

ORDINANCE NO. 2026-353

CITY OF MAPLE PLAIN

AN ORDINANCE AMENDING SECTION 10-453 OF THE MAPLE PLAIN CITY CODE TO ADD A DEFINITION FOR OFFICE CAMPUS

THE CITY COUNCIL OF THE CITY OF MAPLE PLAIN DOES ORDAINS:

SECTION 1. AMENDMENT. Maple Plain City Code § 10-453 is amended to add the underlined language as follows:

Sec. 10-453. – Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Office campus means a master-planned or unified development, under single ownership, that is principally comprised of office uses (including general office, professional office, and medical office) within two or more buildings or within a single building designed to function as a multi-tenant campus, together with on-site circulation, shared parking, and common open space or amenities.

(a) Permitted Uses.

An office campus may include the following permitted uses:

- a. Office and medical: general administrative offices; professional services (e.g., legal, accounting, architecture, engineering, technology); medical, dental, pet care and allied health clinics.
- b. Childcare: daycare or early childhood facilities sized to serve campus users and the immediate area.

(b) Accessory Uses.

An office campus may include the following accessory uses:

- a. Boutique retail and personal service: small-format retail and personal service uses such as jewelry sales, specialty goods, spa and wellness services, and similar shops oriented toward the day-to-day needs of campus users.
- b. Recreation and fitness: indoor, low-impact recreational and training facilities, such as golf simulators, indoor sports training facilities, and fitness/weight training clubs.
- c. Food and amenity services: cafés, coffee shops, small eateries, and shared meeting, conferencing, or co-working amenities intended to support the campus.

(c) Accessory Floor Area Limits.

Ancillary and accessory uses listed above may occupy up to 50 percent of the total gross floor area of the Office Campus, unless a higher percentage is approved by the City through a conditional use permit

(d) Operational Standards.

Outdoor storage is prohibited; any manufacturing or industrial activity is limited to incidental prototype or lab functions customary to office or medical users.

(e) Site Planning and Mitigation.

Office campus developments shall provide shared parking and internal pedestrian connectivity between buildings and amenities. Recreation and childcare uses shall submit circulation, parking, and noise-mitigation plans as part of the building permit review process.

SECTION 2. EFFECTIVE DATE. This Ordinance shall be in full force and effect from and after its passage and publications as required by law.

Adopted by the City Council of the City of Maple Plain this 23rd day of March, 2026.

Julie M. Maas-Kusske, Mayor

ATTEST:

Jacob Shillander, City Administrator

Published in the _____ on _____, 2026