

**CITY OF MAPLE PLAIN, MINNESOTA**  
**PLANNING COMMISSION**

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**Concept Plan Review – Proposed Multifamily Townhome Development  
Property Located Adjacent to 5370 Highway 12, Maple Plain, MN**

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<b>To:</b>	Planning Commission
<b>From:</b>	Mark Kaltsas, City Planner
<b>Meeting Date:</b>	June 4, 2026
<b>Developer/Applicant:</b>	Equinox Development Partners
<b>Owner:</b>	Outcome Limited Partnership
<b>Location:</b>	Adjacent to 5370 and 5330 Highway 12, Maple Plain, MN
<b>PID No's:</b>	24-118-24-34-0083 and 24-118-24-34-0020
<b>Application Type:</b>	Concept Plan Review – Multifamily Townhome Development

**Request:**

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**CONCEPT PLAN REVIEW** – Equinox Development Partners (Developer) is presenting a concept plan for the proposed redevelopment of approximately 6.5 acres of land adjacent to 5370 Highway 12 in Maple Plain, Minnesota. The Planning Commission is asked to review and provide feedback on the following:

- Concept plan review of a proposed approximately 85-unit rental townhome development on the subject property.
- Evaluation of the general land use compatibility of the proposed development with the applicable Mixed-Use Budd Avenue (MUB) zoning district and the City's Comprehensive Plan.
- Preliminary feedback on site access, pedestrian connectivity, and other site design considerations relevant to any future formal land use application.

**Important Note: Scope of Review:** This is a concept plan review only and does not constitute approval of any land use application, site plan, subdivision plat, or any other City action. No formal approval is requested or required at this time. The purpose of this review is to provide the developer with early, high-level feedback from the Planning Commission on land use compatibility and site design considerations that should be addressed if the project advances to a formal application.



### Property / Site Information:

The subject property consists of approximately 6.5 acres located adjacent to 5370 Highway 12 in the City of Maple Plain. The property is currently zoned Mixed-Use Budd Avenue (MUB). Multifamily residential development, including townhomes, is a permitted use within the MUB zoning district. The site is located in proximity to Highway 12 and Pioneer Creek Drive, which present both opportunities and constraints related to access, circulation, and pedestrian connectivity.

<b>Property Location:</b>	Adjacent to 5370 and 5330 Highway 12, Maple Plain, MN
<b>PID:</b>	24-118-24-34-0083 and 24-118-24-34-0020
<b>Site Area:</b>	Approximately 6.67 acres
<b>Current Zoning:</b>	Mixed-Use Budd Avenue (MUB)

<b>Comprehensive Plan:</b>	Mixed-use
<b>Proposed Use:</b>	Approximately 85 rental townhome units
<b>Use Permitted?</b>	Yes - Multifamily residential/townhomes are a permitted use in the MUB district
<b>Current Site Conditions:</b>	Vacant, with pavement and outdoor storage remnants, existing building on the 5330 sites
<b>Adjacent Uses:</b>	Commercial, multi-family residential, industrial

**Discussion**

Equinox Development Partners has submitted a concept plan proposing the redevelopment of the approximately 6.67-acre properties adjacent to 5370 and including 5330 (used car lot) Highway 12 with approximately 85 rental townhome units. The concept plan is intended to facilitate early dialogue with the City regarding land use compatibility, site access, pedestrian connectivity, and other design considerations prior to submission of a formal land use application.

The property is zoned Mixed-Use Budd Avenue (MUB), within which multifamily residential development, including townhomes, is a permitted use. As such, the proposed land use is consistent with the applicable zoning district. However, a development of this scale and nature would be expected to advance through a formal land use process that would include, at minimum, a planned unit development (PUD) application, site plan review, and subdivision/platting. Those applications would be subject to full review and public hearing before the Planning Commission and City Council.

**Zoning and Land Use Compatibility**

The proposed townhome development is consistent with the MUB zoning district, which is designed to accommodate a mix of uses including multifamily residential. The following land use considerations are relevant for Planning Commission review:

- **Density:** Approximately 85 rental townhome units on 6.67 acres results in a density of approximately 13 units per acre. The proposed density is consistent with the intent of the MUB district and the City’s Comprehensive Plan.
- **Massing:** Commissioners should offer any preliminary feedback on layout, massing, and the visual character of the proposed development as it relates to adjacent uses and the Highway 12 corridor.
- **Setbacks:** Applicable MUB setback requirements would be evaluated at the time of a formal application. The Commission may wish to note any specific setback considerations for the Highway 12 frontage and any adjacent residential uses.
- **Landscaping and Screening:** Requirements for landscaping, buffering, and screening would be addressed through the site plan review process.

## **Access and Circulation**

Site access and circulation are key considerations for this development given the property's location along the Highway 12 corridor. The following access elements have been identified in preliminary discussions:

- **Pioneer Creek Drive Connection:** The developer has secured the ability to connect the development north to Pioneer Creek Drive, which would provide a local internal access point. This connection is viewed favorably as it reduces reliance on direct Highway 12 access for day-to-day trips.
- **Highway 12 Access:** The site plan contemplates vehicular access to Highway 12, which would be subject to review and approval by the Minnesota Department of Transportation (MnDOT). The Commission should note that MnDOT access permits on principal arterials are subject to access spacing requirements and may be conditioned or denied. The developer should be required to demonstrate MnDOT support or approval for any proposed Highway 12 access as part of a formal application.
- **Internal Circulation:** The concept plan should demonstrate adequate internal circulation for emergency vehicles, moving trucks, and resident parking. These elements will be evaluated in detail during site plan review.

## **Pedestrian Connectivity**

The City has expressed interest in evaluating pedestrian connectivity opportunities for the site as part of the concept review. The following pedestrian-related considerations should be noted:

- **HAWK Signal Connection:** The City has identified the potential for pedestrian access points toward Highway 12 and the existing HAWK pedestrian signal as a priority. Any future formal application should demonstrate how the development's pedestrian network would connect to the HAWK signal to improve safe crossing access for residents.
- **Internal Pedestrian Network:** The concept plan should include a connected internal pedestrian network linking residential units, common areas, parking, and access points to the public street system and to the trail on Pioneer Creek Dr.
- **Regional Trail/Sidewalk Connections:** The Commission may wish to consider connectivity to any existing or planned sidewalks, trails, or bike facilities in the area as part of its preliminary feedback.

## **Key Issues and Considerations for Planning Commission Feedback**

Staff recommends the Planning Commission provide preliminary feedback on the following key issues, which the developer should be prepared to address in any formal land use application:

- **Land use compatibility:** Is the proposed density and townhome use consistent with the intent of the MUB district and the Comprehensive Plan for this area?
- **Site access:** Does the Commission have any preliminary concerns about the proposed access strategy, including the Pioneer Creek Drive connection and the proposed Highway 12 access point?
- **Pedestrian connectivity:** Does the Commission support the goal of connecting the development to the existing HAWK pedestrian signal, and are there additional connectivity expectations that should be incorporated?

- Site design and character: Does the Commission have any initial feedback regarding building orientation, massing, and the interface of the development with Highway 12 and adjacent properties?
- Formal application process: Does the Commission have any questions or direction for the developer regarding the anticipated formal land use process, including PUD, site plan review, and platting?

## **Process / Next Steps**

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This concept plan review does not constitute approval of any application and does not bind the City or the developer in any way. If the developer elects to proceed following concept plan feedback, the anticipated formal application process would include:

- Formal land use applications, including planned unit development (PUD) application, site plan review, and subdivision preliminary and final plat
- Public notice, public hearing, and Planning Commission recommendation
- City Council consideration and action on all land use approvals
- Environmental review, as applicable
- Coordination with MnDOT regarding Highway 12 access

## **Staff Recommendation**

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Staff recommends that the Planning Commission review the submitted concept plan and provide the developer with high-level, preliminary feedback on the land use, access, and pedestrian connectivity considerations identified in this staff report. No formal action is requested or required.

Staff requests the Planning Commission provide feedback on the following:

- General land use compatibility of the proposed approximately 85-unit rental townhome development with the Mixed-Use Budd Avenue (MUB) zoning district and the City's Comprehensive Plan.
- Preliminary input on the proposed access strategy, including the Pioneer Creek Drive connection and anticipated MnDOT-reviewed Highway 12 access.
- Direction on pedestrian connectivity expectations, including connection to the existing HAWK pedestrian signal on Highway 12.
- Any additional land use, site design, or process-related direction the Commission wishes to provide to the developer prior to a formal application.

## **Attachments:**

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- Concept Plan – Equinox Development Partners