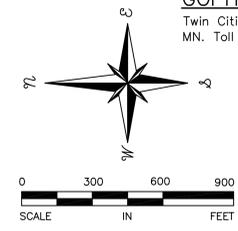
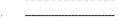
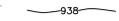
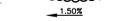
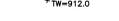
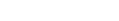


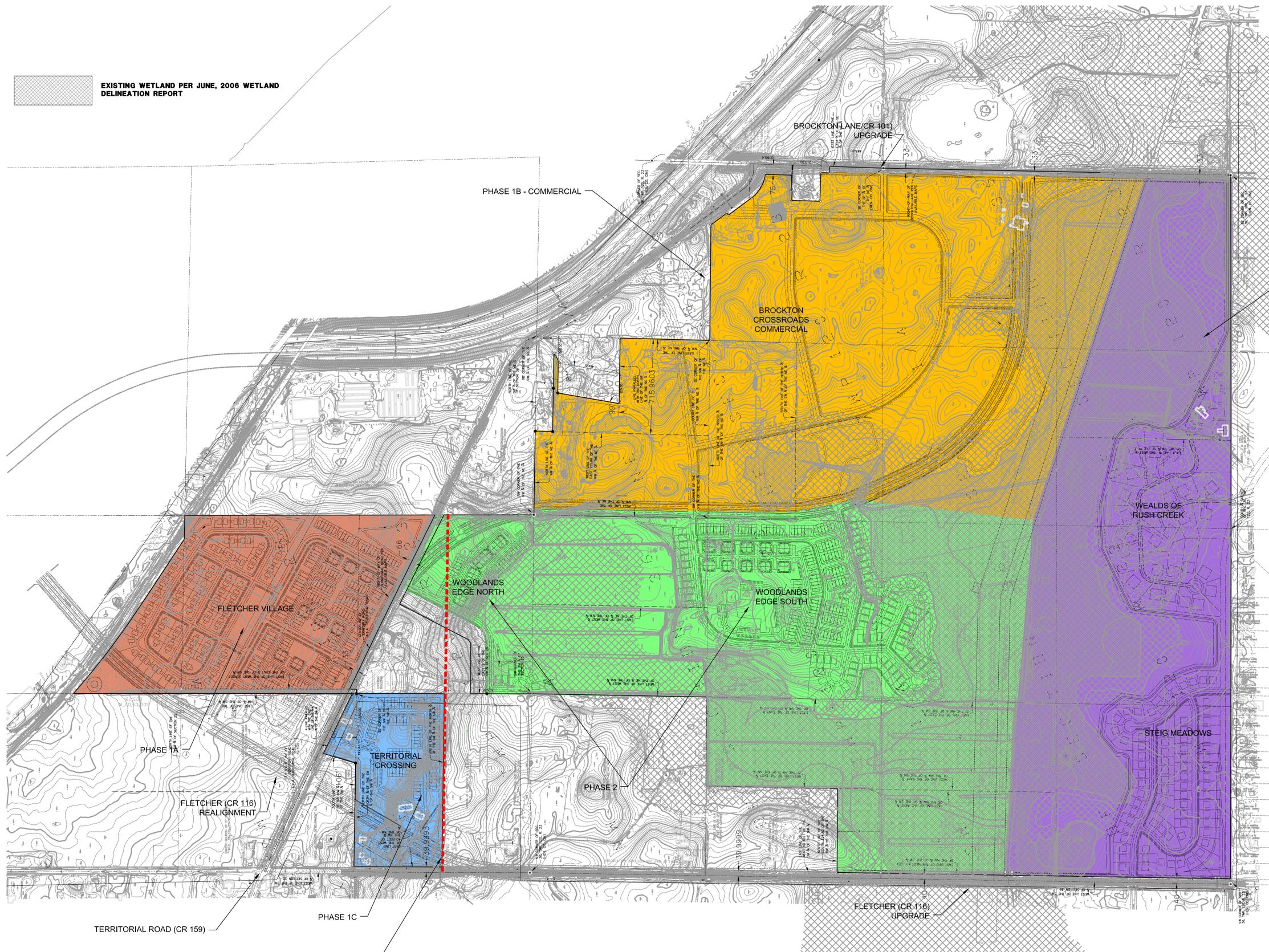
 EXISTING WETLAND PER JUNE, 2006 WETLAND DELINEATION REPORT



-  PHASE 1A:
FLETCHER VILLAGE
-  PHASE 1B:
BROCKTON CROSSROADS
COMMERCIAL
-  PHASE 1C:
TERRITORIAL CROSSING
-  PHASE 2:
WOODLANDS EDGE NORTH
WOODLANDS EDGE SOUTH
-  PHASE 3:
STEIG MEADOWS
WEALDS OF RUSH CREEK

LEGEND

PROPOSED	EXISTING	
		RIGHT-OF-WAY LINE
		BOUNDARY LINE
		PROPERTY LINE
		SETBACK LINE
		EASEMENT LINE
		EDGE OF WETLAND
		WETLAND BUFFER
		CURB LINE
		TIP-OUT CURB LINE
		SANITARY SEWER
		W/ MANHOLE
		SANITARY FORCE MAIN
		SEWER CLEANOUT
		WATER MAIN W/ FIRE
		HYDRANT & AUX. VALVE
		GATE VALVE
		REDUCER
		POST INDICATOR VALVE
		STAND PIPE
		WELL
		WATERMAIN MANHOLE
		CATCH BASIN/STORM
		SEWER/MANHOLE
		FLARED END SECTION
		W/ RIPRAP
		INLET PROTECTION
		DRAINTILE
		UNDERGROUND GAS MAIN
		GAS VALVE
		GAS METER
		UNDERGROUND ELECTRIC
		OVERHEAD UTILITIES
		ELECTRIC MANHOLE
		ELECTRIC TRANSFORMER
		ELECTRIC METER
		UNDERGROUND TELEPHONE
		TELEPHONE MANHOLE
		UNDERGROUND TELEVISION
		UNDERGROUND FIBER OPTIC
		BARBED WIRE FENCE
		CHAIN LINK FENCE
		WOOD FENCE
		MAJOR CONTOUR LINE
		MINOR CONTOUR LINE
		EDGE OF TREES
		PERCENT GRADE/DRAINAGE SLOPE
		EMERGENCY OVERFLOW DRAINAGE
		RETAINING WALL
		SILT FENCE-BEFORE
		SILT FENCE-AFTER
		CONCRETE
		PAVEMENT
		ROCK CONSTRUCTION
		ENTRANCE
		GUTTER ELEV.
		PAVEMENT ELEV.
		(BITUMINOUS OR CONCRETE)
		WALL ELEVATION
		TW=TOP OF RETAINING WALL
		BW=BOTTOM OF RETAINING WALL
		GROUND/FINISHED GRADE SPOT ELEV.
		W/ DRAINAGE ARROW
		DITCH CHECK
		TRAFFIC CONTROL SIGN
		TWIN BLADE STREET SIGN
		TYPE III BARRICADE
		STREET LIGHT
		BUILDING
		SOIL BORING
		REMOVALS
		UTILITY MANHOLE
		FOUND IRON MONUMENT
		SET IRON MONUMENT
		CAST IRON MONUMENT
		UTILITY POLE
		COMMUNICATIONS RISER
		POST
		TRAFFIC SIGNAL BOX



Project Name/Location: STONES THROW - MASTER DEVELOPMENT PLAN
 CITY OF ROGERS, MINNESOTA

Date: 04/14/09

Sheet: PHO

Client: HASSAN MAINSTREET, LLC.
 7700 MAIN STREET, SUITE 56343
 HOPKINS, MINNESOTA 55343
 952-930-0030

Designed By: JRH
 Town By: JRH
 Checked By: JRH

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

JAY R. HILL
 Date: 04/14/09

Page No. 24532

Revisions:
 Date: 03/27/09 City Resubmittal
 04/14/09 P.C. Meeting

Hill Engineering Project Number: 10001

BUILDING ELEVATIONS AND FLOOR PLANS TO BE SUBMITTED AND APPROVED FOR EACH PHASE.

Call 48 Hours before digging
GOPHER STATE ONE CALL
 Twin Cities Area 651-454-0002
 MN. Toll Free 1-800-252-1166

Date: **04/14/09**
 Sheet: **BUO**
 Project Name/Location: **STONE THROW - MASTER DEVELOPMENT PLAN CITY OF ROSEN, MINNESOTA**
 Sheet Title: **TYPICAL BUILDING PLAN**
 Hill Engineering Project Number: 10001

RESIDENTIAL BUILDING

STANDARD SINGLE-FAMILY HOMES (STEIG MEADOWS)

1. Home Requirements
 - A. Home is less than 35' in height
 - B. The width of the front facing garage door does not exceed 40% of the width of the home or if greater than 40%, the garage door and/or front elevation shall have significant architecture improvements approved by the Zoning Administrator. Improvements shall include a minimum of two improvements, including but not limited to:
 - architecturally styled garage doors in a coordinating color with windows and enhanced trim/hardware;
 - rear/side loaded garages, upgraded building material such as brick and rock surrounding garage door area; set garage doors back from house front; upgraded house facade such as porches, 2nd story windows/dormers; upgraded front yard landscaping/screening.
 - C. Acceptable Building Materials, including but not limited to:
 - vinyl siding, stone or brick, shakes, board and baton, band boards, hardboard, cementitious materials
 - D. Retaining walls can be natural stone or modular block material

SINGLE-FAMILY CONSERVATION HOMES (WEALDS OF RUSH CREEK)

1. Home Requirements
 - A. Home is less than 35' in height
 - B. Asphalt and crushed gravel driveways are prohibited. Loop driveways are also prohibited.
 - C. Only natural stone for boulder retaining walls.
 - D. Front yard sports courts are prohibited.
 - E. Acceptable Building Materials, including but not limited to:
 - vinyl siding, stone or brick, shakes, board and baton, band boards, hardboard, cementitious materials

SMALL-LOT SINGLE FAMILY HOMES (FLETCHER VILLAGE, WOODLANDS EDGE & TERRITORIAL CROSSING)

1. Home Requirements
 - A. Minimum unit width of 25', or 20' if the garage is setback from the front of the house or is rear facing (alley loaded)
 - B. Minimum unit size (GFA) of 1,000 s.f.
 - C. Minimum driveway length of 20'
 - D. Minimum driveway length (from alley) of 5'
 - E. Unit is less than 35' in height
 - F. The width of the front facing garage door does not exceed 40% of the width of the home or if greater than 40%, the garage door and/or front elevation shall have significant architecture improvements approved by the Zoning Administrator. Improvements shall include a minimum of two improvements, including but not limited to:
 - architecturally styled garage doors in a coordinating color with windows and enhanced trim/hardware;
 - rear/side loaded garages, upgraded building material such as brick and rock surrounding garage door area; set garage doors back from house front; upgraded house facade such as porches, 2nd story windows/dormers; upgraded front yard landscaping/screening.
 - G. Acceptable Building Materials, including but not limited to:
 - vinyl siding, stone or brick, shakes, board and baton, band boards, hardboard, cementitious materials

TOWNHOMES (FLETCHER VILLAGE, WOODLANDS EDGE & TERRITORIAL CROSSING)

1. Home Requirements
 - A. Minimum unit width of 25' or 20' if garage is rear facing (alley loaded)
 - B. Minimum unit size (GFA) of 900 s.f.
 - C. Minimum driveway length of 20'
 - D. Minimum driveway length (from alley) of 5'
 - E. Unit is less than 35' in height
 - F. Minimum building separation of 20'
 - G. Deck is flush with side on home
 - H. Acceptable Building Materials, including but not limited to:
 - vinyl siding, stone, brick, masonry, shakes, board and baton, band boards, hardboard, cementitious materials

HIGH DENSITY HOUSING (RUSH CREEK COMMONS & BROCKTON CROSSROADS)

1. Home Requirements
 - A. Non-multistory residential buildings shall comply with the Townhome requirements.
 - B. Multi-story residential and mixed-use buildings shall comply with the Commercial Building requirements.

COMMERCIAL BUILDING TYPE AND MATERIAL

- (1) No building exterior shall be constructed of steel, iron, sheet aluminum, corrugated aluminum or plain, flat, unpainted concrete block (walls or roofs).
- (2) Buildings in all use areas shall maintain a high standard of architectural and aesthetic compatibility with surrounding properties to ensure that they will not adversely impact the property values of the abutting properties or adversely impact the community's public health, safety, and general welfare.
- (3) Exterior building finishes shall consist of materials comparable in grade and quality to the following in the Commercial area:
 - (A) Brick
 - (B) Natural and manufactured stone
 - (C) Decorative concrete block
 - (D) Professionally designed pre-cast concrete units if the surfaces have been integrally treated with an applied decorative material or texture, or decorative block and if incorporated in a building design that is compatible with other development throughout the area.
 - (E) Wood, vinyl, steel or aluminum lap siding provided the surfaces are finished for exterior use and proven to have exterior durability, such as cedar, redwood, and cypress
 - (F) Glass curtain wall panels
 - (G) Stucco, cementitious coating.
 - (H) Architectural metal panels for roofing and accents only.
- (4) The following materials (including windows) may constitute no more than 80 percent of the building elevation facing a roadway or other planned roads in the Commercial area. The remaining 20 percent must be of a different color, material, or architectural relief provided that the visual effect of this architectural relief is deemed substantially similar to a change in color or material.
 - (A) Decorative concrete block whose color and texture is integral to the material.
 - (B) Textured or architecturally treated concrete masonry units, or panels, if either sealed or painted in a manner guaranteed by the manufacturer against blistering, peeling, cracking, flaking, checking, or chipping for a minimum of 5 years.
 - (C) Wood, vinyl, steel, or aluminum lap siding.
- (5) Subsequent additions to existing buildings and sites may be constructed of materials comparable in quality and appearance to those used in the original construction and shall be designed in a manner conforming to the original architectural design and general appearance.

Client

HASSAN MAINSTREET, LLC.
 7700 MAIN STREET, SUITE 56343
 HOPKINS, MINNESOTA 55343
 952-930-0030

HILL
 Engineering, Inc.
 1686 Denning Street
 St. Paul, MN 55110
 (612) 997-4478

Designed By: JRH
 Town By: JRH
 Checked By: JRH

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 Date: 04/14/09
 Page No. 24552
 JAY R. HILL

Revisions
 Date: 03/27/09
 Description: City Resubmittal
 By: JRH
 Date: 04/14/09
 Description: P.C. Meeting
 By: JRH

Existing Agricultural (AG) uses shall be a permitted interim use.

RESIDENTIAL AREAS

Density by Residential Use Type.

- (1) Standard Single Family homes are anticipated to be massed at a gross density of 1.0 to 4.0 units per acre.
- (2) Single Family Conservation homes are anticipated to be massed at a gross density of 0.5 to 3.0 units per acre.
- (3) Small Lot Single Family homes are anticipated to be massed at a gross density of 4.0 to 6.0 units per acre.
- (4) Small Lot Single Family/Townhome mixed development areas are anticipated to be massed at a gross density of 4.0–8.0 units per acre.
- (5) Townhome areas are anticipated to be massed at a gross density of 6.0 to 12.0 units per acre.
- (6) High Density Residential is anticipated to be massed at a gross density of 10.0 to 20.0 units per acre.

RESIDENTIAL USES BY NEIGHBORHOOD

- (1) Fletcher Village shall be a mixed–use residential neighborhood consisting of small lot single family homes and townhomes.
- (2) Territorial Crossing shall be a mixed–use residential neighborhood consisting of small lot single family homes and townhomes.
- (3) Woodlands Edge North shall be a mixed–use residential neighborhood consisting of small lot single family homes and townhomes.
- (4) Woodlands Edge South shall be a mixed–use residential neighborhood consisting of small lot single family homes and townhomes.
- (5) Steig Meadows shall be a low density residential neighborhood consisting of standard single family homes.
- (6) Wealds of Rush Creek shall be a low density residential neighborhood consisting of single family conservation homes.
- (7) Rush Creek Commons shall be a high density residential neighborhood consisting of units ranging from twin homes to multi–story residential complexes.

DENSITY INCREASES

The PUD allows a 10% increase in the number of housing units shown in any particular neighborhood without requiring resubmittal of the Master PUD Plan.

RESIDENTIAL AREAS

Permitted Uses.

The Residential area is established for the purpose of providing for residential development in areas served by a municipal water and sewage distribution/collection system providing diversity in housing choices.

Accessory Uses.

The following Accessory Uses are permitted in the Residential area:

One detached private garage or storage building per lot; fences, recreation equipment; and home occupations, subject to a license as provided in the Home Occupation provisions., essential services.

Conditional Uses.

The following Conditional Uses may be permitted by action of the local governmental agency:

- (1) Government Buildings; Community Association Buildings; Churches; Cemeteries; Adult Day Care or Family Adult Day Services; Child Care; Nursing Home; Senior Housing/Care Facilities; detached accessory buildings which exceed 720 square feet; accessory apartments.

Physical Standards.

- (1) Physical standards for residential areas shall be per each residential use type.

STANDARD SINGLE–FAMILY HOMES (STEIG MEADOWS)

1. Lot Dimensions
 - A. Minimum lot width of 70'
 - B. Minimum lot depth of 100'
 - C. Minimum lot size of 7,500 s.f.
2. Setbacks
 - A. Minimum front setback of 30'
 - B. Minimum side setback of 10'
 - C. Minimum rear setback of 20'
 - D. Minimum setback from Collector or Arterial Road of 30'

SINGLE–FAMILY CONSERVATION HOMES (WEALDS OF RUSH CREEK)

1. Lot Dimensions
 - A. Minimum lot width of 60'
 - B. Minimum lot depth of 100'
 - C. Minimum lot size of 10,000 s.f.

2. Lot Envelope
 - A 5,000 s.f. building envelope will be identified on each lot for the home to be built. The envelope will be designated with the intent of preserving significant trees and natural resources. All building activity must take place within the envelope.

SMALL–LOT SINGLE FAMILY HOMES (FLETCHER VILLAGE, WOODLANDS EDGE & TERRITORIAL CROSSING)

1. Lot Dimensions
 - A. Minimum lot width of 45'
 - B. Minimum lot depth of 90'
 - C. Minimum lot size of 5,000 s.f.
2. Setbacks
 - A. Minimum front setback of 20'
 - B. Minimum side setback of 5'
 - C. Minimum rear setback of 20'
 - D. Minimum rear setback of 5' (alley)
 - E. Minimum setback from Collector or Arterial Road of 30'

TOWNHOMES (FLETCHER VILLAGE, WOODLANDS EDGE & TERRITORIAL CROSSING)

1. Lot Dimensions
 - A. Minimum lot width of 25'
 - B. Minimum lot depth of 45'
 - C. Minimum lot size of 1,125 s.f.
2. Setbacks (Project Boundary)
 - A. Minimum front setback of 15' (from curb)
 - B. Minimum side setback of 5'
 - C. Minimum rear setback of 20'
 - D. Minimum rear setback of 5' (from alley)
 - E. Minimum setback from Collector or Arterial Road of 30'

HIGH DENSITY RESIDENTIAL (TERRITORIAL CROSSING, WOODLANDS EDGE SOUTH & BROCKTON CROSSROADS)

1. Non–multistory buildings shall comply with Small–Lot Single Family or Townhome requirements
2. Multistory residential and mixed use buildings shall comply with Commercial building requirements.

COMMERCIAL AREA (BROCKTON CROSSROADS)

1. Lot Dimensions
 - A. Minimum lot width of 100'
 - B. Minimum lot size of 10,000 s.f.
2. Setbacks
 - A. Minimum front setback of 10'
 - B. Minimum side setback of 10'
 - C. Minimum rear setback of 10'
 - D. Minimum setback from Collector or Arterial Road of 30'
 - E. Minimum setback of 50' from Low Density Residential (0–3 units per acre)
3. Permitted Uses Include, but are not limited to:
 - * Retail and service establishments such as general merchandise, banks, hardware, grocery, variety stores, dry cleaning, electronics, sporting goods, furniture, apparel and similar uses.
 - * Offices such as insurance, real estate, general office, medical, engineering, personal services and similar uses
 - * Restaurants, Cafe, or Coffee Shops, fast food and liquor sales
 - * Shopping Centers
 - * Hotel or Motel
 - * Theaters
 - * Civic/Governmental Uses
4. Conditional Uses Include:
 - * Vehicle service station
 - * Vehicle repair service
 - * Car Washes
 - * Convenience Stores
 - * Hospitals
 - * Plant Nurseries – Commercial
 - * Club or lodge
 - * Place of worship
 - * Nursing Home
 - * Adult Day Care or Family Adult Day Services
 - * Seasonal accessory outdoor sales or storage yards
 - * Any use with a building height of more than 60' shall require a CUP
 - * Mixed–use residential
 - * Indoor/Enclosed Commercial Recreational Uses
 - * Drive Through's
 - * Office–warehouse or Office–showroom

5. Accessory Uses.

The following uses are permitted as Accessory Uses:

- (1) Off–street parking and loading.
- (2) Signs.
- (3) Essential Services

COMMERCIAL AREA GENERAL STANDARDS

- (A) Lot Coverage. Not more than eighty percent (80%) of a lot may be covered by impervious surfaces.
- (B) Landscaping. All properties shall be maintained and landscaped as required by these provisions and approved site plans. Priority will be given to landscaping buffer areas to provide appropriate screening as required by buffers. Landscaping elements will be located throughout the site to break up the monotony of buildings and parking lots, and to improve the general aesthetics of the district.
- (C) On–Site/Regional Storm Ponding. A storm drainage design plan shall accompany the site plan and preliminary plat application. On–site and/or regional ponding shall provide water retention and runoff water quality management pursuant to local governmental agency, Watershed, and MPCA standards.
- (D) Access Roads. Roads servicing the Commercial areas shall have access to highways and major thoroughfares only. No roads servicing Commercial areas shall have access to local residential roads nor shall business–oriented traffic be routed directly to local residential roads.
- (E) Seasonal Accessory Outside Sales and Storage. All service, repair, or processing shall be conducted wholly within an enclosed building. All seasonal outside sales and storage requires a CUP and shall be screened behind an opaque fence, berm or wall not less than six feet high.
- (F) Solid Waste. Incineration of solid waste materials shall be conducted in equipment approved by the Minnesota Pollution Control Agency regulations.
- (G) Explosives. Except as permitted in (N) below, no activities involving the storage, manufacture, or use of explosives, highly toxic or extremely flammable materials shall be permitted.
- (H) Noise. Noise from the use shall not exceed 55 decibels on any octave band frequency measured at any point along the property line of the use.
- (I) Vibration. No activity of operation shall cause earth vibration perceptible beyond the boundaries of the lot on which the Conditional Use Permit is approved.
- (J) Odor. No Conditional Use shall discharge, beyond the boundaries of the lot on which it is approved, toxic or noxious odors or particulate matter.
- (K) Glare and Heat. Glare and heat shall be shielded to prevent light or heat rays to project beyond the boundaries of the lot on which the Conditional Use is permitted.
- (L) Storage of Waste. All solid waste, debris, refuse, or garbage not disposed of by incineration or by on–site sewage disposal shall be stored in a completely enclosed building or in a closed container which is enclosed within a six foot high opaque fence or wall.
- (M) Storage Tanks. All storage tanks and containers for flammable and combustible liquids and liquefied gases shall be constructed and located in accordance with regulations of the Minnesota Uniform Building Code, Minnesota Uniform Fire Code, and the National Fire Protection Association Codes including NFPA–30 for flammable and combustible liquids and NFPA–58 liquefied gases.

DEVELOPMENT STANDARDS

General Standards

- (1) All lots or uses will be subject to these general standards as well as other specific regulations that apply to the lot or the proposed use.
- (2) All agricultural and livestock operations being conducted in compliance with the terms of these provisions shall not be deemed a violation of these provisions notwithstanding the fact that there may have been changes in the surrounding character of the area.
- (3) All applicants for a Certificate of Compliance or Conditional Use Permit in the Commercial area must explain their business and any manufacturing processes involved. Any business/use storing or using hazardous substances as defined in Title 49 CFR, the Clean Water Act, Hazardous Waste Rules or Department of Transportation Rules must meet all applicable Environmental Standards.
- (4) Permitted Encroachments into Required Setbacks. The following shall be permitted encroachments into setback requirements:
 - (A) Flues, eaves and awnings up to three (3) feet in width;
 - (B) Steps, chimneys, sidewalks, and stoops up to three (3) feet in width;
 - (C) Exposed wheelchair ramps, bay windows and doors up to three (3) feet in width.
- (5) Corner Lots. Nothing shall be placed or allowed to grow in such a manner as to materially impede vision between a height of two and one–half (2 1/2) and ten (10) feet above the centerline grades of the intersecting streets to a distance such
- (6) Code Compliance. All principal buildings shall meet or exceed the minimum standards of the Minnesota Building Code, the Minnesota State Uniform Fire Code, the Minnesota Department of Health and the Minnesota Pollution Control Agency Regulations.
- (7) Number of Structures. There shall be no more than one (1) principal structure on any one (1) parcel of land, unless otherwise authorized by these provisions.
- (8) Certain Dwelling Units Prohibited. No cellar, garage, recreational vehicle or trailer, basement with unfinished exterior above or accessory building shall be used at any time as a dwelling unit.
- (9) Occupancy of a Single Family Residential Dwelling. No more than six (6) persons can reside in a single–family residential dwelling not related by blood, marriage or adoption.
- (10) Traffic Control. The traffic generated by any use shall be controlled so as to prevent congestion of the public streets, traffic hazards and excessive traffic through residential areas, particularly truck traffic. Internal traffic shall be regulated so as to ensure its safe and orderly flow. Traffic into and out of business and industrial areas in all cases shall be forward moving with no backing into streets.
- (11) Vacated Streets. Whenever any street, alley, easement or public way is vacated by official action, the zoning district abutting the centerline of the said vacated area shall not be affected by such proceedings.
- (12) Access Drives, Access and Service Roads. Access drives onto County roads shall require an access permit from the County Public Works Department. This permit shall be issued prior to the issuance of any building permits. The County Engineer shall determine the appropriate location, size and design of such access drives and may limit the number of access drives in the interest of public safety and efficient traffic flow. The County Engineer, at their discretion, may refer a request for an access drive permit onto a County road to the Planning Commission for its recommendations.
- (13) No structure shall exceed the maximum height permitted for the use area in which it is located, except for church spires, chimneys, flag poles up to 45 feet in height, and wind generators. Wireless Communication Facilities are regulated in accordance with these provisions.

Date	05/04/09
Sheet	DC1
Project Name/Location	STONE'S THROW - MASTER DEVELOPMENT PLAN CITY OF ROGERS, MINNESOTA
Sheet Title	PUD DEVELOPMENT CODE

HASSAN MAINSTREET, LLC.
 7000 HAWKINS CREEK BLVD. SUITE 100
 HOPKINS, MINNESOTA 55343
 952-930-0030

HILL
 Engineering, Inc.
 1686 Denning Street
 St. Louis Park, MN 55427-4478
 (612) 947-4478

Designed By:	JRH
Town By:	JRH
Checked By:	JRH

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AYR B. HILL
 Date: 05/04/09 Page No. 24532

Revisions	By:	JRH	JRH	JRH
Date:	03/27/09	City Resubmittal		
	04/14/09	P.C. Meeting		
	05/19/09	L.C. Meeting	APPROVAL CONDITIONS	

Accessory Structures

- (1) Required Permits. A building permit is required for all accessory structures, except for buildings less than or equal to 120 square feet in area.
- (2) A site plan shall accompany all requests for accessory building permits, and shall include the following information:
 - (A) Existing buildings and their relationship to property lines
 - (B) Location of sewer and water collection/distribution lines and/or wells
 - (C) Easements
 - (D) Property lines and setback requirements

(3) The maximum square footage for accessory buildings without a Conditional Use Permit is 720 square feet.

(4) Performance Standards. The following standards apply in all districts.

- (A) No accessory structure shall be constructed on a lot prior to construction of the principal structure except by Conditional Use Permit.
- (B) An accessory structure shall be considered attached to the principal building if it is within five (5) feet or less from the principal building.
- (C) No detached accessory structure, including storage sheds, shall be located closer to the road right-of-way than the principal building.
- (D) Accessory structures may not be located within five (5) feet of the side and rear lot lines and no portion of the building shall be closer than five (5) feet to another building.
- (E) Accessory structures shall be designed to be compatible with the principal building and general neighborhood environments, including but not limited to exterior finish, color, materials, overhangs, soffits, and fascia. Buildings located in the front or side yards shall be residential in character and appearance. (For Example: a metal exterior is permitted as long as the color, direction, width and overall appearance of exterior is reflective of the principal structure.

(5) Commercial area. The following additional standards shall apply in these areas:

- (A) One accessory structure is allowed on a parcel provided it is used for storage related to the principal use of the property. No separate business is allowed in the accessory structure.
- (B) The accessory structure must be placed to the rear of the principal building and conform to applicable setback requirements and lot coverage standards.
- (C) Secondary containment shall be provided for hazardous materials that are stored above ground and for all areas where hazardous materials are loaded or unloaded. Above ground liquid storage tanks must have secondary containment, suitably sealed to hold a leakage capacity equal to one hundred ten percent (110%) of the tank's capacity.
- (D) Any area used for the storage of hazardous materials shall not contain interior floor drains. If floor drains are essential to business operation, then the facility shall:
 - 1. Connect the floor drain to a closed holding tank, or;
 - 2. Obtain a groundwater discharge permit from the Minnesota DNR.
- (A) The storage and/or preparation area for hazardous materials with more than 25 gallons or 100 pounds dry weight must be set back a minimum of 150 feet from a water supply well.
- (B) Hazardous materials stored in an above ground storage tank with containment must be setback a minimum of 100 feet from a water supply well.
- (C) Dry commercial fertilizers must not be located in areas where stormwater runoff from stockpiles could enter storm sewers, sanitary sewer or other surface or ground water.

GENERAL PERFORMANCE STANDARDS

- (1) Explosives. Uses involving the commercial storage, use or manufacture of materials or products that could detonate by decomposition are not permitted.
- (2) Radiation and Electrical Interference. No activities shall be permitted that emit dangerous radioactivity beyond enclosed areas. There shall be no electrical disturbance (except from domestic household appliances) adversely affecting the operation of ordinary business or household equipment and appliances. Any such omissions are hereby declared to be a nuisance.
- (3) Nuisances. No noise, odors, vibration, smoke, air pollution, liquid or solid wastes, heat, glare dust or other such adverse influences shall be permitted in any district that will have an objectionable effect upon adjacent or nearby property owners and residents. Minimum standards shall be as follows:

- (A) Noise, Air and Water Pollution. Notwithstanding anything contained herein to the contrary, the standards of the Minnesota Pollution Control Agency for noise, air, and water pollution shall be the standards applied in those areas. New buildings constructed adjacent to existing noise, air or water pollution generators shall be constructed in accordance with Minnesota Pollution Control Agency abatement requirements.
- (B) Vibration. The following vibrations are prohibited:
 - 1. Any vibration discernible (beyond the property line) to the human sense of feeling for three (3) minutes or more duration in any one (1) hour.
 - 2. Any vibration resulting in any combination of amplitudes and frequencies beyond the "safe" range of the most current standards of the United States Bureau of Mines on any structure. These standards shall not apply to vibrations created during the process of construction.

- (C) Public Health. The following are declared to be nuisances endangering public health and are prohibited:
 - 1. Causing or allowing the effluent from any cesspool, septic tank, drainfield or human sewage disposal system to discharge upon the surface of the ground, or dumping the contents thereof at any place except as authorized by the MPCCA.
 - 2. Causing or allowing the pollution of any public well or cistern, stream or lake, canal or body of water by sewage, industrial waste or other substances.
 - 3. Failing to dispose of animals carcasses within twenty-four (24) hours after death.
 - 4. Any use shall be so operated as not to discharge across the boundaries of the lot or through evaporation into the atmosphere or the subsoil beyond the boundaries of the lot wherein such use is located toxic or noxious matter in such concentration as to be detrimental to or endanger the public health, safety or welfare, or cause injury or damage to property or business.
 - 5. The ownership, possession or control of any unused refrigerator or other container, with doors which fasten automatically when closed, of sufficient size to retain any person, and which is exposed and accessible to the public, without removing the doors, lids, hinges or latches, or providing locks to prevent access by the public.

(D) Refuse. In all districts, all waste material, debris, refuse, or garbage shall be kept in an enclosed building or properly contained in a closed container designed for such purposes. The owner of vacant land shall be responsible for keeping such land free of refuse. The keeping of shrub and tree waste, other waste material, debris, refuse or garbage generated off site is not permitted.

(E) Inoperable/Unlicensed Vehicles

- 1. Passenger vehicles and trucks in an inoperable state shall not be parked in any area, except in a location authorized as a vehicle reduction yard or enclosed building, for a period exceeding seven consecutive days.
- 2. Any unlicensed vehicle, capable of being operated, shall not remain on any property for more than 30 days if such vehicle has been unlicensed in both the current and previous year, except a vehicle used on the property without the requirement of a license.

(F) Hazardous Waste. Any use that generates, processes or disposes of hazardous waste shall comply with the standards and regulations of the County's Hazardous Waste Management Ordinance, Minnesota Pollution Control Agency and any other federal, state and local agencies.

Exterior Storage

(1) Applicability. These standards are applicable to all property.

- (A) In all residential areas, all personal property shall be stored within a building or fully screened so as not to be visible from adjoining properties and public streets, except for the following: construction and landscaping materials and equipment currently (within a period of six (6) months) being used on the premises, off-street parking of licensed passenger automobiles and pick-up trucks, and the parking of such other vehicles as may be permitted by local governmental agency code.
- (B) No more than four passenger automobiles and pick-up trucks per lawful dwelling unit may be kept or stored outside of a building in the residential areas.
- (C) No personal property, vehicles, campers, travel trailers, recreational vehicles, equipment, lumber or building materials (except during the process of construction of a structure) shall be kept or maintained on any lot or property on which a permanent dwelling is not located.
- (D) Recreational Equipment. The outside storage of no more than two (2) items of recreational equipment is permitted in one side yard or rear yard in all zoning districts, provided that any such side yard storage shall not be adjacent to a street and all setbacks are met. Additional recreational equipment must be stored inside a building. Recreational equipment shall include: boats and canoes; all-terrain vehicles; campers; trailers for the transportation of boats, canoes, all-terrain vehicles, snowmobiles, and automobiles; all travel trailers or motor vehicles designed, constructed, or used to provide temporary, movable living quarters for recreational use.
- (E) Campers, travel trailers and motor vehicles designed or used to provide temporary, movable living quarters for recreational use shall not, while parked, be used as a human dwelling place, living abode or living quarters, except that such a vehicle owned by a non-resident guest or visitor may be parked or occupied by said guest or visitor on property on which a permanent dwelling is located, for a period not to exceed thirty (30) days per year while visiting the resident of said property. The recreational vehicle or trailer shall have self-contained sanitary facilities or standard on-site facilities as required by the building official.
- (2) Non-residential Areas. In the Commercial areas, exterior storage of useable personal property may be permitted by Conditional Use Permit provided any such property is so stored for purposes relating to a use of the property permitted by the approved PUD and will not be contrary to the intent and purpose of the approved PUD.
- (3) Waste, Refuse or Garbage. In all areas, waste, refuse and garbage shall be kept in an enclosed building or properly contained in a closed container designed for such purposes. The owner of vacant land shall be responsible for keeping such land free of refuse and weeds.

Fences

- (1) Applicability. These standards shall apply to all properties that have frontage on a public road.
- (2) General Performance Standards.

- (A) Fences are permitted in accordance with the following regulations:
 - 1. Solid walls in excess of four (4) feet above adjacent ground grades are prohibited.
 - 2. That side of the fence considered to be the face (finished side as opposed to the structural supports) shall face the abutting property.
 - 3. No fence shall be constructed on public rights-of-way.
 - 4. Fences shall not impede the vision of the roadway from a driveway providing access to the road.
 - 5. Where a property line is not clearly defined, a certificate of survey may be required by the Zoning Administrator to establish the location of the property line.
 - 6. No fence shall exceed six (6) feet in height for residential uses or ten (10) feet for non-residential uses.
 - 7. Fences may be placed along a property line provided no physical damage of any kind results to abutting property.
 - 8. Fence material can be cedar board or other similar opaque material. Cyclone or like fencing is prohibited.
 - 9. All fencing must be professionally installed.
 - 10. No fencing is allowed in townhome areas unless it is installed by the Master Builder/Developer as part of the site development or the Homeowner's Association.

(B) Fences are permitted along a property line abutting a road right-of-way in accordance with the following:

- 1. Residential fences in located in the front setback yard areas shall not exceed four (4) feet in height and shall be ornamental and not more than 50% opaque.

STANDARDS FOR USES

Accessory Apartments

- (1) Required Permits. Accessory apartments are allowed in the Residential area with a Certificate of Compliance.
- (2) Performance Standards. An accessory apartment must comply with all of the following standards.
 - (A) There shall be no more than one accessory apartment within the single-family dwelling unit.
 - (B) The structure in which an accessory apartment is located shall be owner occupied.
 - (C) No separate curb cut shall be permitted for the accessory apartment unit.

Bed and Breakfast

- (1) Required Permits. Bed and breakfast facilities are permitted in Residential areas with a Conditional Use Permit.
- (2) Performance Standards. Bed and breakfast facilities must comply with all of the following requirements:
 - (A) It is intended that bed and breakfast facilities be a converted or a renovated single-family residence and that this principal function be maintained. No structure shall be constructed for the sole purpose of being utilized as a bed and breakfast facility; no existing structure shall be enlarged or expanded for the purpose of providing additional rooms for guests. The exterior appearance of the structure shall not be altered from its single-family character.
 - (B) Primary entrance to the guest rooms shall be from within the dwelling unit.
 - (C) Guests are limited to a length of stay of no more than thirty consecutive days.
 - (D) No food preparation or cooking shall be conducted within any of the guest rooms. The only meal to be provided to guests shall be morning breakfast, and it shall only be served to guests taking lodging in the facility.
 - (E) Activities including luncheons, banquets, parties, weddings, meetings, charitable fundraising, commercial or advertising activities, or other gatherings for direct or indirect compensation, are prohibited at a bed and breakfast facility.
 - (F) On-site parking, sufficient to handle all guest and owner vehicles, shall be provided.

Cemeteries

- (1) Required Permits. A Conditional Use Permit is required for cemeteries in the Residential areas.
- (2) Performance Standards. Cemeteries must comply with all of the following standards.
 - (A) The minimum area of a cemetery shall be five (5) acres unless associated with a house of worship.
 - (B) The site proposed for a cemetery or cemetery expansion shall not interfere with the development of a system of collector or larger streets in the vicinity of such site.
 - (C) Burial plots, grave markers, monuments and buildings operated in connection with a cemetery must meet the building setbacks and structure height requirements of the underlying zoning district.
 - (D) Graves and structures used for interment shall be setback 50 feet from wells.
 - (E) Cemeteries are prohibited below the regulatory flood protection elevation as defined in Hennepin County Flood Plain Regulations.

Community Residences

- (1) Required Permits. A community residence serving 1 to 6 individuals and appropriate staff shall be allowed in all Residential areas. A community residence serving 7 to 16 individuals and appropriate staff shall be allowed with a Conditional Use Permit in Residential areas.
- (2) General Requirements.
 - (A) All appropriate licenses must be obtained from State and County agencies.
 - (B) The outward appearance of any dwelling unit used for a community residence in the Residential areas shall be maintained.
 - (C) No community residence shall provide accommodations to persons whose tenancy would constitute a direct threat to the health and safety of other individuals. The facility cannot accept court ordered referrals for treatment in lieu of incarceration without adequate security.
- (3) Performance Standards. In order to obtain a Conditional Use Permit for a community residence serving 7 to 16 individuals, the following standards must be met.
 - (A) Off-street parking standards of this PUD must be met.
 - (C) All building and fire codes must be met.
 - (D) Community residences shall not be closer than 1,000 feet to each other.
 - (E) The local governmental agency may impose additional conditions related to landscaping, access, security and admission policies if deemed necessary.
 - (F) The local governmental agency may require periodic review of the Conditional Use Permit.

Essential Services – Government Uses, Buildings and Storage

- (1) Required Permits. Essential services – government uses, buildings and storage are allowed in all use areas with a Certificate of Compliance.
- (2) Performance Standards. The essential service must comply with all of the following standards:
 - (A) The parcel on which the essential service will be located must have a minimum lot area of two (2) acres.
 - (B) Structures must be setback in accordance with the required setbacks of the use area.
 - (C) The site shall be landscaped to screen the facility from view from property lines and road.

Essential Services – Utility Substation

- (1) Required Permits. Essential services – utility substations are allowed in all use areas with a Conditional Use Permit.
- (2) Performance Standards. The essential service must comply with all of the following standards.
 - (A) Notwithstanding the prohibition against two or more uses on an individual parcel, the lot area for essential service-utility substation can be acquired by lease provided, however, the lot shall be large enough so all structures/facilities comply with the required setbacks for the use area.
 - (B) The approved lot, when no longer needed or used by the utility, shall be returned to its original state by the applicant. The Zoning Administrator may require a bond to ensure compliance with this standard.
 - (C) A Conditional Use Permit shall be recorded with the office of the County Recorder.
 - (D) The site shall be landscaped to screen the facility from view from property lines and road.
 - (E) Utility Substations or any other essential service as defined above containing antennas and towers greater than 45 feet in height must comply with this PUD.

Funeral Homes

- (1) Required Permits. In the Commercial area, funeral homes that do not contain facilities for the embalming, cremation and performance of other services used in the preparation of the dead for burial are permitted with a Certificate of Compliance.
- (2) Performance standards. Funeral homes shall meet all the required performance standards established for the underlying use area.

Date	04/14/09
Sheet	DC2
Project Name/Location	STONE THROW - MASTER DEVELOPMENT PLAN CITY OF ROSENDALE, MINNESOTA
Sheet Title	PUD DEVELOPMENT CODE

Client

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952-930-0630

Engineer, Inc.
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Hopkins, Minnesota 55413
612-997-4478

HILL

Designed By:	JRH
Town By:	JRH
Checked By:	JRH

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

AY R. HILL
Date: 04/14/09 Pkg. No. 24532

Revisions	By:	JRH
Date:	JRH	JRH
03/27/09	JRH	JRH
04/14/09	P.C. Westberg	

Home Occupations

- (1) Required Permits. Home occupations are allowed in the Residential areas. Home occupations must meet the performance standards for home occupations and are required to obtain a Certificate of Compliance.
- (2) Other Requirements. The home occupation must comply with all rules and regulations of Federal, State, County, Town and local agencies. Any required State or County license shall be obtained prior to authorization of the Certificate of Compliance. In the event the license cannot be obtained without zoning approval, the applicant shall provide documentation that the license has been applied for and provide the name of the licensing agency contact person.
- (3) Performance Standards. A home occupation must comply with all of the following standards:
 - (A) No person, other than the residents of the premises, shall be engaged in such home occupation.
 - (B) No vehicular or pedestrian traffic shall be generated by any home occupation in greater volume than would normally be expected from a single-family residence.
 - (C) Any sign associated with the home occupation shall be in compliance with this PUD.
 - (D) The home occupation shall not generate hazardous waste unless a plan for off-site disposal of the waste is approved.
 - (E) The home occupation shall not constitute, create or increase a nuisance to the criteria and standards established by the local governmental agency.
 - (F) There shall be no outdoor display or storage of goods, equipment or materials for the home occupation. No interior display of goods visible from the exterior.
 - (G) Parking needs generated by the home occupation shall be provided on-site.
 - (H) The home occupation is conducted entirely within the dwelling, and not within an attached or detached garage or accessory building.
 - (I) The home occupation is clearly incidental to the residential use of the dwelling.
 - (J) No advertising or display signs
 - (K) There is no change in the outside appearance of the dwelling or premises or any visible evidence of the conduct of a home occupation.
 - (L) No equipment or process is used which creates visual or audible electrical interference in any radio or television receiver off the premises or causes fluctuations in line voltage off the premises.
 - (M) No equipment or process is used in a home occupation which creates noise, vibration, glare, fumes or odor detectable to the normal senses off the premises.
- (4) Licensed Home Occupation. A lawful activity commonly carried out on a property where the occupation is secondary to the primary use of the residential property by a member or members of the family that occupy it, and the activity does not fit the criteria listed above. A home occupation license, as outlined below, must be obtained by the property owner.
 - (A) Procedure to Obtain a Home Occupation License. The applicant shall complete and submit an application and fee set by the Town Board, together with a signed agreement to reimburse the Town for engineering, planning and legal fees incurred in processing the application. The application shall contain the names and addresses of all property owners within 350 feet of the subject property.
 - (B) An application shall include a site plan containing:
 - 1. Complete details of the proposed site development including signs, building location, roads, driveways, well locations, on-site sewage treatment systems, lot dimensions, area and yard dimensions.
 - 2. Complete plans and specifications for exterior wall finishes proposed for all principal and accessory buildings.
 - 3. Complete plans for storage areas for waste, equipment, materials and garbage.
 - (5) Complete plans for signs. Each property is allowed one sign not to exceed four square feet. The sign must be non illuminated and compatible to the neighborhood in design and color.
 - (A) The Zoning Administrator shall determine that all required information has been provided, before submitting the application to the Planning Commission.
 - (B) The Planning Commission shall hold a public hearing on the proposed license. Notice of the time, place and subject matter shall be published in the official Town newspaper. Property owners within 350 feet of the subject property shall receive a copy of said notice by first class mail. Such notices shall be published and or mailed ten days prior to the public hearing.
 - (C) The Planning Commission shall make a written recommendation on the proposed license to the Town Board. The Town Board shall approve or deny the proposed license following referral by the Planning Commission.
 - (6) Special Provisions.
 - (A) No application for a license shall be resubmitted for a period of one year after denial by the local governmental agency.
 - (7) A license shall be renewed every five years, or at such a time when the permit holder wishes to alter or expand his/her operation. At this time, the conditions of the license will be reviewed and amended if necessary. Any change involving structural alterations, enlargement, intensification of use, or similar change not specifically permitted by the existing license shall require the license to be renewed. A home occupation license renewal application shall follow the same procedures as outlined above. The Administrator may approve the renewal for another 5-year term provided there are no substantial changes or complaints against the license holder.
 - (A) The home occupation license will become void when the licensed activity is discontinued for one year, and/or the licensee no longer lives at the residence at which the occupation is licensed.
 - (B) In the event that the applicant violates any of the conditions set forth in the license and/or any Ordinances, the local governmental agency shall have the authority to revoke the license.
 - (8) Conditions and Restrictions. In permitting a new home occupation license or alteration of an existing home occupation license, the local governmental agency may impose, in addition to standards and requirements expressly specified herein, additional conditions which it considers necessary to protect the best interest of the surrounding area of the community as a whole. These conditions may include, but are not limited to, the following:
 - (A) Controlling the location and number of vehicle access points.
 - (B) Increasing the number of required off-street parking spaces.

(9) Criteria for Granting a Home Occupation License. In granting a home occupation license, the local governmental agency shall require the applicant to demonstrate that the proposed use meets all of the following criteria:

- (A) The proposed home occupation shall not adversely affect the health, safety, morals, and general welfare of the occupants of surrounding lands.
- (B) The proposed home occupation shall not have a detrimental effect on the use and enjoyment of other property in the immediate vicinity for the purposes already permitted on the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area.
- (C) The proposed home occupation will not adversely impact the residential characteristics of the property it is proposed to occur on, or of the surrounding area.
- (D) Existing roads and proposed access roads will be adequate to accommodate anticipated traffic. A home occupation license will not be granted if the occupation uses vehicles that exceed 15,000 pounds gross vehicle weight or combination of 25,000 pounds.
- (E) Sufficient off-street parking and loading space will be provided to serve the proposed home occupation.
- (F) The proposed home occupation can be adequately serviced by on-site sewage treatment and sufficient area of suitable soils for on-site sewage treatment is available to protect the Town from pollution hazards.
- (G) The proposal includes adequate measures to prevent or control offensive odor, fumes, dust, noise, or vibration so that none of these will constitute a nuisance.
- (H) The property for which a home occupation license is granted shall not be visited by, or employ at the property, more than two persons who do not live in the principle dwelling located on the property.
- (I) In the Residential area, all activities, materials and equipment pertaining to the home occupation must be contained within the principle dwelling and/or an accessory building.

Motor Vehicle Repair

- (1) Required Permits. A Conditional Use Permit is required for motor vehicle repair establishments in the Commercial area.
- (2) Performance Standards. Motor vehicle repair establishments must comply with all of the following standards.
 - (A) Lots and structures utilized for motor vehicle repair must meet the minimum standards of the area in which the use is located.
 - (B) A drainage system for collection of any hazardous material run-off must be installed. Such system shall be subject to approval by the Zoning Administrator and/or Building Official.
 - (C) The entire site, other than that devoted to structures and landscaped areas, shall be an impervious surface and maintained for control of dust, erosion and drainage.
 - (D) Location and number of access driveways shall be approved by the county engineer if such establishment is located along a county road and by the Township Engineer if located along a Township road.
 - (E) No vehicles shall be parked on the premises other than those utilized by employees, customers awaiting service or as allowed through a Conditional Use Permit. Storage of salvage vehicles shall be prohibited.
 - (F) All areas utilized for the storage and disposal of trash, debris, discarded parts and similar items shall be fully screened. All structures and grounds shall be maintained in an orderly, clean and safe manner.
 - (G) Landscaping shall be planted to buffer the use from adjacent residential land uses. A landscape plan shall be submitted at the time of application for a Conditional Use Permit.

Motor Vehicle Service Station

- (1) Required Permits. A Conditional Use Permit is required for motor vehicle service stations in the Commercial area.
- (2) Performance Standards. Service stations must comply with all of the following standards.
 - (A) A minimum lot width of 150 feet is required.
 - (B) The setbacks of all buildings, canopies and pump islands shall be in compliance with the standards of the zoning district in which the use is located.
 - (C) A drainage system for collection of hazardous materials must be installed. Such installation is subject to approval by the Zoning Administrator.
 - (D) The entire site other than that devoted to structures and landscaped areas, shall be an impervious surface and maintained for control of dust, erosion and drainage.
 - (E) Wherever fuel pumps are installed, pump islands shall be installed. Pump islands shall not be placed in the required yards.
 - (F) Interior concrete or asphalt curbs shall be constructed within the property to separate driving and parking surfaces from landscaped areas. Interior curbs shall be six inches in height, except at approved entrances and exits.
 - (G) Access Drives onto a county road must be approved by the county engineer. Access drives onto a township road must be approved by the Township Engineer.
 - (H) No vehicles shall be parked on the premises other than those utilized by employees, customers awaiting service or as allowed through a Conditional Use Permit. Storage of salvage vehicles shall be prohibited.
 - (I) Exterior storage shall be limited to vehicles, service equipment and items offered for sale on pump islands; exterior storage of items offered for sale shall be within yard setback requirements and shall be located in containers such as the racks, metal trays and similar structures designed to display merchandise or as indicated by the Conditional Use Permit.
 - (J) All areas utilized for the storage and disposal of trash, debris, discarded parts and similar items shall be fully screened. All structures and ground shall be maintained in an orderly, clean and safe manner.
 - (K) Landscaping shall be planted to buffer the use from adjacent residential land uses. A landscape plan shall be submitted at the time of application for a Conditional Use Permit.

Multifamily Residential Developments

- (1) Required Permits. Multifamily residential developments are permitted in all areas.
- (2) Performance Standards. All multifamily residential developments must meet the following standards.
 - (A) There shall be no more than twelve (12) dwelling units in each structure, except for apartment or condo style buildings.
 - (B) The number of dwelling units shall not exceed the maximum density for the zoning district in which the development is located.

Place of Worship

- (1) Required Permits. An approved Conditional Use Permit is required for places of worship in all areas. The Conditional Use Permit application must include a site plan of all structures and a detailed listing of all uses to be conducted at the property.
- (2) Performance Standards. Places of worship must comply with all of the following standards in addition to other performance standards of this PUD.
 - (A) The minimum lot area required is two acres.
 - (B) Landscaping shall be installed to buffer the use from adjacent residential land uses and to provide screening. A landscape plan shall be submitted at the time of application for a Certificate of Compliance.
- (3) All accessory residential or school uses upon the premises shall be subject to all requirements of this PUD.

Plant Nurseries

- (1) Required Permits.
 - (A) Plant Nursery. Plant Nurseries require a Conditional Use Permit in the Commercial area.
- (2) Performance Standards. Plant Nurseries must meet all of the following minimum standards in addition to other performance standards in this PUD.
 - (A) The minimum lot area shall be ten (10) acres.
 - (B) The majority of product sold on the property shall be grown or raised on the property.
 - (C) The exterior storage of landscape equipment and storage areas shall be screened from view of Federal, State County and Town roadways and property lines.

Public Recreational Facility

- (1) Required Permits. Public recreational facilities are allowable in all use areas.
- (2) Performance Standards.
 - (A) A minimum lot area of two (2) acres shall be provided.
 - (B) All structures (including backstops, goalposts, etc.) shall meet the required setbacks for the district in which it is located.
 - (C) There shall be no overnight accommodations provided for the guests or visitors of the recreation area.
 - (D) A concession or temporary food stand may be permitted on the property provided it only serves food and refreshments to guests and visitors of the facility.
 - (E) Information shall be provided regarding the recreational activities provided, number of members and participants in the recreation programs, sanitary facilities and waste disposal, security, lighting and hours of operation. As deemed necessary, the Planning Commission may restrict the operation of the facility.
 - (F) Landscaping and screening according to the PUD may be required to buffer the use from adjacent residential land use.
 - (G) A transportation management plan shall be submitted to the Zoning Administrator at the time of application. This plan shall address off-street parking and traffic control, including the mitigation of overflow parking and traffic movement to the public street system and impact on the surrounding roadways.
 - (H) A grading and drainage plan shall be submitted. The standards of the Hennepin Conservation District must be met.

Recreation Uses

- (1) Required Permits. Recreation Uses – are permitted in the Commercial area.
- (2) Performance Standards.
 - (A) Shall meet all the performance standards of the use area in which they are located.
 - (B) Overnight accommodations may be provided for guests or visitors of a passive recreation area when such accommodations are shown to be reasonably required in connection with a particular passive recreational use.
 - (C) A restaurant may be permitted on the property provided it only serves guests and visitors of the facility.

Schools

- (1) Required Permits. A Conditional Use Permit is required for schools in the Residential and Commercial areas.
- (2) Performance Standards. Schools must comply with all of the following standards:
 - (A) The minimum lot area required for schools is two (2) acres.
 - (B) Landscaping may be required to be installed to buffer the use from adjacent land uses and to provide screening. A landscape plan shall be submitted at the time of application for a Conditional Use Permit.

Shopping Centers

- (1) Required Permits. Shopping centers are permitted in the Commercial area.
- (2) Performance Standards. Shopping Centers with more than 10,000 square feet of building area must comply with all of the following requirements.
 - (A) The development plan for the shopping center shall include a minimum of two (2) acres. There is no minimum lot size for individual structures located on lots within a shopping center.
 - (B) Shopping centers shall have direct access to an arterial or collector street as designated in the Comprehensive Plan.
 - (C) The shopping center must comply with the use requirements and dimensional standards of the underlying zoning district.
 - (D) The development plan for the shopping center shall provide all needed information for review to include, but not be limited to, site plan, grading, drainage, landscaping, and circulation plans.

Date	04/14/09
Sheet	DC3
Project Name/Location STONE CITY PUD - MASTER DEVELOPMENT PLAN CITY OF ROSEN, MINNESOTA	
Sheet Title PUD DEVELOPMENT CODE	

Client

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HILL

Designed By:	JRH
Town By:	JRH
Checked By:	JRH

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

AY R. HILL
Date: 04/14/09 Prg. No. 24552

Revisions	By:	JRH
Date:	03/27/09	JRH
	04/14/09	JRH
	P.C. Meeting	

