

**ALLIANT**

Memorandum

TO: Peter Vickerman, Planning Manager

FROM: Mark Kronbeck, PLA, ASLA

DATE: April 11, 2022

SUBJECT: Rezoning, Development Stage PUD and Final Plat Application
Arbor Lakes Business Park – Phase 3

Endeavor Development is requesting Arbor Lake Business Park - Phase 3 be considered for a Development Stage Planned Unit Development. The proposed development Phase 3 includes three (3) Office/Industrial building totaling 531,272 square feet. The project land area totals 61.7 acres.

Proposed Development Overview

Endeavor Development is proposing a business park to be known as Arbor Lakes Business Park – Phase 3. The project is located east of Zachary Lane and south of Fountains Drive. The Fountains Retail Center is west of the site. This development received a revised Concept PUD approval in January of 2022. Endeavor Development is requesting rezoning, final plat approval for three (3) lots and two (2) outlots known as Arbor Lakes Business Park 4th Addition, and Development Stage PUD approval.

Proposed Development Stage PUD

Building Setbacks, Parking Counts, and Greenspace Calculations:

Lot 1, 2 and 3 are 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. Overall green space is still shown to be below the 25% required for Industrial Property, as shown in the concept PUD.

Landscape Design:

We have strived to integrate sustainable design principles into our landscape design, such as diversity in plant species, disease and drought resistant native and naturalized plant material, along with the reduction of stormwater run-off through the use of water efficient irrigation. The design will complement the adjacent previous phases. A mix of overstory, evergreen and ornamental trees, shrubs and perennials are designed throughout the site to create a vibrant display of color and foliage. Overstory trees are placed throughout to complement the height of the buildings and placed appropriately to minimize obstruction of tenant signage. The ornamental trees, shrubs and perennials are placed throughout the development adding interest, along with softening the transition from building and parking areas to the adjacent roadways. Pedestrian connections are provided throughout the site and are enhanced with trees, shrubs

and perennials. Plantings have also been used to frame and focus the users views, while softening the proposed parking areas and screening of service and loading areas.

Utilities:

Stormwater Treatment Requirements:

The City of Maple Grove and Shingle Creek Watershed District has been reviewed. Shingle Creek rules state 1" over impervious is required for volume control and 60% TP/85% TSS removal efficiencies for water quality. The borings onsite revealed predominantly silty/clayey sands and lean clay down 20+ ft from the surface eliminating the ability to infiltrate on site. Therefore, two systems are designed as a NURP/Pre-treatment cell with either a filtration shelf (north pond) or an equalizing pipe (south pond) to adjacent filtration basin then draining through a 2ft sand section.

Watermain:

Water service to the buildings will be provided by looping a 12-inch system from Zachary Lane to Fountains Drive through 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 at an existing manhole with outside drop. A stub to the southern outlot will also be provided.

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 Zachary Lane to the loading area and into the development.

Architecture:

Building Architecture:

The proposed architectural design consists primarily of precast concrete wall panels with vertical and horizontal reveals and is finished in shades of neutral warm gray and beige colors. The main building facades are articulated with horizontal offsets in plan along the main building footprint and has varying building and parapet heights. Clerestory glass and aluminum window frames along with darker wall accent paint in are used to emulate a double row of windows along the entire length of the front and side elevations which gives the building a two-story appearance. The building is approximately 37' high with slightly higher parapets at the ends and center. The main entries located at the building corners have higher proportions of glass and aluminum storefront glazing framing systems along with metal prefinished aluminum sunshades and are highlighted by premium architectural wall panels with a vintage wood textured finish.