

CITY OF MAPLEWOOD PUBLIC HEARING NOTICE

What is Being Requested?

Morrie's Automotive Group, owner of the property located at 2780 Maplewood Drive, is proposing to tear down the existing car dealership building and build a new one for its Mercedes Benz dealership. Car dealerships are required by city ordinance to be setback at least 350 feet from residential properties. The applicant's proposed plans have the parking lot setback 24 feet from the property line and the new building would be setback 115 feet. To move forward with this project, the applicant needs city council approval of a comprehensive plan amendment, rezoning, conditional use permit, setback variance, design review and a lot division. The applicant has applied for all necessary applications to move forward with this project.

Public Hearing Information

The Maplewood Planning Commission will hold a public hearing for this proposal on Tuesday, May 15, 2018, at 7:00 p.m. or later. This meeting will be held at Maplewood City Hall, 1830 County Road B East in the City Council Chambers. All interested parties may appear at the hearing and present their views orally or submit written comments before the meeting. Sign language interpreters are available. You must request this service at least four days in advance. Call the city clerk at (651) 249-2002 to arrange this service. Assisted Listening Devices are also available. Check with the city clerk for availability.

Why This Notice?

City code requires that the Planning Commission hold a public hearing when considering conditional use permits, variances, rezonings and comprehensive plan land use changes. The Planning Commission will review and make a recommendation regarding this proposal. The City Council will make the final decision.

Contact

For additional information visit <http://www.maplewoodmn.gov/mercedes> or contact Michael Martin, Economic Development Coordinator, at (651) 249-2303 or Michael.Martin@MaplewoodMN.gov.



OVERALL SITE PLAN
 TOTAL PARKING STALLS: 427

A-0.1

DATE: 03/20/2018
 JOB: 17-024
 D. BY: EAS, LSP, JCF
 REV.:

A BUILDING RENOVATION FOR:
MORRIS-MERCEDES-BENZ
 MAPLEWOOD, MINNESOTA

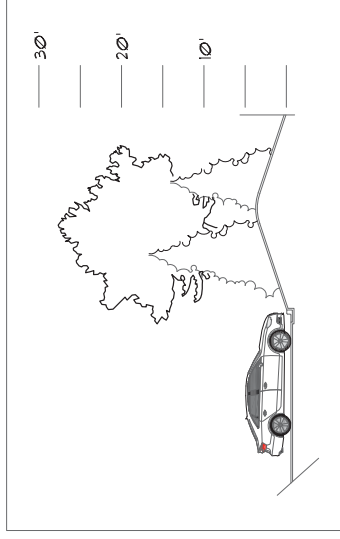
DESIGNED BY: GRIES ARCHITECTURAL GROUP, INC.
 500 North Commercial Street
 Minneapolis, MN 55408
 TEL: 612.344.1000
 WWW.GRIESARCHITECT.COM



Gries
 Architectural Group Inc.
 500 North Commercial Street
 Minneapolis, MN 55408
 TEL: 612.344.1000
 WWW.GRIESARCHITECT.COM



PLANT SCHEDULE						
TREES	BOTANICAL NAME / COMMON NAME	CONT.	CAL.	SIZE	QTY.	
	<i>Q. tinctoria</i> / Common Hophornbeam	B & B	2.5' Cal	6'	7	
	<i>Q. macrocarpa</i> / Swamp White Oak	B & B	2.5' Cal	6'	8	
CONIFERS	BOTANICAL NAME / COMMON NAME	CONT.	CAL.	SIZE	QTY.	
	<i>Picea canadensis</i> / Norway Spruce	B & B	6'	6'	16	
	<i>Pinus nigra</i> / Austrian Black Pine	B & B	6'	6'	9	
	<i>Pinus strobus</i> / White Pine	B & B	6'	6'	7	
	<i>Pinus sylvestris</i> / Scotch Pine	B & B	6'	6'	10	



SECTION A-A

ESTIMATED @ 4 YEARS FROM PLANTING



SCALE: 1" = 50'
04.12.2016



MORRIES MAPLEWOOD MERCEDES EXPANSION - BERM EXHIBIT

MORRIES AUTO



Mercedes-Benz of Maplewood

SERVICE SERVICE SERVICE



MERCEDES BENZ OF MAPLEWOOD





MERCEDES BENZ OF MAPLEWOOD