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Suite 100
St. Paul, MN



To: Maple Grove City Planner

From: Michael C. Brandt, P.E.
Kimley-Horn and Associates, Inc.

Date: January 5, 2022

Subject: **Planned Unit Development Memorandum**
Arbor Lakes Business Park Building B
Maple Grove, MN

Endeavor Development is requesting Arbor Lake Business Park phase III be considered for a Development Stage Planned Unit Development. The property is legally described as follows:

Outlot A Arbor Lake Business Park 2nd Addition

PROPOSED DEVELOPMENT OVERVIEW:

Endeavor Development is proposing to develop a business park to be known as Arbor Lakes Business Park Third Addition located across Zachary Lane, east of the existing Fountains Retail Center. This development received a revised Concept PUD approval in March of 2021. Endeavor Development is requesting final plat approval for one (1) lot known as Arbor Lakes Business Park Third Addition, and a development stage PUD approval for Building B .

PROPOSED FINAL PUD DEVELOPMENT:

Endeavor Development is proposing a final PUD approval on Building B from the approved concept master plan for Arbor Lakes Business Park shown as Exhibit B in the November 20, 2017 City Council resolution #17-139 and renewed approval in March of 2021. The final plat consists of Lot 1 of Arbor Lakes Business Park Third Addition. Lot 1 is 11.20 ac and will have a 221,549 SF building, which is consistent with the approved concept PUD.

Building Setbacks, Parking Counts, and Greenspace Calculations:

Lot 1 is consistent with the concept PUD in terms of building and parking setbacks. Parking is based on the same ratios as shown in the approved concept PUD resolution. Overall green space is still shown to be below the 25% required for Industrial Property, as shown in the concept PUD resolution. Parking lot green space exceeds the City Code requirement of 4%.

Landscape Requirements:

The landscape plan is consistent with the approved Concept Landscape Plan shown in Exhibit B of the approved resolution #17-139 dated November 20, 2017 and revised in March of 2021. The landscape plans for Lot 1 are reflective of the images provided to the City Council and documented in Exhibit B of the Approved Resolution for Concept PUD approval for Arbor Lakes Business Park.

UTILITIES**Stormwater Treatment Requirements:**

The City of Maple Grove stormwater management plan has been reviewed. A discussion with City staff and Shingle Creek Watershed District concluded that the storm water from the site will be treated by the existing system. There is an existing stormwater treatment system in the NW corner of Elm Creek Boulevard and Zachary Lane and a regional pond at Highway 169 which will treat the storm water runoff from the area designated as Phase III of the overall project. An erosion control SWPPP and an erosion control permit from the City of Maple Grove and Shingle Creek Watershed District will be required. Additionally, the City of Maple Grove has constructed a volume control system for this area. A volume control permit will not be required for this site. Phase III runoff will be collected in a pipe collection system and connected to the City of Maple Grove storm water collection system in Zachary Lane and Fountains Drive.

Water service to the building will be provided by the existing 12-inch water loop system in Elm Creek Blvd and from Fountains Drive throughout the development. The truck court is served by an existing 12-inch main with a 12-inch service to the building and hydrants to provide coverage to each building. Additionally, each individual building will be protected with a fire sprinkler system.

Sanitary Sewer:

Sanitary sewer service will be provided to the building through a central sewer main running through the shared loading areas. The internal sewer main will connect to a City trunk line at the midpoint of Fountains Drive.

Dry Utilities:

Electric, gas, telephone, fiber optics, and cable will serve each building through the shared loading zone area. Services for each utility will be extended from Elm Creek Blvd to the loading area and into the development.

Building Requirements:

Building materials, images, colors, and articulations for Building B are consistent with the building images shown in Exhibit B of the approved resolution #17-139 and as updated in March of 2021 for Concept PUD for Arbor Lakes Business Park.