

## Memorandum

To: Tim Gladhill, Deputy City Administrator  
Chloe McGuire, Senior Planner

From: Kristin Moen, Planning Consultant

Date: March 9, 2021

Re: Bunker Lake Industrial Park Building #4  
City Project Number 18-130  
WSB Project No. 017243-000 Phase XX

### General

The purpose of this file is to review a Final Plat (Bunker Lake Industrial Park Third Addition) and Site Plan for Bunker Lake Industrial Park Building #4, located in the Bunker Lake Industrial Park south of Bunker Lake Blvd and west of Armstrong Blvd. The Developer, PSD, LLC, has proposed to final plat one (1) lot which had previously been platted as part of the of Bunker Lake Industrial Park Addition. The property has been formerly used as a gravel mine/borrow pit.

### 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.

### Zoning

The site is zoned E-3 Employment District. The proposed project is consistent with the E-3: Employment zoning district.

### Bulk Standards

E-3 Employment District		
Standard	Required	Proposed
Minimum Lot Size	1.0 acre	5.8 acres
Minimum Lot Width	200 feet	570 feet
Minimum Front Yard Setback	35 feet	89 feet
Minimum Rear Yard Setback	25 feet	121 feet
Minimum Side Yard Setback	25 feet	62 feet
Maximum Building Height	65 feet	32 feet

Building Size	n/a	72,000 square feet
Maximum Lot Coverage	45%	28.4%

Block 1 Lot 1 of the Bunker Lake Industrial Park Third Addition is proposed to be occupied by a 72,000 square foot and 32-foot-tall building that appears to be designed for light industrial or warehouse uses. Potential occupancy classifications listed on the plan set include B-Office, F-1, F-2 Manufacturing, M-Showroom, and S-1, S-2 Storage. The building has nine (9) loading dock doors measuring 9 feet wide by 10 feet tall, eight (8) roll-up doors measuring 14 feet tall and 12 feet wide, and ten (10) pedestrian doors facing south. These doors are spread out in nine (9) groupings with one type of each door indicating that building could have up to nine (9) different businesses within the single building. Each of the nine (9) tenant spaces would be 7,750 square feet. The north side (facing Bunker Lake Blvd) of the building would indicate a design for seven (7) tenants within the single building based on the number of front entrance doors. The east and west elevation each have one (1) pedestrian door in the center of the building.

**Streets/Access**

Access to the front (north facing) of the site would be from two driveways stemming from Jackal Street. Access to the rear loading docks would be from one of two curb cuts off of 147<sup>th</sup> Lane NW.

**Utilities/Wells**

The subject property will be served by city sewer and water, and plans have been submitted indicating the extensions. No well locations are shown as the property is proposed to be connected to city utilities. Building setbacks are shown on the site plan, and the drainage and utility easements are shown on the Final Plat. Separately, stormwater easement may be required if the proposed infiltration basin is to be publicly maintained.

**Development Fees**

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

**Sidewalks/Trail**

Sidewalks currently existing along the east side of Jackal Street, the south side of 147<sup>th</sup> Lane, and along the north side of Bunker Lake Blvd. No other 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.

**Landscaping**

Please refer to the landscaping review memo.

**Topsoil**

Each individual lot shall have four (4) inches of topsoil meeting the City's topsoil specification applied to all disturbed areas not improved with impervious surfacing. It is strongly encouraged to limit land disturbance on the lot to limit the quantity of topsoil required. A topsoil inspection is required prior to landscaping being installed and copies of the load tickets are required as well.

This is reviewed at time of Building Permit Application and request for Certificate of Occupancy for each individual lot.

### **Lighting**

Plans show downcast shield lighting attached to the proposed building. This style of downcast lighting is consistent with zoning.

### **Building Elevations**

Color building elevations have not been provided. Generally speaking, the black and white elevations provided as part of the current submittal appear to meet zoning district requirements.

### **Parking/loading areas**

Per the city code, one parking stall is required for every 300 square feet of office space or one parking stall per 1,000 square feet of industrial space. The site plan shows a 72,000 square foot building with 135 parking stalls, six (6) of which are shown as handicapped stalls. 100% industrial uses would require a total of 72 spaces whereas 100% office use would require a total of 240 parking spaces. The 135 proposed spaces are more than is required for industrial but less than for office. Staff anticipates a mixture of office/warehouse space and as such it is Staff's opinion that the proposed number of parking spaces is sufficient.

### **Septic/Drainfield**

The current plan proposes connection to city utility services and as such, no septic systems or drain fields are proposed.

### **Trash Enclosure**

Exterior trash enclosure proposed to be constructed of 8" rockface concrete block painted to match principal structure. Block will be capped with a metal cap flashing over treated plate. Doors of enclosure are proposed to be vertical composite wood siding over tube steel door frames.

### **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.