



MAPLE PLAIN TOWNHOMES

LAND USE APPLICATION

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Executive Summary

Equinox Development Partners LLC proposes an 85-unit townhome community on approximately 6.5 acres at the currently vacant, former auto sales center and vacant land located at 5330 Highway 12, in Maple Plain, MN. The market rate rental community consists of 1 bedroom, 2 bedroom, and 3-bedroom townhomes among 10 residential buildings. A community building will include an office for management staff as well as indoor/outdoor amenities for residents.

1. Project Location

Maple Plain's newest market rate rental residential community, which is a to-be-named Maple Plain Townhome community, will be constructed on the long-standing vacant parcel adjacent to Highway 12 to the south, an industrial building to the west, a commercial building and vacant land to the east, and a storage facility to the north. Residents and guests will access the site directly from Highway 12 and will also have the option to enter and/or exit at the north of the site via a private road connecting to Pioneer Creek Drive.

2. Project Offerings

The residential community offers 85 market rate rental townhomes with attractive community amenities, enriching the experience of living in this townhome community.

A thoughtfully designed site offers both extensive pedestrian and vehicular interconnectivity throughout the entire site for residents, guests, and pets. A community building offers community management and leasing staff an office, offers residents a fitness center, as well as outdoor gathering spaces with grills, firepits and lounges.

Each individual townhome residences feature amenities typically associated with for-sale homes. Individual private garages offer convenience and privacy, and individual front doors create a sense of welcome. Architectural features like ten-foot ceilings, eight-foot doors, and generous hallway, stair, and bedroom spaces enhance the resident living experience. Premium interior finishes—including wood-look flooring, semi-custom cabinetry, and tasteful electric and plumbing fixtures in a neutral palette—provide residents with a stylish but customized interior. Kitchens feature generous center islands, walk-in pantries, stainless steel appliances and quartz countertops. Primary bedrooms have ensuite bathrooms and closets. A diversity of floor plans offer options for all resident types and lifestyles. Single-level living accommodates people looking for homes without stairs, while flexible spaces can serve as dens, offices, or dining spaces. Considered features address real-life needs, such as

second-floor laundry, mudrooms, walk-in pantries, generous living rooms, bathrooms with double vanities, and generous garages to accommodate storage.

This community will attract a broad market by offering a combination of one bedroom, two-bedroom, two-bedroom plus den, three-bedroom, and three-bedroom plus den units. Units are either one, two or three stories depending on location within the community.

3. Project Design

With three different building types within the community, unity of design is of upmost importance:

- “A” Buildings (3 total): Two stories, includes three bedrooms plus dens.
- “B” Buildings (3 total): Two stories, includes one bedroom and two bedrooms. The first-floor units are all on one level with no stairs.
- “C” Buildings (4 total): Three stories, includes of three bedrooms plus den, and two bedroom plus den.

While each building type has a different layout, a traditional style with clean implementation with each building creates a sense of identity within the larger community. Subtle visual cues help distinguish the three major building types, offering site diversity and hierarchy without chaos or clutter. Gable roofs add rhythm, covered front porches create a sense of welcome, the careful placement of windows and doors create visual order. A crisp, tailored execution appeals to the eye.

The clean, fresh exterior material selections offer a balanced mix of light, natural tones, accented with custom lighting, standing seam metal porch roofs, and rich accent board and batten with box bay windows which create harmony among the community.

Intentional landscaping throughout the site provides connection to nature. An abundant native species of trees and plantings increase biodiversity, all of which are easier to maintain and support pollinators and birds. Landscaping species selections are based on naturalistic, organic forms to match the surrounding setting which include year-round interest: evergreens and colorful bark in the winter, flowering trees in the spring, and colorful foliage in the summer and fall. Additionally, select areas are designated as prairie restoration complement the architectural style within the greater surrounding environment with many ecological benefits.

4. Project Alignment with Strategic Priorities

Maple Plain Townhomes promotes several City goals and strategic priorities. Adding rooftops and creating a welcoming community on a long standing, vacant site along Hwy 12 brings abundant benefits and will be a catalyst to future growth and development in Maple Plain.

In the “City’s 2040 Comprehensive Plan, Table 2-1 in Chapter 2 Land Use: Goals, Policies and Implementation Summary” highlight the following specific goals, all of which are promoted through the proposed development.

1. “Goal: Maintain and encourage high quality development by capitalizing on the geographic advantage of the City.”
 - a. The highly visible former auto sales center and vacant land along Highway 12 will welcome 85 new rooftops within a thoughtfully designed community.
2. “Goal: Maintain and enhance the small-town quality of a connected community.”
 - a. Maple Plain Townhomes provides pedestrian and vehicular connectivity throughout the site and to the north to Pioneer Creek Drive which easily accesses Veterans Memorial Park, Orono Discovery Center, Baker Park, and the HAWK at Hwy 12.
3. “Goal: Provide a high-quality place for people to live, work, and play.”
 - a. Maple Plain Townhome development incorporates innovative design within the units, building exteriors, as well as the thoughtfully designed site layout with private driveways and unit entries for each townhome. Sustainable features throughout the site are delivered with the highest quality, all while establishing a new community of rooftops for people to live in Maple Plain.
4. “Goal: Ensure availability of affordable housing exists for all age groups”
 - a. Maple Plain Townhomes provides housing that supplies a large continuum of unit types, prices, and designs.

5. Conclusion

The redevelopment of a former auto sales center and long standing, vacant site will bring a new, vibrant housing community to Maple Plain and be a catalyst for future development and redevelopment. We look forward to working through this process together.