BAXTER

"A Growing Community"

ARCHITECTURAL REVIEW COMMITTEE
AGENDA-SPECIAL MEETING
October 28, 2016
7:30 a.m.

1. Call to order
2. Approve minutes of September 27, 2016
3. Review of proposed Revised HJ Development-Elmwood Location South of Costco.
4. Review of proposed Northwoods Crossing Development-15146 Dellwood Drive.
5. Other Business
6. Next regular scheduled meeting is November 3, 2016
7. Adjournment

ARCHITECTURAL REVIEW COMMISSION MINUTES
September 27, 2016

The Architectural Review Commission (ARC) meeting was called to order at 7:30 a.m. by Chair Donnay.

COMMISSIONERS PRESENT: Chair Kevin Donnay, Commissioners Bob Ryan, and Gary Handlos

COMMISSIONERS ABSENT: Council Liaison Mark Cross

STAFF PRESENT: CD Director Doty and Planner Matthew Gindele

OTHERS PRESENT: Jessie Hopkins

APPROVAL OF MINUTES

MOTION made by Commissioner Ryan, seconded by Commissioner Handlos to approve the August 8, 2016 meeting minutes. Motion carried unanimously.

Review of Proposed Revised Jack Pine Brewery-Edgewood Dr.

Chair Donnay asked Planner Gindele to review the application with the Commission. Planner Gindele reviewed the staff report and proposed revised materials with the Commission. The materials previously requiring approval from the Commission were cement board panels with anodized aluminum reveals and prefinished metal insulated panels (more than 50% required approval), the remaining materials had met the architectural requirements. He stated that that the applicant would like to revise the building material to contain cement board siding with cedar wood rails and prefinished metal insulated panel with vertical corrugations, both items require Commission approval. Planner Gindele reviewed the materials provided with the Commission and the locations of the materials on the building.

Chair Donnay stated that the amount of metal is still the same, 50%, it is just the material change.

Planner Gindele indicated that staff is requesting approval with the staff comments.

Chair Donnay asked the applicant to come forward and answer any questions the Commission may have. The Commission had no questions and Mr. Jesse Hopkins, representing the owner, stated that he had no addition comments.

MOTION by Commission Ryan, seconded by Commissioner Handlos recommending City Council approve the proposed Jack Pine Brewery on Edgewood Drive with cement board panel siding with cedar wood rails and prefinished metal insulated panel with vertical corrugation being over the allowed amount as presented by staff. Motion carried unanimously

Chair Donnay asked Mr. Hopkins if the project was still on schedule. Mr. Hopkins stated they would have liked to have started construction already, however the closing delay caused construction to be held up a bit.
CD Director Doty stated that Council will have this items on their October 4, 2016 meeting.

OTHER BUSINESS

CD Director Doty stated that there were two other applications that could have possibly required approval, however staff was able to work with the applicants to gain administrative approval of the project. Staff wanted the Commission to see the recent projects that had been approved administratively.

CD Director Doty stated that previously the Commission had reviewed a townhome project for David Peterson on Grand Oaks Dr., he is now looking to build additional townhomes with a similar look to those previously

approved, only these will be built across from Oscar Kristofferson Park. CD Director Doty reviewed the drawings with the Commission.

Planner Gindele indicated the other project was the Road Way Inn on Fairview Rd. He stated that the hotel has recently been purchased and needed to be brought up to the new corporate standards. Currently the building has brick and vinyl siding, vinyl siding is not an allowed material in the commercial district. The owner intends to paint some of the vinyl and siding, add EFIs and stone wainscot to the south elevation and on the south side, facing Fairview Rd. the applicant was removing more than 30 percent, requiring that side to become compliant, therefore they removed the vinyl siding and the north side brick is being painted.

Chair Donnay stated that it is nice when the regulation work and meetings can be illiminated. CD Director Doty agreed.

NEXT MEETING

The next regular scheduled meeting is October 6, 2016.

ADJOURNMENT

MOTION by Commissioner Ryan, seconded by Commissioner Handlos to adjourn. Motion carried unanimously. The meeting adjourned at 7:45 a.m.

Approved by:

Chair Kevin Donnay

Submitted By:

Shanna Newman
CD Administrative Assistant

ARCHITECTURAL REVIEW

October 21, 2016

Department Origination: Community Development

Agenda Item: Accept the architectural plan with conditions for a four-tenant strip mall structure located at 13499 Elmwood Drive.

Approval Required: Simple Majority Vote

BACKGROUND

In May of 2016 HJ Development, LLP submitted an application for architectural review for an 89,179 square foot multi-tenant building located at 13499 Elmwood Drive. The architectural elevations, the staff review and the subsequent City Council approvals that took place in May are attached at the end of this report. HJ Development has now submitted a revised set of architectural elevations for review by the ARC Commission and approval by the City Council. The following report will highlight the primary changes made to the approved elevations and provide a review of the general architectural plans.

As proposed in the previously approved architectural elevations, the applicant proposes the use of brick, natural stone, EIFS, architectural precast concrete panels, prefinished metal parapet cap and architectural glass as exterior building materials. The building includes projecting stone piers around the entire structure for articulation to give the building a sense of architectural unity between the four separate tenant spaces. The building includes a flat roof and incorporates an earth tone color scheme including brown, tan, and beige; corporate color schemes are indicated on the attached elevations.

The primary changes in the new elevations are centered on the store fronts of TJ-Maxx and PetSmart. Specifically, the PetSmart storefront has changed from a wider multi-toned storefront with a rounded parapet including an architectural cornice to a narrower mono-tone storefront with a squared parapet and no cornice; this storefront has also lost projecting columns on either side of the entrance. Additionally, The TJ-Maxx parapet has increased in height from 11'8" to 19'4" to match the height of the previously approved sporting goods store's parapet. This parapet has also changed from including a red parapet cap to including a parapet cap that matches the color of the parapet.

A complete review of the proposed design and materials as they relate to the architectural ordinance is included in the table below.

ARC Standard	Required	Proposed	Comments
Exterior Materials	See allowed C-1 and C-2 materials	EIFS	OK
		Brick	OK
		Natural Stone	OK
		Architectural glass	OK

		Architectural precast concrete panels	OK
		Prefinished metal (maximum 10% accent material)	Requires recommendation by the Arc Commission and approval by the City Council.
Size/Mass	Proportional	Comparable to adjacent buildings	OK
Articulation – South/Side (facing JC Penny	Max 50' Unbroken Expanse for faces >60' and facing street	40-feet wide, articulation provided with projecting stone piers	OK
Articulation – West/Rear (facing Elder Drive)	Max 50' Unbroken Expanse for faces >60' and facing street	40-feet wide, articulation provided with projecting stone piers	OK
Articulation – North/Side (facing Costco)	Max 50' Unbroken Expanse for faces >60' and facing street	48-feet wide, articulation provided with projecting stone piers and EIFS colonnades	OK
Articulation – East/ Front (Facing 371)	Max 50' Unbroken Expanse for faces >60' and facing street	20-feet wide, articulation provided with projecting stone piers	OK
Accessory Structures	Existing building coordinated color	N/A	N/A
Color	Earth tone	Brown, tan, beige, green Franchise colors	OK Unknown
	STAFF COMMENTS: It is unknown whether franchise colors meet the definition of earth tone colors. In addition, it is unknown if accent colors meet or exceed the 10% maximum requirement.		
Height/Roof Design	Flat or 6:12+	Flat	OK
Store Front Projection	**STAFF COMMENTS:** The side elevation views do not show that the store front includes projections with columns, entrance canopies, etc. Staff has been made aware that there may be projections with the store front. The applicant shall update the elevations and site plan if projections are planned.		

FINANCIAL IMPLICATIONS

There are no financial implications to the city with this application.

STAFF RECOMMENDATION

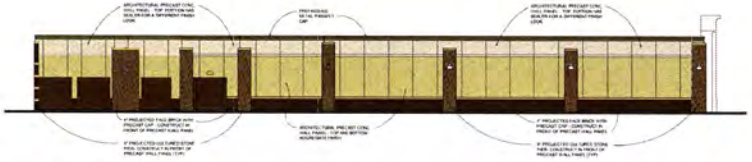
Staff recommends acceptance of the revised architectural plan subject to the conditions of previous approval for 13499 Elmwood Drive including the following:

1) Architectural review is based on plans dated October 7, 2016, except as amended by the following conditions of approval.
2) The development is subject to all requirements of the Architectural Review Ordinance.
3) The applicant shall provide an elevation plan and materials showing the loading dock retaining walls and guard rails.

4) It is unknown whether franchise colors meet the definition of earth tone colors. In addition, it is unknown if accent colors meet or exceed the 10% maximum requirement. The applicant shall provide information on colors and area to verify compliance with these requirements.
5) The side elevation views do not show that the store front includes projections with columns, entrance canopies, etc. Staff has been made aware that there may be projections with the store front. The applicant shall update the elevations and site plan if projections are planned.

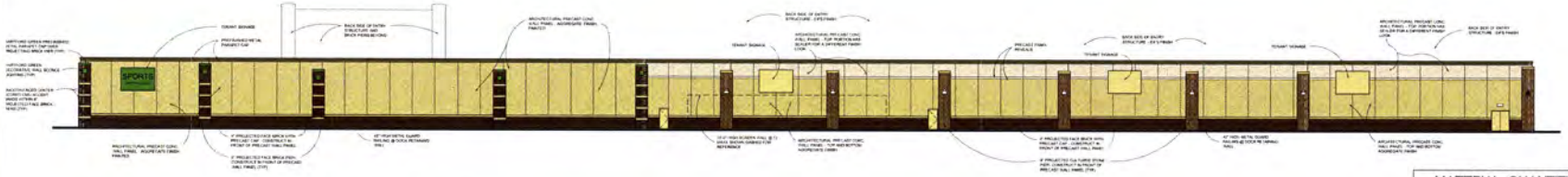
Attachments

1) Proposed amended elevations
2) Previously approved elevations
3) May 2016 staff review of previously approved elevations
4) May 2016 Council RCA for approval of previously approved elevations



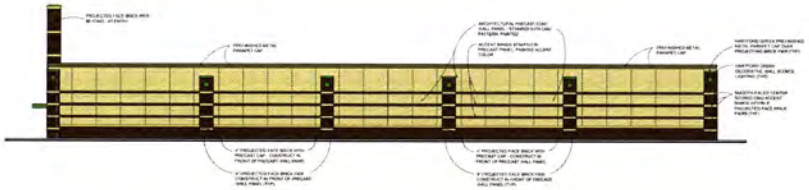
4 A3.1 SOUTH SIDE ELEVATION (FACING JC PENNEY)
1/16" = 1'-0"

MATERIAL QUANTITIES		
PRECAST / CMU	2750 SF	60%
EIFS	448 SF	9%
BRICK	494 SF	11%
STONE	673 SF	15%
GLASS	217 SF	5%
TOTAL	4582 SF	100%



3 A3.1 WEST REAR ELEVATION (FACING ELDER DRIVE)
1/16" = 1'-0"

MATERIAL QUANTITIES		
PRECAST / CMU	8952 SF	71%
EIFS	0 SF	0%
BRICK	1629 SF	14%
STONE	1785 SF	15%
GLASS	0 SF	0%
TOTAL	12366 SF	100%



2 A3.1 NORTH SIDE ELEVATION (FACING COSTCO)
1/16" = 1'-0"

MATERIAL QUANTITIES		
CMU	3464 SF	70%
EIFS	0 SF	0%
BRICK	704 SF	14%
STONE	804 SF	16%
GLASS	0 SF	0%
TOTAL	4972 SF	100%

1 A3.1 EAST FRONT ELEVATION (FACING HIGHWAY 371)
1/16" = 1'-0"

MATERIAL QUANTITIES		
PRECAST / CMU	3973 SF	31%
EIFS	5043 SF	39%
BRICK	1063 SF	8%
STONE	1065 SF	8%
GLASS	1718 SF	14%
TOTAL	12862 SF	100%

POPE ARCHITECTS
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HJ
hj development

CENTRAL LAKES CROSSING
BAXTER, MN

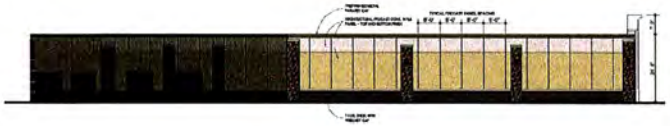
PROPOSED FOUR TENANT JUNIOR BOX RETAIL DEVELOPMENT
BAXTER, MN

EXTERIOR ELEVATIONS

Issue/Revision	
ISSUE CITY SUBMITTAL	04/19/16
CITY RESUBMITTAL	05/31/16
LEASE EXHIBIT	08/05/16
LEASE EXHIBIT	09/06/16
LEASE EXHIBIT	09/21/16
ISSUE TO CITY	10/07/16
ISSUE TO CITY	10/21/16

Jobnumber	34228-16098
Drawn by	MHA, JJL
Checked by	MHA

SHEET
A3.1

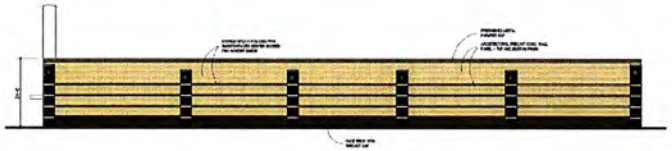


4 A3.1 PROPOSED SOUTH SIDE ELEVATION (FACING JC PENNEY)
1/16" = 1'-0"

MATERIAL QUANTITIES		
PRECAST / CMU	2750 SF	60%
EIFS	449 SF	9%
BRICK	494 SF	11%
STONE	673 SF	15%
GLASS	217 SF	5%
TOTAL	4582 SF	100%

3 A3.1 PROPOSED WEST REAR ELEVATION (FACING ELDER DRIVE)
1/16" = 1'-0"

MATERIAL QUANTITIES		
PRECAST / CMU	8162 SF	71%
EIFS	0 SF	0%
BRICK	1639 SF	14%
STONE	1785 SF	15%
GLASS	0 SF	0%
TOTAL	11576 SF	100%



2 A3.1 PROPOSED NORTH SIDE ELEVATION (FACING COSTCO)
1/16" = 1'-0"

MATERIAL QUANTITIES		
CMU	3484 SF	70%
EIFS	0 SF	0%
BRICK	704 SF	14%
STONE	804 SF	16%
GLASS	0 SF	0%
TOTAL	4972 SF	100%

1 A3.1 PROPOSED EAST FRONT ELEVATION (FACING HIGHWAY 371)
1/16" = 1'-0"

MATERIAL QUANTITIES		
PRECAST / CMU	3973 SF	31%
EIFS	5043 SF	39%
BRICK	1063 SF	8%
STONE	1065 SF	8%
GLASS	1718 SF	14%
TOTAL	12502 SF	100%

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tj development

CENTRAL LAKES CROSSING
BAXTER, MN

PROPOSED FOUR TENANT JUNIOR BOX RETAIL DEVELOPMENT
BAXTER MN

CITY SUBMITTAL
05-31-16

PROPOSED EXTERIOR ELEVATIONS

Issue Phase	
ISSUE CITY SUBMITTAL	4-19-16
REVISION 1	5-10-16
REVISION 2	5-17-16
CITY RESUBMITTAL	5-31-16

Drawing No.	34228-M15-645
Drawn By	MHA/NAC
Checked By	MHA

SHEET
A3.1

ARCHITECTURAL REVIEW

May 5th, 2016

Department Origination: Community Development

Agenda Item: Accept the architectural plan with staff comments for a four-tenant strip mall structure located at 13499 Elmwood Drive.

Approval Required: Simple Majority Vote

BACKGROUND

HJ Development, LLP has submitted an application for architectural review for a 89,179 square foot multi-tenant building located at 13499 Elmwood Drive. The applicant is proposing a four-tenant strip mall style building on the vacant lot between Costco and JC Penny. The applicant proposes the use of brick, natural stone, EIFS, architectural precast concrete panels, prefinished metal parapet cap and architectural glass as exterior building materials. The building includes stone piers around the entire structure for articulation to give the building a sense of architectural unity between the four separate tenant spaces. The building includes a flat roof and incorporates an earth tone color scheme including brown, tan, beige, and green accents; corporate color schemes are indicated on the attached elevations.

A complete review of the proposed design and materials as they relate to the architectural ordinance is included in the table below.

ARC Standard	Required	Proposed	Comments
Exterior Materials	See allowed C-1 and C-2 materials	EIFS	OK
		Brick	OK
		Natural Stone	OK
		Architectural glass	OK
		Architectural precast concrete panels	OK
		Prefinished metal (maximum 10% accent material)	Requires recommendation by the Arc Commission and approval by the City Council.
Size/Mass	Proportional	Comparable to adjacent buildings	OK
Articulation – South/Side (facing JC Penny	Max 50' Unbroken Expanse for faces >60' and facing street	40-feet wide, articulation provided with projecting stone piers	OK
	STAFF COMMENTS: The applicant shall choose 1 wall design for the entire building to provide architectural unity.		

Articulation – West/Rear (facing Elder Drive)	Max 50' Unbroken Expanse for faces >60' and facing street	40-feet wide, articulation provided with projecting stone piers	OK
	STAFF COMMENTS: The sporting goods store includes a parapet that is 18'4". Staff is concerned about the extent of which the backs of the parapets would be visible from the back. Staff recommends that the ARC Commission consider a condition that the developer adds a parapet around the building to limit the view of the back of the parapet. At a minimum, the back of parapets shall include materials and color that match up with the west elevation. The applicant shall revise the elevation to show the loading wall and guard rail for review and approval by city staff. The applicant shall choose 1 wall design for the entire building to provide architectural unity.		
Articulation – North/Side (facing Costco)	Max 50' Unbroken Expanse for faces >60' and facing street	48-feet wide, articulation provided with projecting stone piers and EIFS colonnades	OK
	STAFF COMMENTS: The applicant shall choose 1 wall design for the entire building to provide architectural unity.		
Articulation – East/ Front (Facing 371)	Max 50' Unbroken Expanse for faces >60' and facing street	20-feet wide, articulation provided with projecting stone piers	OK
	STAFF COMMENTS: Incorporate stone and concrete panel to the corner of Ulta to provide balance to the uniform materials of the building. The applicant shall choose 1 wall design for the entire building to provide architectural unity.		
Accessory Structures	Existing building coordinated color	N/A	N/A
Color	Earth tone	Brown, tan, beige, green Franchise colors	OK Unknown
	STAFF COMMENTS: It is unknown whether franchise colors meet the definition of earth tone colors. In addition, it is unknown if accent colors meet or exceed the 10% maximum requirement.		
Height/Roof Design	Flat or 6:12+	Flat	OK
Store Front Projection	**STAFF COMMENTS:** The side elevation views do not show that the store front includes projections with columns, entrance canopies, etc. Staff has been made aware that there may be projections with the store front. The applicant shall update the elevations and site plan if projections are planned.		

FINANCIAL IMPLICATIONS

There are no financial implications to the city with this application.

STAFF RECOMMENDATION

Staff recommends acceptance of the architectural plan subject to staff comments for 13499 Elmwood Drive.

REQUEST FOR COUNCIL ACTION

May 17th, 2016

Department Origination: Community Development

Agenda Item: Approve the architectural plans for Elmwood Addition located at 13449 Elmwood Drive, subject to the conditions of approval.

Approval Required: Simple Majority Vote

BACKGROUND

HJ Development, LLP has submitted an application for architectural review for an 89,179 square foot multi-tenant building located at 13499 Elmwood Drive. The applicant is proposing a four-tenant strip mall style building on the vacant lot between Costco and JC Penny. The applicant proposes the use of brick, natural stone, EIFS, architectural precast concrete panels, prefinished metal parapet cap and architectural glass as exterior building materials. The building includes stone piers around the entire structure for articulation to give the building a sense of architectural unity between the four separate tenant spaces. The building includes a flat roof and incorporates an earth tone color scheme including brown, tan, beige, and green accents; corporate color schemes are indicated on the attached elevations.

A complete review of the proposed design and materials as they relate to the architectural ordinance is included in the table below.

ARC Standard	Required	Proposed	Comments
Exterior Materials	See allowed C-1 and C-2 materials	EIFS	OK
		Brick	OK
		Natural Stone	OK
		Architectural glass	OK
		Architectural precast concrete panels	OK
		Prefinished metal (maximum 10% accent material)	It is unclear whether the prefinished metal exceeds the maximum 10 % requirement and therefore shall require recommendation by the Arc Commission and approval by the City Council.
Size/Mass	Proportional	Comparable to adjacent buildings	OK
Articulation – South/Side (facing JC	Max 50' Unbroken Expanse for faces	40-feet wide, articulation provided with projecting stone piers	OK

Penny	>60' and facing street		
	COMMENTS: 1) Staff is concerned about the building having two designs. Staff recommended that the developer choose 1 wall design for the entire building to provide architectural unity. ***The Architectural Review Commission recommended that the review be based on the ARC ordinance, which does not allow regulations based on multiple designs. he applicant shall choose 1 wall design for the entire building to provide architectural unity.***		
Articulation – West/Rear (facing Elder Drive)	Max 50' Unbroken Expanse for faces >60' and facing street	40-feet wide, articulation provided with projecting stone piers	OK
	COMMENTS: **1)** The sporting goods store includes a parapet that is 19'4". Staff is concerned about the extent of which the backs of the parapets would be visible from the back. Staff recommended that the ARC Commission consider a condition that the developer adds a parapet around the building to limit the view of the back of the parapet. At a minimum, the back of parapets shall include materials and color that match up with the west elevation. ***The Architectural Review Commission recommended that no parapets are required but that the back of the parapet have a color that matches the primary color of the building, as required by the ARC ordinance.*** **2)** The applicant shall revise the elevation to show the loading wall and guard rail for review and approval by city staff. **3)** Staff is concerned about the building having two designs. Staff recommended that the developer choose 1 wall design for the entire building to provide architectural unity. ***The Architectural Review Commission recommended that the review be based on the ARC ordinance, which does not allow regulations based on multiple designs.***		
Articulation – North/Side (facing Costco)	Max 50' Unbroken Expanse for faces >60' and facing street	48-feet wide, articulation provided with projecting stone piers and EIFS colonnades	OK
	COMMENTS: **1)** Staff is concerned about the building having two designs. Staff recommended that the developer choose 1 wall design for the entire building to provide architectural unity. ***The Architectural Review Commission recommended that the review be based on the ARC ordinance, which does not allow regulations based on multiple designs.***		
Articulation – East/ Front (Facing 371)	Max 50' Unbroken Expanse for faces >60' and facing street	20-feet wide, articulation provided with projecting stone piers	OK

	COMMENTS: 1) Staff is concerned about the building having two designs. Staff recommended that the developer choose 1 wall design for the entire building to provide architectural unity. ***The Architectural Review Commission recommended that the review be based on the ARC ordinance, which does not allow regulations based on multiple designs.***		
Accessory Structures	Existing building coordinated color	N/A	N/A
Color	Earth tone	Brown, tan, beige, green Franchise colors	OK Unknown
	COMMENTS: 1) It is unknown whether franchise colors meet the definition of earth tone colors. In addition, it is unknown if accent colors meet or exceed the 10% maximum requirement.		
Height/Roof Design	Flat or 6:12+	Flat	OK
Store Front Projection	**COMMENTS:** 1) The side elevation views do not show that the store front includes projections with columns, entrance canopies, etc. Staff has been made aware that there may be projections with the store front. The applicant shall update the elevations and site plan if projections are planned.		

FINANCIAL IMPLICATIONS

There are no financial implications to the city with this application.

ARCHITECTURAL REVIEW COMMISSION

The Architectural Review Commission reviewed the application for architectural compliance with City Code and unanimously recommended approval of the submitted plan dated 5/10/2016 with all of staff comments except the comment regarding the requirement that the applicant shall choose one wall design for the entire building and the comment regarding the requirement that the applicant shall add a parapet wall around the entire building to limit the view of the back of the parapet. The Commission advised that as long as the applicant meets the zoning requirements relating to the back of parapet walls by painting it to match the primary color of the structure, they do not need to incorporate additional elements to lessen the impact of the exposed parapet back.

COUNCIL ACTION REQUESTED

MOTION to approve the architectural plans for Elmwood Addition located at 13449 Elmwood Drive, subject to the conditions of approval.

Conditions of Approval

1) Architectural review is based on plans dated May 10, 2016, except as amended by the following conditions of approval.
2) The development is subject to all requirements of the Architectural Review Ordinance.

3) The applicant shall provide an elevation plan and materials showing the loading dock retaining walls and guard rails.
4) It is unknown whether franchise colors meet the definition of earth tone colors. In addition, it is unknown if accent colors meet or exceed the 10% maximum requirement. The applicant shall provide information on colors and square footages to verify compliance with these requirements.
5) The side elevation views do not show that the store front includes projections with columns, entrance canopies, etc. Staff has been made aware that there may be projections with the store front. The applicant shall update the elevations and site plan if projections are planned.

ARCHITECTURAL REVIEW

October 28th, 2016

Department Origination: Community Development

Agenda Item: Accept the architectural plan for two multi-tenant structures located at 15146 Dellwood Drive to be known as Northwoods Crossing (city file ARC16-11).

Approval Required: Simple Majority Vote

BACKGROUND

Baratto Brothers Construction has submitted an application for architectural review for two 6,000 square foot multi-tenant building located at 15146 Dellwood Drive. The applicant is proposing two three-tenant strip mall style buildings, one on the vacant lot south of the former Wells Fargo site and one on the former Wells Fargo site. The applicant proposes the use of architectural glass, prefinished metal awnings and synthetic veneer that imitates the look of wood, brick, stone and EIFS-block as exterior building materials. The buildings includes a variety in exterior finishing materials that incorporate varying face-plane projections around the entire structure for articulation to give the building a sense of architectural unity between the separate tenant spaces. The building includes a flat roof and incorporates an earth tone color scheme including brown, tan, and gray; color schemes are indicated on the attached elevations.

A complete review of the proposed design and materials as they relate to the architectural ordinance is included in the table below.

ARC Standard	Required	Proposed	Comments
Exterior Materials	See allowed C-1 and C-2 materials	Synthetic veneer block	Requires recommendation by the Arc Commission and approval by the City Council.
		Synthetic veneer brick	
		Synthetic veneer stone	
		Synthetic veneer wood	
		Architectural glass	OK
		Prefinished metal awning	OK
Size/Mass	Proportional	Comparable to adjacent buildings	OK
Articulation – South/Side (facing Country Inn Hotel	Max 50' Unbroken Expanse for faces >60' and facing street	N/A	OK
Articulation – West/Front (facing 371)	Max 50' Unbroken Expanse for faces >60' and facing street	20-feet wide, articulation provided with projecting stone piers	OK
Articulation – North/Side (facing Culver's)	Max 50' Unbroken Expanse for faces >60' and facing street	N/A	OK

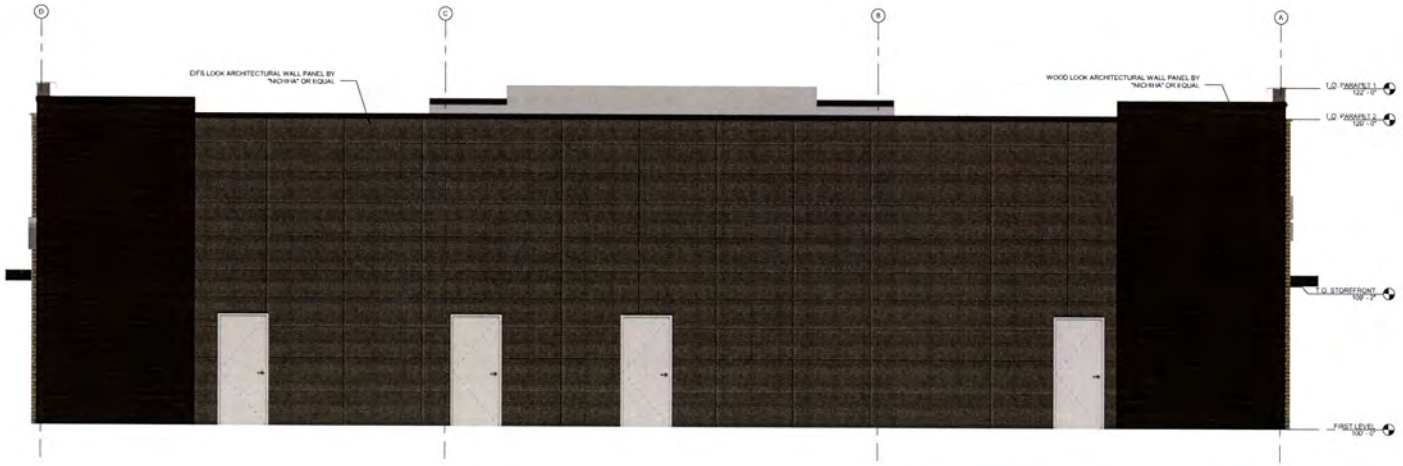
Articulation – East/ Rear (Menards parking lot)	Max 50' Unbroken Expanse for faces >60' and facing street	N/A	OK
Accessory Structures	Existing building coordinated color	N/A	N/A
Color	Earth tone	Brown, tan, gray	OK
Height/Roof Design	Flat or 6:12+	Flat	OK

FINANCIAL IMPLICATIONS

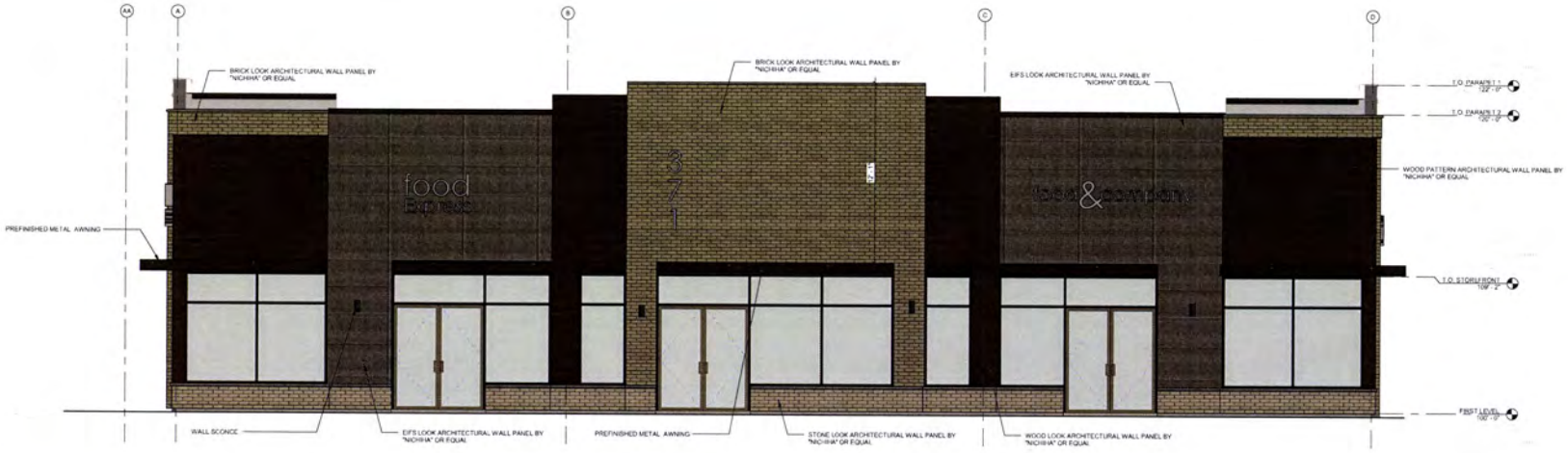
There are no financial implications to the city with this application.

STAFF RECOMMENDATION

Staff recommends acceptance of the architectural plan for two multi-tenant buildings to be known as Northwoods Crossing located at 15146 Dellwood Drive.



1 EAST ELEVATION
1/8" = 1'-0"



2 WEST ELEVATION
1/4" = 1'-0"

NFC

COPY AND PASTE FILE PATH HERE 10/18/2016 12:03:01 PM

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WIDSETH SMITH NOLTING
Engineering | Architecture | Surveying | Environmental

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

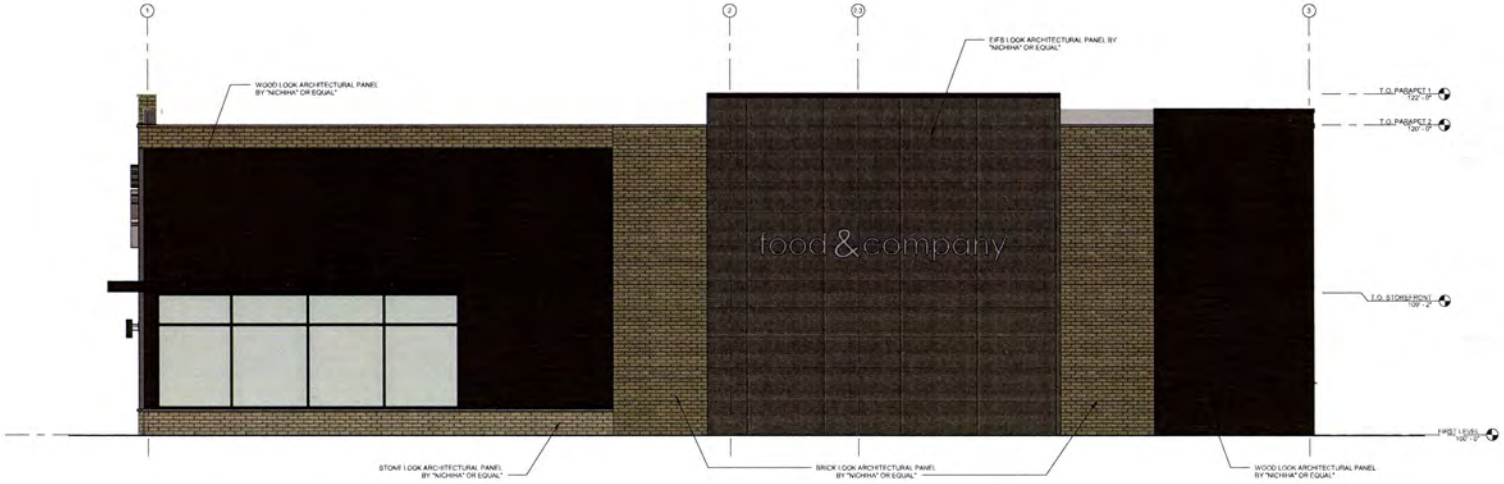
DATE	REV#	REVISIONS DESCRIPTION	BY

DATE: OCTOBER 2016
SCALE: 1/8" = 1'-0"
DRAWN BY: Author
CHECKED BY: Checker
JOB NUMBER: 2078D005.000

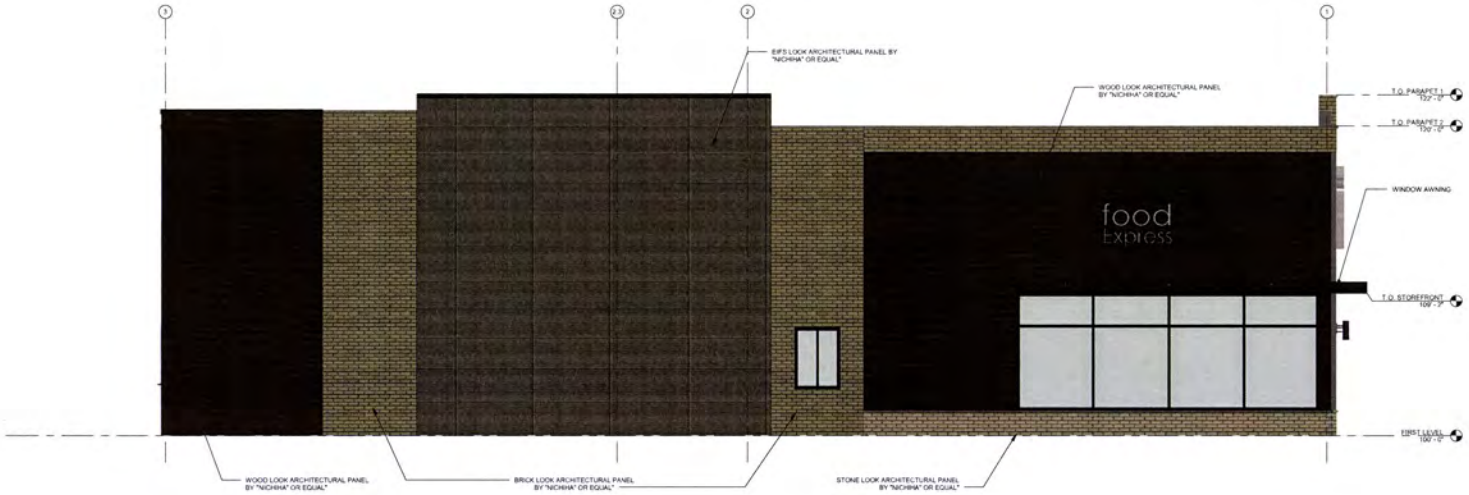
371 RETAIL
BAXTER, MINNESOTA
BUILDING ELEVATIONS

SHEET NO.
A4.2

SHEET OF



1 SOUTH ELEVATION
1/4" = 1'-0"



2 NORTH ELEVATION
1/4" = 1'-0"

NFC

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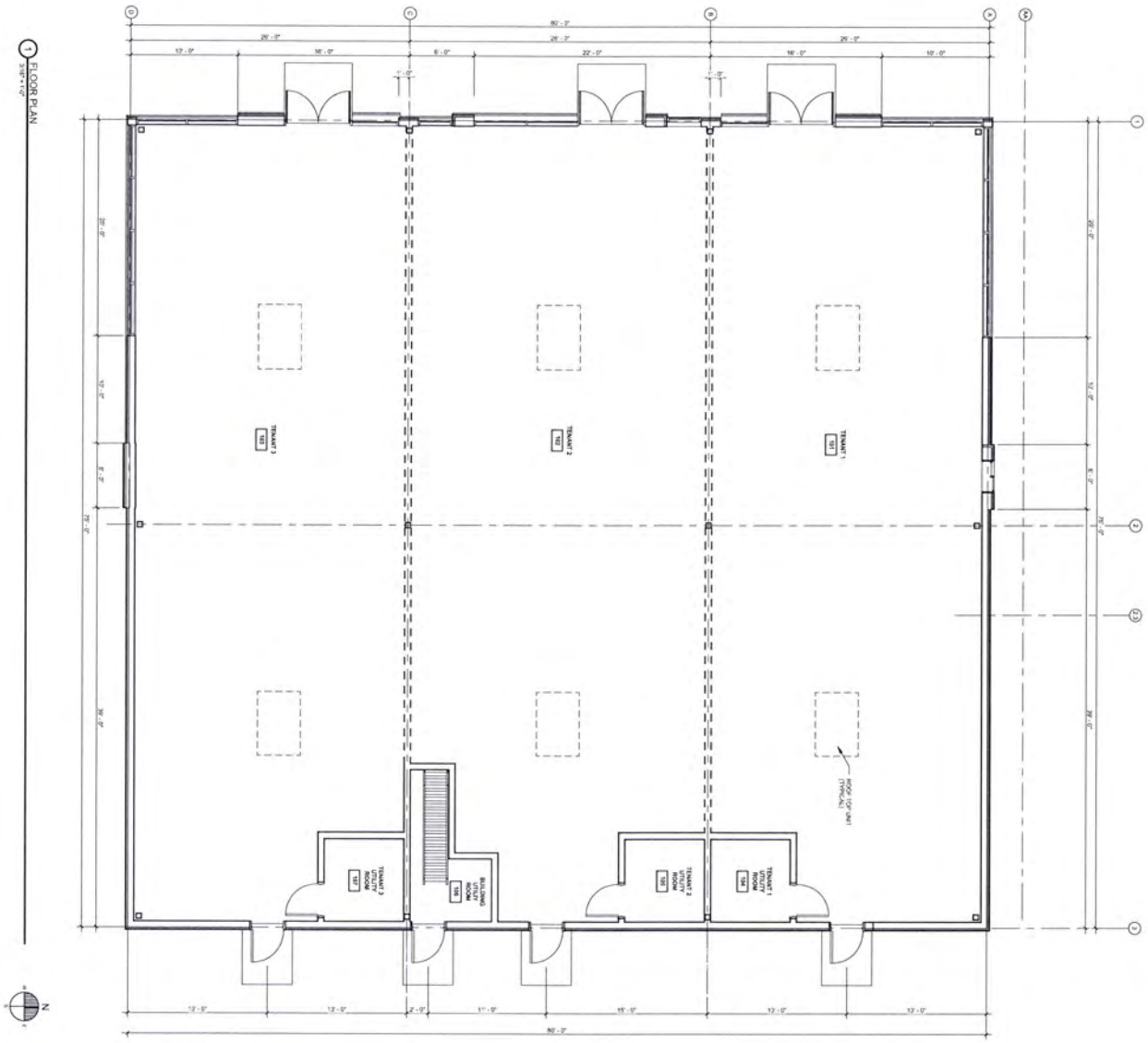
DATE	REV#	REVISIONS DESCRIPTION	BY

DATE: OCTOBER 2016
SCALE: 1/4" = 1'-0"
DRAWN BY: Author
CHECKED BY: Checker
JOB NUMBER: 2876B0055.000

371 RETAIL
BAXTER, MINNESOTA
BUILDING ELEVATIONS

SHEET NO
A4.1

SHEET OF



NFC

SHEET NO. A1.1	371 RETAIL BAXTER, MINNESOTA FIRST FLOOR PLAN	DATE: OCTOBER 2016 SCALE: 3/16" = 1'-0" DRAWN BY: AGM CHECKED BY: DAA JOB NUMBER: 287B0055.000	DATE	REV#	REVISIONS DESCRIPTION	BY	I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA DOUGLAS A. ARCHER SIGN DATE LIC# 22902

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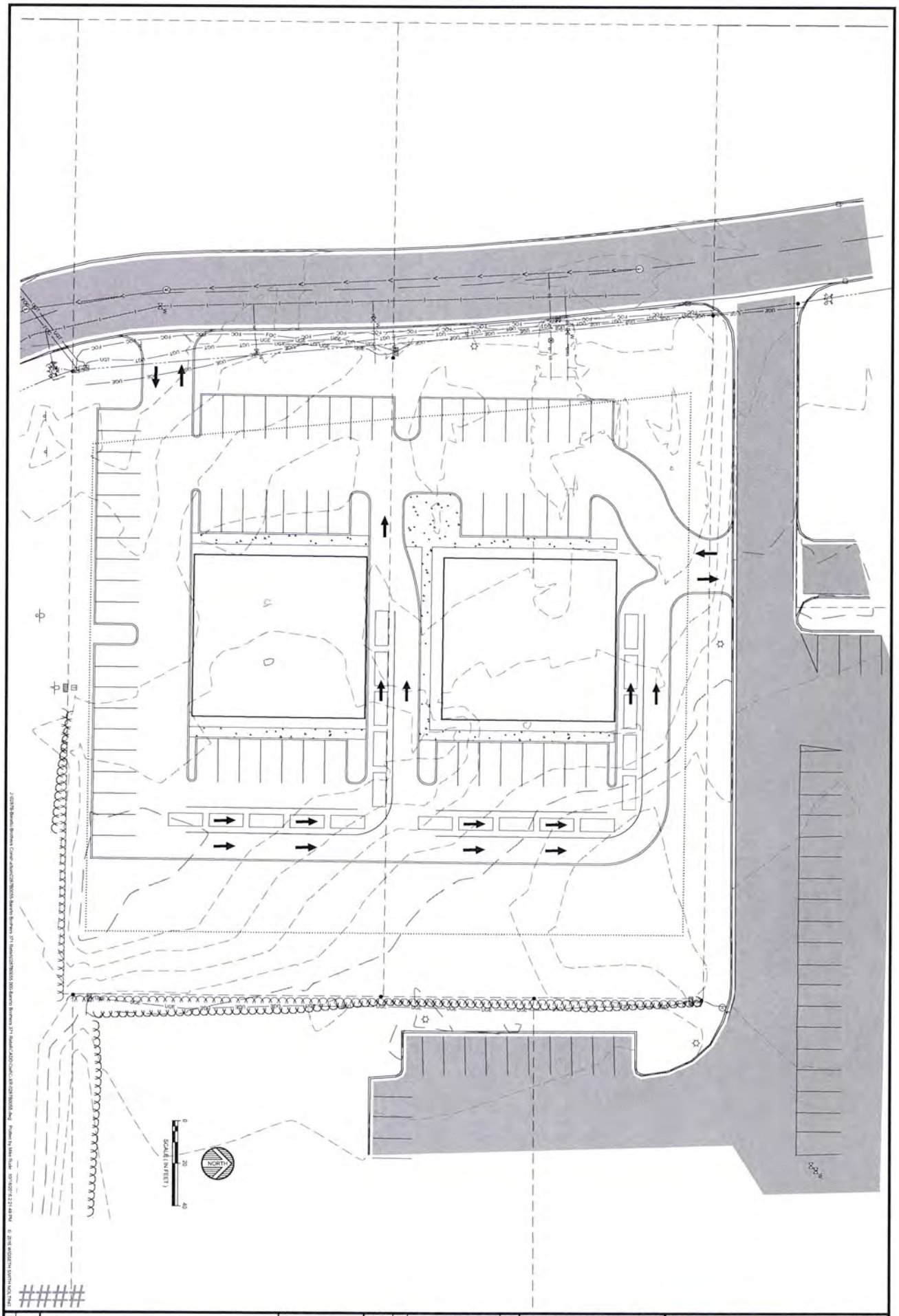

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SHEET NO. ####	####	DATE: ####	DATE	REV#	REVISIONS DESCRIPTION	BY	I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED #### UNDER THE LAWS OF THE STATE OF ####
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	####	JOB NUMBER: ####					#### DATE: #### LIC. NO. ####

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