

Memorandum

To: Chloe McGuire, Senior Planner

From: Alan Brixius, Planning Consultant

Date: July 7, 2021

Re: Knoll Properties Second Addition – Anderson-Dahlen
 City Project Number _____
 NAC File No. 183.03 21.01

General

The purpose of this report is to review a Preliminary Plat (Knoll Properties Second Addition) and Site Plan for Anderson-Dahlen, located east of Ramsey Blvd and north of Sunwood Drive. The Developer, Kinghorn Construction, has proposed to plat one (1) lot and two (2) outlots, from property which had previously been platted as Outlot A of AEC Energy Park. The property is currently vacant.

Comprehensive Plan

The 2040 Comprehensive Plan guides the subject property for Business Park (BP), and the proposed subdivision is consistent with the Business Park Comprehensive Plan guidance.

PRELIMINARY PLAT REVIEW.

Preliminary plat: The Knoll Properties Second Addition preliminary plat is the subdivision of Outlot A of the AEC Energy Park Addition, consisting of one lot and two outlots

Zoning

The plat is zoned E-2 Employment District. The proposed project is consistent with the E-2: Employment zoning district.

Lot Area, Width and Setbacks.

E-2 Employment District			
Standard	Required	Proposed	
		Lot 1	Outlot A Outlot B
Minimum Lot Size	1.0 acre	5.8 A	2.8 A 5.3 A
Minimum Lot Width	200 feet	805 ft.	262 ft. 462 f.t
Minimum Front Yard Setback	35 feet	~94 feet	

Minimum Rear Yard Setback	25 feet	~145 feet
Minimum Side Yard Setback	25 feet	~86 feet
Maximum Building Height	65 feet	45 feet
Building Size	n/a	64,416 square feet
Maximum Lot Coverage	45%	29%

Block 1 Lot 1 occupies the middle of the property. Lot One meets the minimum lot area and width requires of the E-2 Zoning District.

By Code outlots are a future phase of development. Platted as an outlot the parcel is not subject to development fees, however, the outlot is not a developable parcel without being platted into a lot and block description. Outlots must meet the lot area and width dimension of the E-2 zoning district to allow for the future development without variance. As shown above both of the proposed outlots exceed the lot area and width requirements of the E-2 district.

Streets/Access

The proposed plat is located at the corner of Sunwood Drive and Ramsey Boulevard (County Road 57). Any plat abutting a county road is subject to the review and comment by the County. Responding to County Review comments is a condition of plat approval.

Ramsey Boulevard is designated an arterial street requiring a minimum 120 feet of right-of-way. The plat shows the current right-of-way meeting this standard. Pending County review this right-of-way meets code. Sunwood Drive is a major collector street requiring a minimum of 80 feet of right-of way, the plat shows that the current street meets this standard.

All vehicular access to Lot 1 Block 1 will be provided from two driveways connecting to Sunwood Drive.

Utilities.

The plat has access to city sewer and water in Sunwood Drive. Site and Building plans have been submitted illustrating the extension of Utility services into lot 1 Block 1.

Easements

The plat provides the required ten foot drainage and utility easement along the property lines of both Lot 1, Block 1 and the adjoining outlots in compliance with city code. The Ramsey Subdivision code also requires: "All underground utility service lines, including water, drainage and sanitary sewer systems that traverse private property, shall be installed within recorded easements." The plat illustrates drainage and utility easement covering the internal private service water and storm water pipes and ponding area. The City Engineer shall review and approve the size, configuration and location of all easements within the plat.

Development Fees

The Developer will be required to pay development fees consistent with the City's approved schedule of Rates and Charges for Lot 1, Block 1. Charges will be included in the development agreement.

Sidewalks/Trail

Trail currently exists along Sunwood Drive. No other public sidewalks and/or trail or trails are planned for this area.

Natural Resource Inventory (NRI)

The NRI indicates that the land included in this proposed development is not located in an area considered to be either an exceptional, high, moderate, or low area of natural quality. In addition, the area is not a part of the Anoka County Greenway Corridor or indicated by the National Wetland Inventory (NWI) to contain any wetlands.

SITE AND BUILDING PLAN REVIEW:

Block 1 Lot 1 of Knoll Properties Second Addition is proposed to be occupied by a 64,416 square foot (244' x 264') and 45-foot-tall building for manufacturing, fabrication, and office use by Anderson-Dahlen, Inc. Within the E-2 Zoning District the proposed industrial uses are allowed as permitted uses. Plans also show a future building expansion of 51,983 square feet (229' x 227'). The building features a main entrance on the south façade facing Sunwood Drive, and roll-up / loading doors on the other elevations. A large retention pond is proposed east of the building.

While intended to be built in phases; the site plan anticipates full construction of the ponding and paving for the parking and loading areas with phase 1 construction. The following review addresses the full build out of both phase 1 and 2.

Setbacks:

As illustrated in the table identifying the lot area, width and setbacks, the proposed building and its future expansion meet exceed all of the minimum E-2 district setbacks.

Building Coverage

Within the E-2 District the maximum Building Coverage is 45% of the total lot area. In review of the site and building plans (phase 1 and 2) will have a total floor area of 116,399 sq. ft. with a lot coverage of 29% of the total lot area.

Parking/Site Access:

The site plan shows two curb cuts onto Sunwood Drive. Each curb cut his 30 feet wide at the property line with curb radii sufficient to accommodate semi- truck with trailers.

Per the city code, one parking stall is required for every 300 square feet of office space and one parking stall per 1,000 square feet of industrial space. The site plan shows a 64,416 square foot building (116,399 square feet including future Phase Two) with 192 parking stalls, six (6) of which are shown as disability parking stalls. The site plan provides a parking calculation for the phase 1 building: 43 stalls are required for the 12,922 square feet of office use, and 52 stalls are required for the 51,972 square feet of warehouse/industrial use, giving a total of 95 required stalls (Phase One). The applicant indicates that there will be 10 office employees and 45 industrial employees in Phase One. Assuming a similar ratio of office and warehouse/industrial space in the future Phase Two building expansion (51,983 square feet), 192 total stalls will be more than sufficient.

All parking stalls measure 9 feet in width and 18 feet in depth width drive aisle being 24 feet or more in width. The parking lot will be paved with bituminous and have a continuous concrete curb around the entire perimeter of the paved parking and loading areas. The driveway and truck maneuvering area at the rear of the building are proposed to have heavy duty bituminous

pavement to handle the larger trucks. The parking lot and drive aisles each meet City standards in dimension and design.

Loading Areas

The phase 1 building is designed with three loading docks and 3 on-grade overhead doors. The loading docks and overhead doors are located at the back and sides of the building away from view from the public street. The rear yard pavement, provides 70 feet of maneuvering area between the north curb line and the loading docks retaining walls. The loading areas are dimensioned and designed to meet code standards and provide adequate maneuvering space for semi-truck to access and egress the building's loading docks effectively.

Landscaping

Please see separate landscaping report.

Snow Storage

With the amount of hard cover across the site 73% percent of total site at full buildout, the site plan and landscape plan must revised to identify locations for snow storage. Assuming that the snow would be pushed to the open space and pond on the east side of the site; proposed landscaping and slope will limit available storage space and access to the this area. Applicant shall provide a revised plan both site plan and landscape plan that establishes area for snow storage that will not interfere with on-site parking, traffic circulation, operations and will not damage proposed landscaping.

Lighting

Lighting plans have not been submitted at this time. Applicant shall submit a lighting and photometric plans that identifies all the proposed exterior lights on the site both building-mounted and freestanding lights. Details on the light fixtures (down lighting with shielded light source) which prevent glare to adjoining properties and public street. Details on the parking lot lighting poles showing height and design. The photometric plan shall show light levels across the site, (parking lots, internal sidewalks and at building entrances.

Exterior light fixtures that illuminate an off-street parking area, sign or structure, shall be arranged to deflect light away from an adjoining residential district or public street. Bulbs emitting in excess of 3,000 lumens (150 watts) shall be so directed that the bulb is not visible from off of the property where such light source is located.

Building Elevations

The building elevations provided show that the proposed industrial building will be constructed of ribbed exposed aggregate precast concreted panels. A smooth concrete horizontal bands and smooth concrete panels around the building entrances provide some contrast in the exterior materials and building accent at the entrances.

The E-2 District establishes a maximum building height of 65 feet. The proposed building is 45 feet in height meeting the E-2 District standard. The Site and building plan must identify any ground mounted or roof top mechanical equipment include its location, height, design and screening form the public street.

Trash Enclosure

No separate/exterior trash enclosures are shown on plans. Applicant must clarify whether trash handling and recycling equipment will be internal to the building or in an external enclosure. If trash handling equipment will be outside the building the equipment must be identified with regard to location, equipment size and screening.

Site Grading

The proposed development requires the nearly the entire site to be disturbed. The City Engineer will review and comment on the grading and drainage plan. Upon completion of the development 27% of the lot will remain green space. This area will require the restoration of ground cover and landscaping. The paving and restoration plan shows the establishment of sod and various seed mix treatments of the area disturbed by grading.

Utilities

Municipal sanitary sewer and water is available in Sunwood Drive. The City Engineer will comment of the utility plan for the site. In our review we offer the following comments.

1. The water service entering the building must be separated between potable water and fire suppression.
2. The plan must show the location of a Fire Department Connection (FDC) on the building. The location of FDC must be accessible and not interfere with available parking.
3. The City Engineer / Fire Chief shall comment of the number and location of the on-site fire hydrants.

Next Steps

The developer will be required to enter into a Development Agreement with the City to ensure the timely construction of required improvements. The Development Agreement will also require a financial surety in the amount of 125% of the cost of required improvements. The financial surety shall be in the form of a Letter of Credit or cash escrow only. The Development Agreement will also require an Engineering Inspection Fee of 5% of the cost of required improvements. The escrow must be in the form of a cash escrow. The City will prepare a draft Development Agreement for your review once an engineer's estimate has been provided by the Applicant.

CONCLUSION.

The proposed project is an opportunity to allow a local industry to continue to grow within the City. The land use and plat are consistent with the Ramsey's Comprehensive plan and E-2 Employment Zoning District. Based on Staff review we recommend approval of both the requested preliminary plan and site and building plans with the following conditions being met.

Preliminary Plat.

The Knoll Properties Second Addition Preliminary Plat is approved with the following conditions.

1. The plat is subject to the review and approval of Anoka County.
2. The City Engineer approves the size, configuration and location of all drainage and utility easements.
3. The developer pays all City development fees related to the plat per the City's Fee Schedule for Lot 1, Block 1 Knoll Properties Second Addition.

Site and Building plan.

The development plans submitted for Lot 1, Block 1 Knoll Properties Second Addition dated 06/18/2021 are approved with the following condition being addressed.

1. Applicant shall address the City Staff comments pertaining to Site Landscape plan.
2. The Applicant shall identify snow storage areas on both the site and landscape plan.
3. Applicant shall submit an exterior lighting and photometric plan showing the location of all exterior lights both building mounted and freestanding and design details for the light

fixtures and pole design. The photometric plan shall illustrate the light levels across the site.

4. The Applicant shall identify the type, design and location of all ground mounted and rooftop mechanical equipment. The mechanical equipment shall be screen from view of the public street.
5. The applicant shall describe the size and location of all trash handling and recycling equipment. If this equipment is to be stored outside the building the site plan shall identify the location and screening of this equipment.
6. Site grading and drainage shall be subject to the review and comment of the City Engineer.
7. Site utilities shall be subject to the review and comment of the City Engineer and Fire Chief.