



REQUEST FOR COUNCIL ACTION

MEETING DATE: May 16, 2022

PREPARED BY: Peter Vickerman, Planning Manager

AGENDA ITEM: Arbor Lakes Business Park Phase 3 planned unit development stage plan, rezoning and final plat

PREVIOUS ACTIONS:

At their meeting of Monday, May 9, 2022, the Planning Commission recommended the City Council direct the City Attorney to draft a resolution and a planned unit development agreement approving the Arbor Lakes Business Park Phase 3 PUD development stage plan, rezoning 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 May 2, 2022
 - b. The Fire Department dated April 21, 2022
 - c. The Parks and Recreation Department dated May 9, 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.

At the February 22, 2022 meeting, the City Council approved Resolution No. 22-045 approving the Arbor Lakes Business Park Phase 3 concept plan.

Applicant:	Endeavor Investments VII, LLC
Application received:	April 11, 2022
60 day review deadline:	June 10, 2022
Address:	Zachary Lane North and Fountains Drive North

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 3 PUD 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 May 2, 2022
 - b. The Fire Department dated April 21, 2022
 - c. The Parks and Recreation Department dated May 9, 2022

Motion to direct the City Attorney to draft an ordinance approving the rezoning from FF (Freeway Frontage) to PUD (Planned Unit Development).

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.

COMMENTS:**General comments:**

- The applicant is requesting a PUD development stage plan, rezoning and final plat approval for the first three buildings of the Arbor Lakes Business Park Phase 3.
- The project received concept plan approval in February 2022.
- The proposed development stage plan is in substantial conformance with the approved concept plan.
- The buildings total 531,758 s.f. and are in the northern portion of the site.
- The applicant is proposing 809 parking spaces. This exceeds code requirements based on a 30/70 split between office and warehouse uses. Some users may require more parking and some less, but overall staff is having no concerns about the parking provided.
- The plan includes right-of-way dedication and construction of Crimson Way.
- Two additional buildings have conceptual approval between Crimson Way and Interstate 94/694. These would come forward with future development stage plans.

Plat summary:

- The proposed plat splits the 61.93-acre site into three lots, two outlots, and rights-of-way for Zachary Lane and Crimson Way.
- The applicant is requesting that 3.94 acres of right-of-way along Interstate 94/694 and the far southern portion of Zachary Lane be vacated and incorporated into their plat. Staff is amenable to this request.
- Lot 1 is proposed to be 10.78 acres.
- Lot 2 is proposed to be 9.80 acres.

- Lot 3 is proposed to be 8.28 acres.
- Outlot A is proposed to be 4.45 acres.
- Outlot B is proposed to be 25.07 acres.

Transportation

- The buildings will gain access off of Fountains Drive, Zachary Lane, Crimson Way (to be constructed) and an extension of Commerce Drive (a private road).
- Pedestrian connections provided via trails and sidewalks along the public and private streets.
- This proposal will trigger the need to construct a roundabout at the intersection of Zachary Lane and Fountains Drive.
- The cul-de-sac at the end of Fountains Drive may be removed with this project and the applicant is showing this by curving Zachary Lane into Crimson Way.
- Staff is exploring using a portion of Outlot A as a future transit hub which was envisioned in this general location in the Gravel Mining Area South Master Plan.

Architecture:

- The proposed architecture is similar to the first two phases of the Arbor Lakes Business Park with a two-story appearance facing the public and private roads.
- As was shown during the concept plan, the corners of the buildings are dressed up with additional glass and decorative materials.
- Additional glass and decorative materials are shown around the various entrances to the buildings.
- The main exterior treatment are concrete panels of different shades of white and gray.

Landscaping:

- The applicant is exceeding the landscaping requirements in code.
- Staff has minor corrections for the applicant to make on the proposed landscape plans.

Utilities and stormwater management:

- All buildings will be served by public sewer and water.
- Water lines will be looped as required by the Fire Department.
- Stormwater management will occur with onsite ponding, one near the intersection of Fountains Drive and Revere Lane and an area south of Crimson Way.
- The ponds south of Crimson Way will also serve future phases of the Arbor Lakes Business Park along Interstate 94/694.

Park dedication:

- Park dedication will be fulfilled by drawing upon the park dedication credit account for Tiller Corporation, the underlying land owner.

- The future phase(s) in Outlot B will require some cash dedication to account for the 3.94 acres of vacated right-of-way.

Summary

- The proposed development stage plan is in conformance with the approved concept stage plan.
 - The applicant is proposing architecture similar to the first two phases of the development.
 - Staff has no major issues with the proposal.
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ATTACHMENTS:

Attachment A: Narrative

Attachment B: Location map

Attachment C: Maps

Attachment D: Elevations

Attachment E: Memorandums