



## REQUEST FOR PLANNING COMMISSION ACTION

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**MEETING DATE:** May 30, 2023

**PREPARED BY:** Peter Vickerman, Planning Manager

**AGENDA ITEM:** Arbor Lakes Business Park Phase 4 Building 8 planned unit development concept stage plan amendment, development stage plan, and final plat

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**PREVIOUS ACTIONS:**

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

**Requested Action:** Planned unit development concept stage plan amendment, development stage plan, and final plat

**Zoning:** FF (Freeway Frontage District)

**Adjacent Land**

**Use and Zoning:**

North: FF (Freeway Frontage District)  
East: FF (Freeway Frontage District)  
South: I-94  
West: PUD (Planned Unit Development District)

Applicant:	Arbor Lakes Land Owner, LLC
Application received:	April 24, 2023
60 day review deadline:	June 23, 2023
Additional 60 day review deadline:	August 22, 2023
Address:	Elm Creek Boulevard North and Fountains Drive North

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**RECOMMENDED PLANNING COMMISSION ACTION:**

**Motion** to recommend 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 4 Building 8 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 22, 2023
  - b. The Fire Department dated May 3, 2023
  - c. The Parks & Recreation Department dated May 24, 2023

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.

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## **COMMENTS:**

### **General**

- The applicant is proposing a planned unit development (PUD) concept plan amendment, PUD development stage plan, and final plat to build 195,013 square feet building along with a future 190,000 square feet building.
- The site is south of the future 73<sup>rd</sup> Place North and north of Interstate I-94/I-694.
- The proposal is in the Arbor Lakes Business Park Phase Three that received conceptual approval in 2021 for five buildings.
- The first three buildings (north of 73<sup>rd</sup> Place North) currently have building permits in review.

### **Concept Plan Amendment**

- The concept stage plan amendment is required as the original concept showed two buildings totaling 315,448 square feet in the area south of 73<sup>rd</sup> Place North.
- This proposal shows two buildings totaling 380,013 square feet, 20% larger, and more than the 10% difference allowed in code to be considered consistent with the approved concept plan.
- The original concept plan had smaller buildings with more parking on the site to accommodate a higher percentage of office finish in these proposed buildings. With the new concept plan, it is expected that the office percentage would be smaller than what was originally proposed and would have a mix more typical of the other buildings in the Arbor Lakes Business Park.
- They are estimating about 10% finished space at the outset for building 8 and the parking analysis shows there could be 25% office for building 9.

### **Development Stage Plan**

- The development stage plan request is for the western building, proposed to be a 190,013 square feet regional headquarters for a national building products importer and distributor.
- The building would have a mix of office, showroom, and warehousing space.
- The plan meets all requirements for stormwater management, landscaping, utilities, etc. with some minor corrections as requested by staff.

- Architecturally, the proposed building is similar to other buildings constructed in the Arbor Lakes Business Park with a two-story appearance created from windows and paint colors and horizontal and vertical relief.
  - The corners of the building facing I-94/I-694 have elevated architectural features using brick, larger windows, and shade structures after staff requested some adjustments from what was originally submitted.
  - We note that the rendering and proposed architecture is essentially the same as what was shown when the original concept plan was approved in 2021.
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**ATTACHMENTS:**

Attachment A: Narrative

Attachment B: Location and notification maps

Attachment C: Maps

Attachment D: Elevations and renderings

Attachment E: Memorandums