

City of Maple Plain
Request for Rezoning Ordinance Approval from MU-D to MU-D Planned Unit Development (PUD), Final Plat Approval, Approval of the PUD Agreement, Development Agreement and Amended TIF Agreement to Allow the Construction of a New Multi-Family Residential Building to be Located on the Properties Generally at the Intersection of Main St. and Maple Ave.

To: City Council
From: Mark Kaltsas, City Planner
Meeting Date: April 27, 2026
Applicant: Matt Alexander
Owner: Maple & Main, LLC
Location: Maple Ave. and Main St. (City Owned Properties)

Request:

North Shore Maple Plain LLC (Applicant) request that the City consider the following actions for the properties located at 5249 U S Hwy No 12, 5230 Main St E, 5220 Main St E, 5209 U S Hwy No 12 and 1620 Maple Ave, (PID No.s 2411824340069, 2411824340028, 2411824340070, 2411824340031 and 2411824340033):

- a. Rezoning from MU-D to MU-D Planned Unit Development (PUD), Final Plat, PUD Agreement, Development Agreement and amended TIF Agreement for the new multi-family market rate apartment building and associated site improvements.

Property/Site Information:

The property is located along the south north of State Highway 12 between CSAH 29 and Howard Ave. and just south of Gateway Blvd. The subject property is located within the Mixed Use – Gateway District. This property was established as an Outlot at the time that Cassia developed their building and site improvements. property has the following characteristics:

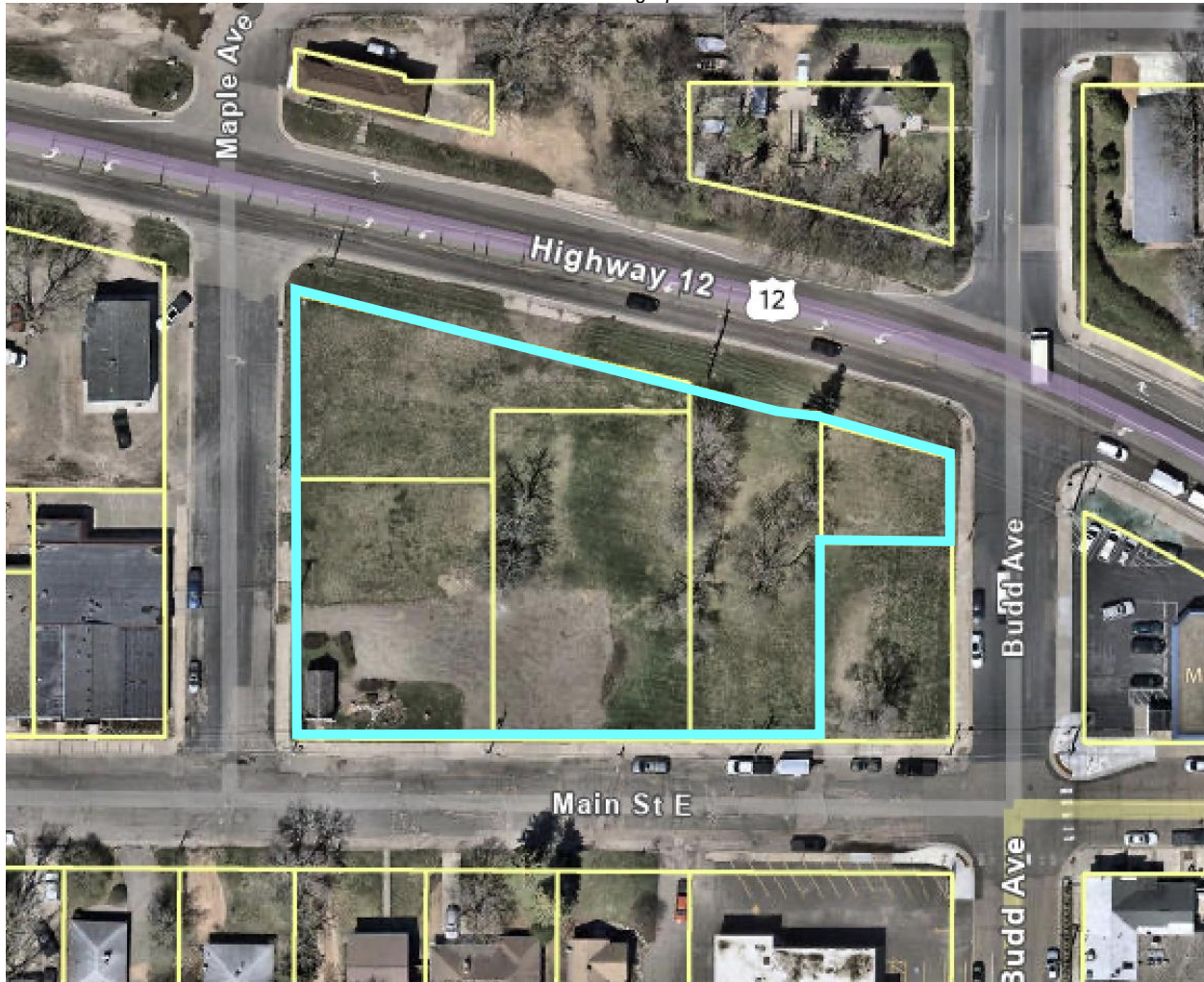
Property Information:

Zoning: *Mixed Use – Downtown (MU-D)*

Comprehensive Plan: *Mixed-Use*

Acreage: ± 1.25 Acres

Aerial Photograph



Discussion:

City Council approved the rezoning, site plan review, preliminary and final plat on February 23rd, 2026. The city attorney, planner and staff have been working with the developer's team to finalize the agreements associated with the city's approval of the project. In addition, the city has reviewed and found the final plat to be ready to approve. The City Council previously provided conditional approvals for the Planned Unit Development (PUD), site plan, preliminary plat, and Tax Increment Financing (TIF) assistance. The items now before the City Council represent the final land use entitlements and development agreements necessary to implement the approved project.

Planned Unit Development Agreement

The Planned Unit Development (PUD) Agreement establishes the zoning framework and long-term obligations associated with the MU-D PUD zoning for the property. The agreement incorporates the approved development plans, governing zoning standards, approved elevations, lighting, and maintenance requirements. The PUD Agreement runs with the land and ensures ongoing compliance with the approved plans, City Code requirements, and City Council conditions of approval.

Redeveloper's (Development) Agreement

The Redeveloper's Agreement governs the construction and financing of the Maple & Main development. The agreement outlines performance standards and timelines for construction, establishes developer responsibilities related to utilities, stormwater, landscaping, erosion control, and public infrastructure, and provides financial assurances to the City. It also identifies development escrow requirements, park dedication obligations, inspection authority, default remedies, and insurance and indemnification provisions. The Redeveloper's Agreement ensures the project is constructed in accordance with City approvals and protects the City's interests throughout development and construction.

Amended TIF Agreement

Minor changes to the Developer Entity, Address and pushing out the start and completion dates for the project. There are no material changes to the amended agreement, but it was recommended to be reapproved by the City Council.

Rezoning Ordinance

The Council is also being asked to adopt an ordinance rezoning the subject property from Mixed-Use Downtown (MU-D) to Mixed-Use Downtown Planned Unit Development (MU-D PUD). The rezoning reflects the approved PUD and establishes the zoning framework necessary to allow development consistent with the approved plans.

Final Plat Approval

Approval of the Final Plat for Maple & Main is requested concurrently. The Final Plat satisfies the conditions of preliminary plat approval and formally establishes the legal lots necessary for development. Recording of the final plat is required prior to issuance of building permits and development commencement.

Hennepin County Environmental Grant Resolution

Staff is seeking approval to submit an application to the Hennepin County Environmental Response Fund (ERF), administered by the Hennepin County Environment and Energy Department. The ERF program provides grant funding to assist with environmental assessment, contamination cleanup, and asbestos/lead-based paint abatement on brownfield sites. Funding from this grant would be used to reimburse the City and Redeveloper for eligible expenses associated with the downtown redevelopment site investigation, clean-up and building ventilation system.

Estimated of grant eligible costs:

- Excavation/transport/disposal of 4,950 tons of contaminated soil (as laid out above): ~\$178,200
- Vapor mitigation design, installation, confirmation sampling: ~\$125,000
- Excavation oversight and confirmation sampling: ~\$30,000
- Reporting and other PM costs: ~\$20,000

A city council resolution approving the project is required by Hennepin County before grant funds can be disbursed. Staff is requesting that the Council adopt the attached resolution authorizing submission of the grant application.

Council Action:

Approval of the requested actions will allow the applicant to proceed with recording of the final plat, execution and recording of the development agreements, adoption of the rezoning ordinance, and subsequent permitting for construction of the Maple & Main redevelopment project.

Attachments: Planned Unit Development Agreement
Redeveloper's (Development) Agreement
Rezoning Ordinance
Final Plat Approval Resolution
Amended TIF Resolution