



REQUEST FOR COUNCIL ACTION

MEETING DATE: February 7, 2022

PREPARED BY: Brett Angell, Economic Development Manager

AGENDA ITEM: Arbor Lakes Business Park Phase 3 Planned Unit Development concept stage plan

PREVIOUS ACTIONS:

At their meeting of Monday, January 31, 2022, the Planning Commission recommended that the City Council direct the City Attorney to draft a Resolution approving the Arbor Lakes Business Park Phase 3 PUD concept stage plan subject to:

1. The applicant addressing to the satisfaction of the city any remaining applicable comments contained in the memorandums from:
 - a. The Community & Economic Development Department dated January 4, 2022
 - b. The Fire Department dated December 17, 2021
 - c. The Parks & Recreation Department, dated December 29, 2021
 - d. The Minnesota Department of Transportation, dated December 29, 2021

The applicant shall acknowledge that Park Dedication requirements are based on staff review and recommendation to the Park and Recreation Board and their subsequent board action. Board meetings are held on the third Thursday of each month.

Requested Action: PUD concept stage plan

Zoning: FF, Freeway Frontage

Adjacent Land

Use and Zoning:

North:	FF, Freeway Frontage District
East:	FF, Freeway Frontage District
South:	FF, Freeway Frontage District
West:	PUD, Planned Unit Development

Applicant:	Endeavor Development
Application received:	December 7, 2021
60 day review deadline:	February 5, 2022
Additional 60 day review deadline:	April 6, 2022
Address:	Fountains Drive and Zachary Lane

RECOMMENDED COUNCIL ACTION:

Motion to direct the City Attorney to draft a Resolution approving the Arbor Lakes Business Park Phase 3 PUD concept stage plan subject to:

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COMMENTS:

Endeavor Development is seeking concept stage plan approval for the third phase of the Arbor Lakes Business Park development within the Gravel Mining Area (GMA). The location of the proposed development is to the southeast of the intersection of Fountains Drive and Zachary Lane. The proposed development has a combined building square footage of 846,720.

Arbor Lakes Business Park development history

Phase I of Arbor Lakes Business Park received development stage plan approval in January 2018 and both buildings are currently 100% occupied. Building A of phase II received development stage plan approval in June 2021 and is currently under construction with anticipation that construction will be completed in the spring. An application for development stage plan approval for Building B of phase II has been submitted to the city and will be brought before the planning commission for consideration at an upcoming meeting date.

Site information

The proposed development location consists of two parcels with a combined size of 57.5 acres. The site is currently vacant and was previously used for gravel mining. Adjacent uses to

the proposed site include retail to the west, business park to the north, mining activities to the east and freeway to the south.

The parcel is currently un-platted and is zoned as FF- Freeway Frontage. A platting and rezoning request would be included with future development stage plan request(s). The properties are currently guided as Regional Mixed Use in the 2040 Comprehensive Plan and are included in the Gravel Mining Area master plan as further detailed below.

Gravel Mining Area Master Plan

The subject property is included in the GMA South Master Plan. Per the master plan, the area directly abutting I-94 is shown as business park. The area directly to the south of Fountains Drive is shown as a transition area with a range of uses identified, including entertainment, indoor recreation, workforce training, incubator, and quasi-retail. The master plan also shows an east-west roadway connection through the site with green space included as well. The east-west connection identified on the plan or Fountains Drive is planned to cross US-169 in the future to serve as an additional connection into Brooklyn Park. The green space is envisioned as a greenway that in the future would serve employees and connect with the commercial uses to the west.

The master plan identifies goals for the entire GMA which include creating an employment focal point for the city, a place unlike other business parks, a showcase for high quality development, an effective and efficient multi-modal transportation system, and a balance of land uses in a variety of scales, intensities and uses that are responsive to market conditions.

A map showing the proposed concept plan overlaid onto the GMA Master Plan has been submitted by the developer and is included within this packet.

Development details

The proposed development concept includes five buildings, ranging from 127,624 square feet up to 201,824 square feet. Buildings one and two are proposed to be similar in nature to what was seen in phase I and II with the fronts and sides of the buildings facing public roadways and the rears of each building facing each other to further aid in screening the loading dock areas.

Building three would be situated to front the extension of the north-south Commerce Drive extension. Buildings one through three are anticipated to be constructed on a speculative basis. The developer is currently in conversations with a prospective tenant for one of the buildings.

Buildings four and five would be situated so the fronts of the buildings face the freeway. These proposed buildings would be build-to-suit options with the intention of attracting corporate headquarters.

Roadway connections

The proposed concept plan incorporates the extension of the Commerce Drive north-south roadway as well as the incorporation of an east-west connection to the north of buildings four and five. Overall, the proposed roadway network from the concept plan is consistent with the master plan.

The plans show the development of private roadways, which would be constructed in a similar manner to Commerce Drive from earlier phases of Arbor Lakes Business Park. The city will require public access to these roadways and the east-west roadway may be required to be built to public standards. Further investigation regarding this connection will be necessary, and incorporated into development stage plan applications.

Parking and access

The developer is proposing parking ratios varying from 1.43 to 2.82 stalls per 1,000 square feet of building footprint. From these ratios, buildings four and five would have a higher parking ratio. The total ratio for the entire development would be 1.91 stalls per 1,000 square feet. Based upon previously constructed similar developments and industry standards, staff are comfortable with the proposed parking ratios.

Two access points are proposed on Zachary Lane, one of which would be used for the new roadway to be constructed. Four access points are shown on the north end of the property on Fountains Drive. These access points would line up with the access points of the development to the north.

Greenspace, landscaping and trails

The proposed concept plan includes the development of sidewalks along the east-west and north-south roadways. On the north end of the development along Fountains Drive, the developer is proposing to install a pedestrian and bicycle trail with additional greenspace width and tree plantings in order to give Fountains Drive a parkway feel. The trail connection as shown would lead directly to the ponding area shown on the northeast corner of the development. This proposed pond area would be a total size of 2.41 acres and include additional landscaping and outdoor seating areas as to be an amenity to the employees of the area.

Two stormwater management and open space areas are proposed to the north of buildings four and five. The proposed location of these areas are consistent with what is shown in the master plan. These areas will be generally dry and not open water except for following larger rainfall events.

In total, the concept includes approximately 5,150 feet of trails and walkways and common/public open space totaling 18% of the site area. Additional details regarding the landscaping and plantings will be provided during a development stage plan application.

Architecture

The applicant is proposing similar facades to what was seen in phases I and II for phase III buildings one through three. The proposed façade consists of precast concrete in various shades of grey with horizontal offsets every fifty to one hundred feet. Darker panels are used to emulate a double row of windows along the entire length of the front and side elevations which gives the buildings a two-story appearance. The ends and middle, where the main entrances are located, provide a higher proportion of windows along with decorative features and niches paneling (architectural wall panels with a wood textured finish).

Buildings four and five is shown with a similar theme of architectural finishes as mentioned above for the other buildings. Due to the nature of buildings four and five being build-to-suit options there could be additional variations to the overall shape and façade of the buildings as corporations often seek to utilize different materials and colors to further define their locations. Examples of build-to-suit options and variations in the materials that are used can be seen along the 610-corridor in Brooklyn Park.

Development timing

Contingent on the approval of this concept stage plan application, the applicant intends to submit development stage plans for the initial phase of construction for this development within the coming months with construction beginning in the fall. Construction of buildings one through three will be market drive. Timing and construction of buildings 4 and 5 will be contingent on the market and readiness of utilities.

Synergy with adjacent uses/market conditions

The existing market for this product types remains strong in the Northwest metro even through the pandemic. As business continue to expand or relocate into Minnesota, this building type would be highly sought after due to being built to today's standards, availability of workforce nearby, and the overall amenities of the area.

One of the key factors and goals of the GMA area and master planning efforts is to created an employment hub for the city and to add additional higher wage employment opportunities. The proposed concept would continue to increase the number of higher-wage employment opportunities for people who live within the area that was established with the first two phases of the Arbor Lakes Business Park. The addition of these jobs also increases weekday and daytime consumers to further support the nearby retail, restaurants, hospitality and service businesses.

Planning Commission review

This request was reviewed by the Planning Commission at the January 31 meeting. The commission recommended approval of the concept stage plan request.

ATTACHMENTS:

Attachment A: Narrative

Attachment B: Location map

Attachment C: Maps

Attachment D: Memorandums