



## REQUEST FOR COUNCIL ACTION

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**MEETING DATE:** March 7, 2022

**PREPARED BY:** Brett Angell, Economic Development Manager

**AGENDA ITEM:** Arbor Lakes Business Park Phase 2 Building B Planned Unit Development stage plan and final plat

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### PREVIOUS ACTIONS:

At their meetings of Monday, February 28, 2022, the Planning Commission recommended that the City Council direct the City Attorney to draft a Resolution and a Planned Unit Development agreement approving the Arbor Lakes Business Park Phase 2 Building B Planned Unit Development stage plan and final plat 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 February 4, 2022
  - b. The Engineering Department dated January 21, 2022
  - c. The Fire Department dated January 19, 2022

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:** Planned Unit Development stage plan and final plat

**Zoning:** FF, Freeway Frontage

### Adjacent Land

#### Use and Zoning:

North:	Regional Mixed Use - R-A, Single-Family Agricultural
East:	Regional Mixed Use - FF, Freeway Frontage
South:	Regional Mixed Use - FF, Freeway Frontage
West:	Regional Mixed Use - PUD, Planned Unit Development

Applicant:	Endeavor Development
Application received:	January 7, 2022
60 day review deadline:	March 8, 2022
Additional 60 day review deadline:	May 7, 2022
Address:	Elm Creek Boulevard and Zachary Lane North

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**RECOMMENDED COUNCIL ACTION:**

Motion to direct the City Attorney to draft a Resolution and a Planned Unit Development agreement approving the Arbor Lakes Business Park Phase 2 Building B Planned Unit Development stage plan and final plat subject to:

1. The applicant addressing to the satisfaction of the city any remaining applicable comments contained in the memorandums from:
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**COMMENTS:**

Endeavor Development is seeking PUD development stage plan and final plat approval for building B of the second phase of Arbor Lakes Business Park. The subject property is located at the northeast intersection of Fountains Drive and Zachary Lane. This project was first brought forward for approvals by the city in 2017 and received renewed approvals in for concept stage plan in 2021. The first building of phase two received development stage plan approval in 2021 and is currently under construction. This request for PUD development stage plan and final plat approval matches the development concept and comments that were previously approved.

The applicant is proposing to construct one building, building B, that is a total of 221,549 square feet in size. The proposed development is consistent and mirrors what was developed in the first phase of Arbor Lakes Business Park, directly adjacent to the east of the property.

**Site Information**

The site is a total of 11.2 acres and is within the broader gravel mining area (GMA). The property is guided under the 2040 Comprehensive Plan as RMU-East Elm Creek Boulevard. Within the GMA small area plan, this area was identified as the location for business park

style development. The proposed development is consistent with the property's current zoning and land use guidance.

### **Final Plat Request**

At the time of development of Arbor Lakes Business Park phase II building A, the subject property was re-platted as an outlot. The final plat request is to assign a lot and block number to the parcel.

### **Building Layout/Setbacks**

The building is arranged so that the front and side face the public roads. There is one double row of parking between the road and the front of the building for car parking and then truck loading dock area at the south of the building. Upon completion of both buildings, the loading dock area would be joined together to minimize any visual impacts on adjacent properties.

The proposed building has a setback of at least 92.7 feet from Zachary Lane and at least 65.3 feet from Fountains Drive. The proposed setback exceeds what is required by city code. Proposed parking setbacks meet city code requirements of a minimum of 20 feet.

### **Access**

Multiple access points are proposed as part of this development. Access into the property would be available from the south on Fountains Drive and from the west on Zachary Lane. The access point to the southeast is shared with Arbor Lakes Business Park first phase. Internal private roadways provide connection between the two phases of this development.

### **Parking**

The development plan includes a total of 246 parking stalls. This total includes eight ADA accessible spaces. This number is consistent with the approved concept plan. The proposed parking standard is reflective of the actual needs based on industry knowledge and the Institute of Transportation Engineers Parking Generation Manual. Staff concurs with the applicants proposed parking standard.

Per staff comments on the proposed plan and discussions with the applicant, inclusion of electrical vehicle charging stations will be determined as tenants are identified for the building.

### **Signage**

A monument sign is proposed for the corner of Zachary Lane and Fountains Drive. Additional signage on the building would also be included signifying the building tenants. All signage would require necessary permits.

### **Landscaping**

The provided landscaping plan overall exceeds the requirements of city code. The proposed landscaping includes the planting of 73 trees. This total includes a mix of deciduous and

coniferous trees. Additionally, a large volume of ornamental trees, shrubs, and perennials are proposed. The proposed landscaping is focused on the south, west, and east sides of the proposed building. Increased emphasis and landscaping volume are proposed on the west side the property to further screen the loading dock area.

Per review by city staff and the Arbor Committee, adjustments to the overstory tree variety must be included to be below the required 20% maximum per genus.

### **Architecture**

The applicant has proposed the building consisting primarily 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 stone veneer. The proposed architecture would mirror the first three buildings of the development. The applicant has provided renderings and elevations of the proposed architecture.

At the concept stage plan review, discussions regarding additional enhanced architectural features on the west sides of the building were discussed. The proposed architecture for the west sides of the building now includes additional integration of glass and stone veneer.

### **Synergy with Existing Development/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.

The proposed development would increase the number of higher-wage employment opportunities for people who live within the area that was established with the first three buildings of the Arbor Lakes Business Park which meets identified goals of the master plan. 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**

The PUD stage plan and final plat request was reviewed at the February 28 Planning Commission meeting. The development proposal was recommended for approval.

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### **ATTACHMENTS:**

Attachment A: Narrative

Attachment B: Location map

Attachment C: Maps

Attachment D: Memorandums