE INSTALLED BY THE CONTRACTOR'S SCHEDULE AND THE PLANS, UNLESS OTHERWISE NOTED OTHERWISE.
2. ALL PLANTS SHALL BE INSTALLED BY THE CONTRACTOR'S SCHEDULE AND THE PLANS, UNLESS OTHERWISE NOTED OTHERWISE.
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PRELIMINARY
NOT TO BE USED FOR
CONSTRUCTION PURPOSES

**MOOSE
LODGE**

INTERSECTION OF
COUNTY RD. D &
HAZELWOOD ST
MAPLEWOOD, MN 55109

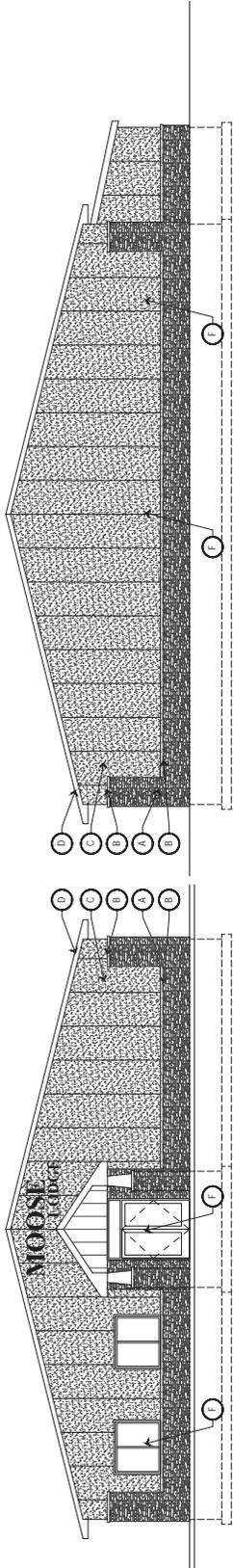
DATE: 04/23/2019
DRAWN BY: SB
CHECKED BY: [Blank]
PROJECT NO.: 2019015

NO.	DATE	DESCRIPTION
1	04/23/2019	TOP SUBMITTAL

Project No.: 2019015
Drawn By: SB
Date: 04/23/2019

EXTERIOR
ELEVATIONS

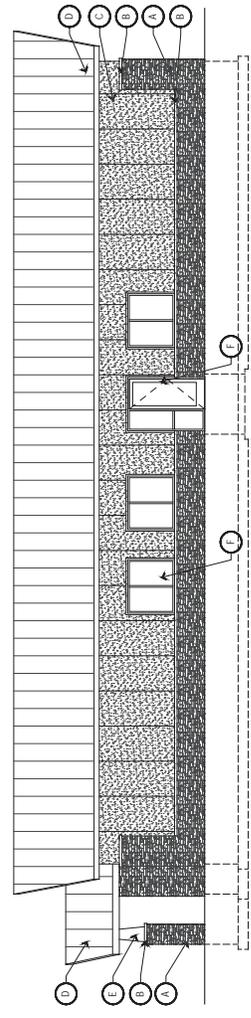
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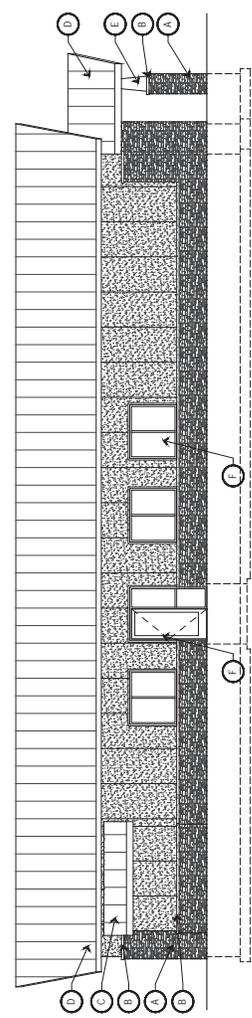
1 SOUTH ELEVATION
SCALE: 3/8" = 1'-0"
REF. TABLE

2 NORTH ELEVATION
SCALE: 3/8" = 1'-0"
REF. TABLE

ID	MATERIAL	MEGR	FINISH	COLOR
A	VERSETTA STONE - LEDGESTONE	BORAL STONE		PLUM CREEK
B	VERSETTA STONE - WAINCOT CAPSILL	BORAL STONE		TAUPE
C	TEXTUREWALL PANEL	BUTLER MFG		TAN
D	BUTLERFB II ROOF SYSTEM	BUTLER MFG		MEDIUM BRONZE
E	FIBERGLASS COLUMN COVER	TBD		WHITE
F	ANODIZED ALUMINUM		PAINT	MEDIUM BRONZE
G	HOLLOW METAL DOOR		PAINT	MEDIUM BRONZE



3 EAST ELEVATION
SCALE: 3/8" = 1'-0"
REF. TABLE



4 WEST ELEVATION
SCALE: 3/8" = 1'-0"
REF. TABLE

Engineering Plan Review

PROJECT: Moose Lodge – 3033 Hazelwood Street

PROJECT NO: 19-13

COMMENTS BY: Jon Jarosch, P.E. – Assistant City Engineer

DATE: 5-19-19

PLAN SET: Plans dated 4-25-2019

The applicant is proposing to construct a new building and site amenities at 3033 Hazelwood Street. The applicant is requesting a review of the current design.

As the amount of disturbance on this site is greater than 0.5 acre, the applicant is required to meet the City's stormwater management requirements. The applicant is proposing to meet these requirements via the use of an infiltration basin. According to the information submitted, the proposed infiltration system will meet and exceed the City's stormwater management requirements.

Due to the number of recent developments in close proximity to this proposed development, the City of Maplewood, in coordination with Ramsey County, will be assessing the warrants for a signal system at the intersection of Hazelwood Street and County Road D. This signal system needs study will be performed outside of the scope of the proposed Moose Lodge development.

This review does not constitute a final review of the plans, as the applicant will need to submit construction documents for final review. The following are engineering review comments on the design and act as conditions prior to issuing permits.

- 1) As the amount of disturbance on this site is greater than 1 acre, the project shall be reviewed by the Ramsey-Washington Metropolitan Watershed District (RWMWD). All requirements of RWMWD shall be met prior to the issuance of a grading permit by the City.
- 2) A joint stormwater maintenance agreement with the City and RWMWD shall be signed by the owner for the proposed infiltration/filtration basins and associated storm sewer system.
- 3) Soil borings shall be taken to confirm the infiltration rates assumed in the stormwater calculations. A copy of the soil boring information shall be provided to the City.
- 4) A copy of NPDES permit coverage shall be submitted to the City prior to issuance of a grading permit.

- 5) All slopes shall be 3H:1V or flatter.
- 6) Inlet protection devices shall be installed on all existing and proposed onsite storm sewer until all exposed soils onsite are stabilized.
- 7) Adjacent streets and parking areas shall be swept as needed to keep the pavement clear of sediment and construction debris.
- 8) All new pedestrian facilities shall be ADA compliant.
- 9) The total grading volume (cut/fill) shall be noted on the plans.
- 10) The plans shall be signed and dated by an engineer licensed in the State of Minnesota.
- 11) Any impacts within Ramsey County Right-of-Way shall be reviewed and approved by Ramsey County. A right-of-way permit shall be obtained from Ramsey County.

Public Works Permits

The following permits are required by the Maplewood Public Works Department for this project.

- 12) Grading and erosion control permit
- 13) Storm Sewer Permit
- 14) Sanitary Sewer Permit

- END COMMENTS -



Maplewood Family Center 963
1946 English Street
Maplewood, Minnesota 55109
Phone (651) 776-2830
Fax (651) 776-3125

You're Invited!

Meet your new neighbors (Coming soon!)

OPEN HOUSE

Wednesday, April 10th at 6:00pm

Maplewood Moose Lodge

1946 English St.

Maplewood, MN

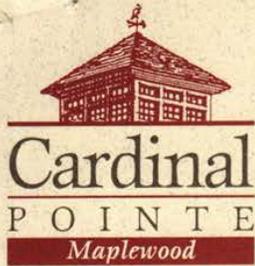
The longtime Maplewood Moose Lodge is building their new lodge on the SW corner of Hazelwood and Country Rd D. The Moose Lodge, a chapter of Moose International, is a non-profit organization that contributes to children's programs, veterans and other local community causes.



The Moose International Mission:

An International Organization of Men and Women Dedicated to Caring for Young and Old,
Bringing Communities Closer Together, and Celebrating Life.

www.moosintl.org



To: The City of Maplewood

From: David Bartol, Representing the Cardinal Pointe residents whose signatures are attached.

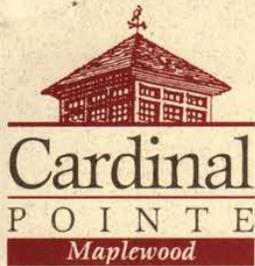
Ref: Moose Lodge Development Proposal

Date: May 13, 2019

Cardinal Pointe residents met on the proposed Moose Lodge Development adjacent to our property on May 13, 2019. After this meeting we met with Gary Lenart, Administrator of the Moose Lodge.

We at Cardinal Pointe feel that we could live with the proposed development and the granting of the Conditional Use Permit with the following conditions:

- 1) We feel we need more time to study the proposal. This proposal leaves out many necessary details. It is very hard to read the plans provided, even with reading glasses. The plans also need to be modified to satisfy our concerns, and these changes need to be incorporated into the plans before we can eliminate our objections. Mr. Lenart, of the Moose Lodge, indicated that he also would like to make some significant changes to the plans. When the Moose Lodge changes and our suggested changes are incorporated into the proposal we can then proceed with minimum future problems. We will quickly cooperate with our approval. It will take two to four weeks to firm up the Moose Lodge proposal. We suggest that the Planning Commission meeting be delayed accordingly.
- 2) We feel the architectural appearance of the project should be upgraded to the high standards that the city enforces on the surrounding and new structures in the city. Mr. Lenart, of the Moose Lodge, said he also would like to upgrade the appearance.
- 3) We want the closing hours to be no later than 9:00 PM. The Moose currently closes at 11:00 PM on Friday and Saturday nights. Our residents do not want to hear motorcycles or other motor vehicles creating a noise disturbance after 9:00 PM.



- 4) We want to have a 6 ft. berm along the south edge of the parking lot. This berm should be topped with 8 ft. conifers. This was done on the south end of our property adjacent to the Health East Medical Center. The conifers should be at least three different types, be staggered and have a 5 year replacement guarantee. This screening will minimize the disturbance of headlights on our building. Also, we want all exterior lights to be shielded to prevent light from extending beyond the building and the parking lot. Exterior lights are to be turned off after closing.

On the following pages you will find the signatures of those who agree with what is contained in this letter.

The Cardinal Pointe Board of Directors met on the topic of the Moose Lodge Development as well. A copy of their minutes is included here.

We at Cardinal Pointe have respect for what the Moose stands for and we look forward to having them as neighbors. It is our hope that they will accommodate our requests.

RESIDENT OF CARDINAL POINTE

Cardinal Pointe of Maplewood

SPECIAL BOARD MEETING MINUTES

Monday May13, 2019 at 12:50 PM

In the Multi Purpose Room

Board members present: Ron Schilla, John Olson, JackVandervort, Louise Feske, Susan Bennett, Don Benson, Jan Johnson Board members absent: None

Start time: 12:50 pm

The Board met to discuss the building of the new Moose Lodge on the corner of County Road D and Hazelwood Street in Maplewood. Just prior to this, a general meeting of the residents was held in the Cardinal Room with their concerns, led by David Bartol, a resident of Cardinal Pointe of Maplewood. David will have a letter made up including the major concerns we have. All residents will have the opportunity to sign this letter and David will make sure the Maplewood Planning Commission will have this before their meeting on May 21st. We also encourage many residents to attend this meeting.

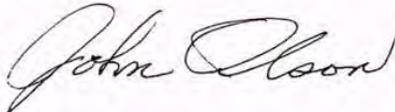
- A motion was made to approve the support of the letter David Bartol is putting together and delivering prior to the Planning Commission Meeting on May 21, 2019.

Unanimously Approved

Meeting Adjourned

End time: 1:10 pm

Respectfully submitted,



John Olson, Secretary

PAGE 1

Here are the following Cardinal Pointe Members who agree with the Moose Lodge suggested modifications.

	<u>Signature</u>	<u>Unit</u>	<u>Phone Number</u>
1	<u>Daniel W. Hatala</u>	<u>139</u>	<u>651-771-8058</u>
2	<u>R. Scheller</u>	<u>312</u>	<u>651-429-5119</u>
3	<u>S. M. MCKUSICK</u>	<u>132</u>	<u>651-426-5767</u>
4	<u>Doris M. Kusick</u>	<u>132</u>	<u>651-426-5767</u>
5	<u>Addie Merser</u>	<u>306</u>	<u>651-739-8404</u>
6	<u>Flora Bys</u>	<u>137</u>	<u>651-256-8988</u>
7	<u>Betty Albert</u>	<u>328</u>	<u>651-774-0207</u>
8	<u>John Olson</u> ^{Board} _{Secy}	<u>333</u>	<u>651-738-7004</u>
9	<u>Louie Feick</u> ^{board member}	<u>131</u>	<u>651-773-8700</u>
10	<u>Betty Lang</u>	<u>104</u>	<u>651-256-8803</u>
11	<u>Carolyn Potter</u>	<u>135</u>	<u>651-748-0525</u>
12	<u>Beg Carter</u>	<u>125</u>	<u>651-256-8870</u>

PAGE 2

	<u>Signature</u>	<u>Unit</u>	<u>Phone Number</u>
13	<u>Joyce Jurnu</u>	<u>329</u>	<u>484-8377</u>
14	<u>Jan Stalb</u>	<u>331</u>	<u>455-0469</u>
15	<u>Yvonne Stalb</u>	<u>313</u>	<u>714-0170</u>
16	<u>Jan Legiel</u>	<u>327</u>	<u>256-8893</u>
17	<u>Jan Huckel</u>	<u>215</u>	<u>256-8848</u>
18	<u>Shan Jordan</u>	<u>317</u>	<u>773-5494</u>
19	<u>Emilee Olson</u>	<u>333</u>	<u>651-738-7004</u>
20	<u>Marge Kager</u>	<u>337</u>	<u>651-748-0224</u>
21	<u>Jean Kotula</u>	<u>204</u>	<u>651-256-8935</u>
22	<u>Les Kotula</u>	<u>204</u>	<u>256 8935</u>
23	<u>Blonna McDonald</u>	<u>304</u>	<u>_____</u>
24	<u>Betty Krenz</u>	<u>233</u>	<u>777-2098</u>
25	<u>Virginia Moran</u>	<u>202</u>	<u>777-4222</u>

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PAGE 3

<u>Signature</u>	<u>Unit</u>	<u>Phone Number</u>
25 <u>Kenneth Everson</u>	<u>120</u>	<u>651-748-9476</u>
27 <u>Susan Bennett</u>	<u>206</u>	<u>612-300-4358</u>
28 <u>Kathy Mueller</u>	<u>332</u>	<u>612-256-8821</u>
29 <u>Michael Mueller</u>	<u>332</u>	<u>612-256-8821</u>
30 <u>Phyllis Brown</u>	<u>324</u>	<u>651-773-3043</u>
31 <u>Bob Jager</u>	<u>321</u>	<u>651-429-5872</u>
32 <u>Al Keller</u>	<u>128</u>	<u>651-771-4257</u>
33 <u>Nesta Keller</u>	<u>128</u>	<u>651-771-4257</u>
34 <u>Li Hartog</u>	<u>335</u>	<u>651-770-6922</u>
35 <u>Hen Schmitt</u>	<u>309</u>	<u>651-256-8797</u>
36 <u>Doreen Swin</u>	<u>235</u>	<u>651-429-47206</u>
37 <u>JoAnn Rhoda</u>	<u>226</u>	<u>651-256-8801</u>
38 <u>Bew Vandewant</u>	<u>222</u>	<u>651-256-8797</u>

(over)

PAGE 4

	<u>Signature</u>	<u>Unit</u>	<u>Phone Number</u>
39	<u>John A. [Signature]</u> Board President	<u>222</u>	<u>651-256-8797</u>
40	<u>[Signature]</u>	<u>329</u>	<u>651-484-8377</u>
41	<u>Mary Armstrong</u>	<u>223</u>	<u>65-779-0848</u>
42	<u>Carol Ingersoll</u>	<u>133</u>	<u>651-488-8930</u>
43	<u>Truman Ingersoll</u>	<u>133</u>	<u>651 488 8930</u>
44	<u>Erva Kitcher</u>	<u>124</u>	<u>651-731-2557</u>
45	<u>Thomas Corey</u>	<u>201</u>	<u>651-484-6877</u>
46	<u>Jean Bertan</u>	<u>302</u>	<u>651-479-5684</u>
47	<u>V. E. [Signature]</u>	<u>302</u>	<u>651 429-5684</u>
48	<u>Beverly Johnson</u>	<u>318</u>	<u>651-747-1283</u>
49	<u>Rita [Signature]</u>	<u>123</u>	<u>651-256-8790</u>
50	<u>Mary Lewand</u>	<u>109</u>	<u>651-779-7903</u>
51	<u>Lee Lundgren</u>	<u>102</u>	<u>651-256-8888</u>

(OVER)

PAGE 5

<u>Signature</u>	<u>Unit</u>	<u>Phone Number</u>
52 <u>Joyce Alexander</u>	<u>321</u>	<u>651-429-5872</u>
53 <u>David & Leann Brown</u>	<u>226</u>	<u>727-3215</u>
54 <u>Betty Carr</u>	<u>217</u>	<u>651-256-8887</u>
55 <u>Ana Bartol</u>	<u>139</u>	<u>651-771-8058</u>
56 _____	_____	_____
57 _____	_____	_____
58 _____	_____	_____
59 _____	_____	_____
60 _____	_____	_____
61 _____	_____	_____
62 _____	_____	_____
63 _____	_____	_____
64 _____	_____	_____