



REQUEST FOR PLANNING COMMISSION ACTION

MEETING DATE: June 12, 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

PREVIOUS ACTIONS:

At their meeting of Tuesday, May 30, 2023, the Planning Commission tabled Arbor Lakes Business Park Phase 4 Building 8 planned unit development concept stage plan amendment, development stage plan, and final plat until June 12, 2023.

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

RECOMMENDED PLANNING COMMISSION ACTION:

Motion to remove this item from table.

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.

COMMENTS SINCE MAY 30, 2023, PLANNING COMMISSION MEETING:

The Planning Commission voted to table the proposal and directed the applicant to update the architectural elevations facing the interstate. There was also discussion about the perceived change in use compared to the Gravel Mining Area South Master Plan and the approved concept plan (rather than just a change in size of the building).

Architecture:

The applicant has updated the architectural elevations along the freeway with a central feature similar to the elevated architecture on the ends of the building. They have added larger areas of glass, a sunshade, and nichiha panels (wood-look). Additional nichiha has been added between the middle and end sections, and on the sides of the building to further enhance the elevations.

Gravel Mining Area South Master Plan

Staff does note that this site in the Gravel Mining Area South Master Plan is identified as Business Park whereas the sites to the east (Minnesota Science and Technology Center and Project Libre) area identified as Multi-Story Office.

Concept Plan Amendment

The applicant has adjusted the proposed concept plan by keeping future building number 9 the same size as previously shown. The total area of the two buildings is now 352,738 square feet whereas the previous concept plan was 315,448 square feet, an 12% difference. We also note that the site is 11% larger as the right-of-way from the frontage road is now being incorporated into the site.

The need for the amendment was triggered by the increase in size, however at the last meeting there was discussion on the question of the use. Staff has reviewed the approved concept plan and has conferred with the City Attorney on this matter as well, and we see the proposed use as being consistent with the approved concept. The concept plan discussed the potential of these freeway sites for higher levels of office but did not require any specific levels of office or finished space.

The language in the resolution of approved five manufacturing/office/warehousing buildings ranging from 127,624 square feet up to 201,824 square feet. Other uses have been approved such as lab and research space and have been considered consistent with the approved concept plan. The use of a portion of this building as showroom space appears consistent with past practice for the Arbor Lakes Business Park and is a use typically found in business park developments.

PREVIOUS 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 157,724 square feet building.
- The site is south of the future 73rd 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 manufacturing/office/warehousing buildings.
- The first three buildings (north of 73rd 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 73rd Place North.
- This proposal shows two buildings totaling 352,738 square feet, 12% 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 the potential for more parking on the site to accommodate a higher percentage of office finish in these proposed buildings. This is still possible with the remaining building; however, we note that the original concept plan approval did not require a high level of finished or office space.

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. They estimate approximately 10% finished space at the outset, with the ability to expand in the future.

- 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. The center of the building also has more elevated architectural features as requested by the Planning Commission.
 - 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