

DESIGN GUIDELINES

Design guidelines have been developed for the West Stillwater Business District to ensure consistent quality design. The guidelines will be used to review new development proposals.

Architectural Standards

1. Unadorned prestressed concrete panels, standard concrete block or metal siding shall not be used as exterior materials for new buildings. Architecturally enhanced block or concrete panels may be acceptable.
2. All roof or ground mounted mechanical equipment and exterior trash storage areas shall be completely enclosed with building material compatible with the principle structure. Low profile self contained mechanical units which blend in with the building design located to the side or rear of the building may be permitted.
3. Architectural consistency on all sides of the building is required in terms of colors, material and details.

Landscape Standards

1. Street trees shall be required for all new development. The type of tree and their location shall be approved by the Director of Parks.
2. All area of a lot not used or improved for parking, driveways or storage areas shall be landscaped with a combination of trees, shrubs, flower and ground cover.
3. All new trees shall be balled and burlapped or moved from a growing site with a tree spade and be a 2-1/2 inch caliber for deciduous trees, 6 foot in height for evergreens and 1-1/2 inch caliber for ornamental trees.
4. No more than 50 percent of the required number of trees shall be of one species. No trees shall be American Elms, Box Elder, Poplar or Fearcele Ginko.
5. A minimum 20-foot wide landscaped front yard setback area shall be maintained along all public streets and 10 foot side yard landscaped area maintained on all other sides.
6. A minimum of 10 percent of parking and driveway areas shall be landscaped with trees and shrubs.
7. All utilities must be underground and utility meters screened or integrated into the building structure.

Signs

1. Signs and related building graphics shall be a part of the overall building and site design. Sign size, height,

location and material shall relate to building scale and design.

2. Wall signs or low profile (maximum 6 feet in height) shall be permitted for office, warehouse, wholesale or industrial uses.
3. Retail signage shall be consistent with the Sign Ordinance.
4. A landscaped area equal to twice the sign area comprised of bushes or flowers shall be provided around the base of free standing signs.
5. Multi-tenant buildings may have a low profile free standing building or site location sign as well as individual tenant signs.

Site Plan

1. On-site lighting shall serve functional safety and aesthetic purposes.
2. Overall lighting shall be directed down and shielded from adjacent properties or roadways. All lights shall be contained on the property.
3. Maximum height of parking lot lighting next to residential areas shall be 20 feet.
4. Parking shall be screened from the street by berming, bushes, low walls or changes in the grade of parking areas.
5. All loading areas shall be located to the rear or side of the building and screened and buffered from building on adjacent lots.
6. Parking and loading areas shall be screened from adjacent residential areas by a solid masonry wall or equivalent 10 feet of landscaped gutter on the commercial side of the wall.
7. All outside storage areas shall be screened with opaque fencing and landscaping that will grow up three years to cover 50 percent of the fence face area.
8. Sidewalks shall be provided between residential areas and commercial destinations, schools and park areas.

IMPLEMENTATION PROGRAM

In order to carry out the Goals and Objectives and Land Use Plan, implementation actions are required. Some of the actions are ongoing or will take place in response to actions taken by developers or other jurisdictions. Other implementation impacts are the responsibility of the City and are necessary to carry out the policy contained in the Plan. Actions in this category include zoning amendments, street alignment approval and adoption of Design Guidelines. Together the public action along private activities will result in implementation of the West Stillwater Business Park Plan.

Implementation Actions

Land Use

1. Amend existing zoning classifications and regulations to implement the Land Use Plan.
2. Prepare Comprehensive Plan Amendments, Municipal Urban Service area Amendments and annexations petition as required to implement the plan and assist in the development of the area.
3. Assist in preparation of specific plans or Planned Unit Developments for large development areas, including the Woodland Lakes site, Benson Farm or large multi-use development sites.

ROAD SYSTEM

4. Adopt road plan as part of City Comprehensive Plan for Curve Crest Boulevard , West Orleans Street and Pine Tree Trail extended.
5. Review impacts on the West Stillwater Business Park of MnDOT plans to upgrade State Highway 36 to a freeway and limit access to County Road 5 and South Greeley Street.

UTILITIES

6. Develop capital improvement program indicating phasing and estimating costs for street, water, sewer line and drainage improvements in the Business Park.

PARKS AND OPEN SPACE

7. Develop plan for Benson Farm neighborhood park and coordinate with other community facilities.
8. Assist school district in possible expansion of Lily Lake School Campus.
9. Require open space easement for sloped area around Lily Lake.

AREA DESIGN

10. Adopt Design Guideline and Use to review new development.
11. Prepare Design Plan for County Road 5 entry way into the City of Stillwater and the Business Park.

COORDINATION AND COOPERATION

12. Work with Washington County, Stillwater Township, MnDOT and School District #834 on implementation of the plan.
13. Promote the Business Park development through various public/private partnerships such as SADEC and the Chamber of Commerce.

Revised: 2-07-91