

AGENDA

Upper Dublin Township Zoning Hearing Board Monday, August 24, 2015 @ 7:30 pm

#2153: *LTF Real Estate Company, Inc., 2902 Corporate Place, Chanhassen, MN 55317* requests zoning relief in order to develop the property at **375 Commerce Drive** into a two-story fitness center with an outdoor pool, bistro, and parking area. The property is zoned EC – Employment Center, and portions of the property are located in the Floodplain Conservation District. Variances are requested from Zoning Code Section 255-115.B(5), subsections (a)(4), (b)(1), and (c) to permit a building height of 53.7 ft. rather than the permitted maximum height of 35 ft.; to permit parapets in excess of 3 ft. in mean height; and, to permit a building in excess of 30 ft. in height not to be erected within a recession plane. Variances are requested from Section 255-115.C(2) to permit the buildings to be set back farther than the required “build-to line”; from Section 255-115.C(3) to permit surface parking to be situated at the side of the building; and from Section 255-155.A(2) to permit 9 business signs of less than 200 sq.ft. each, rather than the maximum permitted 2 business signs. Variances are requested from Section 255-161.E to permit filling, grading, and other work within a horizontal floodplain buffer area, and from Section 255-164.B to permit construction of buildings and structures within the Floodplain Conservation District. Finally, a variance from Section 255-165.F(3) is requested to permit driveways and parking lots located within the Floodplain Conservation District to be constructed of impervious paving materials, rather than the required pervious paving materials.

Note: Application #2163 by William and Vivian Gast for the property at **101 Cheston Lane**, previously advertised for this date, has been rescheduled to September 28.