



MAYOR & COUNCIL COMMUNICATION

DATE: April 1, 2014
REGULAR
ITEM # 7
RES. 2014-22/ORD 08-106

AGENDA ITEM: Launch Properties Zoning Map Amendment and PUD Concept Plan for a Light Industrial Business Park

SUBMITTED BY: Kyle Klatt, Community Development Director

THROUGH: Dean Zuleger, City Administrator

REVIEWED BY: Planning Commission
Nick Johnson, City Planner
Jack Griffin, City Engineer
Greg Malmquist, Fire Chief
Mike Bouthilet, Public Works Director
Jim Sachs, Public Works/Water

SUGGESTED ORDER OF BUSINESS:

- Introduction of ItemCommunity Development Director
- Report/Presentation.....Community Development Director
- Questions from Council to Staff..... Mayor Facilitates
- Call for Motion Mayor & City Council
- Discussion..... Mayor & City Council
- Action on Motion..... Mayor Facilitates

POLICY RECCOMENDER: The Planning Commission reviewed the PUD Concept Plan and Zoning Map Amendment at its March 24, 2014 meeting and recommended approval with conditions. The City has previously adopted a future land use map amendment that supports the rezoning of the subject parcel to BP – Business Park.

FISCAL IMPACT: TBD – the applicant has stated that they will be seeking some form of financial assistance from the City for the project. The City Council has previously approved a plan to extend public water service south of 10th Street. The applicant will be responsible for extending water to the proposed development, and will be paying both SAC and WAC charges with the new development (estimated to be 90 REC’s total for the two buildings).

SUMMARY AND ACTION REQUESTED: The City Council is being asked to consider a request from Launch Properties (Dan Regan), 1875 Highway 36 West, Suite 200, Roseville, MN for a Zoning Map Amendment and Planned Unit Development (PUD) Concept Plan related to a two-phase, 385,000 square foot light industrial development that will be located at the intersection of Lake Elmo Avenue and Hudson Boulevard North. The initial phase will include the construction of a 125,000 square foot building on the western portion of the site, which will be occupied by a tire distribution business. The proposed zoning of BP – Business Park/Light Industrial allows for a range of office, light industrial, and non-production industrial uses on the site.

A detail description of the request along with the original Staff recommendation to the Planning Commission is attached to this report. The specific action that has been requested includes the following components:

- A zoning map amendment to change the zoning designation of the parcel from RT – Rural Transitional to BP – Business Park/Light Industrial. This zoning is consistent with the City’s land use plan for the I-94 Corridor.
- A request for a PUD Concept Plan to allow the construction of two light industrial buildings with a net area of 385,000 square feet. A PUD has been requested in order to allow for a zero lot line build out of what will eventually be two separate parcels and to allow for a waiver of the City’s current setback requirements for certain portions of the property.

The suggested motions to adopt the Planning Commission recommendation is as follows:

“Move to adopt Ordinance 08-106 approving a Zoning Map Amendment to change the zoning of the Launch Properties parcel from RT to BP” and

“Move to adopt Resolution No. 2014-22 approving a PUD Concept Plan for a two-phase, 385,000 square foot light industrial development with conditions.”

LEGISLATIVE HISTORY/PLANNING COMMISSION REPORT: The attached staff report to the Planning Commission provides an overview of the request and a list of comments from Staff. The Planning Commission considered the application for a Zoning Map amendment and PUD Concept Plan at its March 24, 2014 meeting and conducted a public hearing on the request at this time. Representatives from Launch Properties addressed the Commission to further explain the project and to answer questions.

The property owner of a the parcel immediately north of the subject property along Lake Elmo Avenue spoke at the public hearing and expressed concern about noise from trucks entering and exiting the site, noise from trucks maneuvering and idling on the site, traffic speeds along Lake Elmo Avenue, and potential drainage problems associated with the construction of a berm along her southern property line.

The Planning Commission discussed the request, and unanimously recommended approval of the zoning map amendment as presented. The Commission did offer additional conditions or modifications to the ones drafted by Staff in order to address their concerns over the following aspects of the site plan:

- That the proposed setbacks from the northern property line were too close to the future residential area.
- That the proposed berm between the site and the future residential neighborhood to the north was not high enough to provide an adequate buffer.
- That certain aspects associated with the architectural design of the proposed building were not consistent with the City's design guidelines. In particular, the Commission wanted to see additional protrusions and recessions along the street-facing facades.

The Commission also noted that the preliminary and final development plans should address drainage issues in the northwest portion of the site and should include additional landscaping within the central parking area. The conditions of approval as amended by the Planning Commission are incorporated into the draft resolution.

Please note that the Valley Branch Watershed District has submitted a brief comment since the Planning Commission meeting, which is attached as part of this report.

The Planning Commission adopted a motion to recommend approval of the PUD Concept Plan with the findings and conditions as noted in the attached Resolution 2014-022. The motion passed unanimously.

BACKGROUND INFORMATION (SWOT):

- | | |
|----------------------|---|
| Strengths | <ul style="list-style-type: none">• The proposed rezoning and PUD Concept Plan is consistent with the City's Comprehensive Plan for the I-94 Corridor.• The project has been designed to comply with the City's zoning regulations and design standards for a BP – Business Park development. |
| Weaknesses | <ul style="list-style-type: none">• The proposed buildings and parking areas are very large and will generate a significant amount of storm water runoff (which will need to be managed on site). |
| Opportunities | <ul style="list-style-type: none">• The development will add up to 90 REC units and will pay connection fees for sewer and water service.• The applicant plans to incorporate elements from the City's theming study into the project, which will be located at a key entrance point into the community. |
| Threats | <ul style="list-style-type: none">• The proposes use will general truck traffic that will be limited to |

Hudson Boulevard North

- The site is located immediately south of a future single-family residential area.

RECOMMENDATION: The Planning Commission is recommending that the City Council approve the request from Launch Properties (Dan Regan), 1875 Highway 36 West, Suite 200, Roseville, MN for a Zoning Map Amendment and Planned Unit Development (PUD) Concept Plan related to a two-phase, 385,000 square foot light industrial development that will be located at the intersection of Lake Elmo Avenue and Hudson Boulevard North. The suggested motion to adopt the Planning Commission recommendation is as follows:

“Move to adopt Ordinance 08-106 approving a Zoning Map Amendment to change the zoning of the Launch Properties parcel from RT to BP” and

“Move to adopt Resolution No. 2014-22 approving a PUD Concept Plan for a two-phase, 385,000 square foot light industrial development with conditions.”

ATTACHMENTS:

1. Ordinance 08-106
2. Resolution No. 2014-22
3. Planning Commission Staff Report – 3/24/14
4. Application Form
5. Legal Description
6. Application Description and Project Narrative
7. Existing Conditions Map
8. Concept Layout
9. Building Renderings
10. City Engineer Review Comments
11. Washington County Review Comments
12. Comments from Valley Branch Watershed District