



Narrative

Maplewood Moose Lodge

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April 25, 2019

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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

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