

Overview

The purpose of this memo is to provide a high-level review of the Zoning Code compliance for a 3 building spec industrial building project on the North Side of Bunker Lake Blvd.

General

The project property is 43.55 acres and is currently unaddressed. The proposed project is located north of Bunker Lake Blvd NW between Puma St NW and Armstrong Blvd NW. The property PID is 20-32-25-43-0005 and is generally known as 8200 Bunker Lake Blvd NW.

Comprehensive Plan

The Ramsey 2040 Comprehensive Plan guides the subject property as Business Park which allows for industrial uses.

Zoning

The conceptual plans are being reviewed under the E-3 Employment District standards.

Bulk Standards: Section 117-124 E-3 Employment District

Standard	Requirement	Proposed
Minimum lot size	1 acre	8.63, 8.76, 9.67 acres
Minimum lot width	200 feet	All 200+ feet
Building setbacks		
Front	35 feet	Building 1: 146 ft Building 2: 175 ft Building 3: 61 ft
Rear	25 feet	Building 1: 80 ft Building 2: 80 ft Building 3: 90 ft
Side	25 feet	Building 1: 60, 140 ft Building 2: 60, 100 ft Building 3: 60, 130 ft
Major and minor arterials	60 feet from centerline of road right-of-way plus the local applicable setback	Closest point = 120 ft
From service road	30 feet	n/a
Buildings	60 feet	Appears to comply
Off-street parking, storage areas, and driveways	40 feet	60 feet at closest point
Parking and pavement setback from street right-of-way	20 feet	60 feet at closest point
Maximum building height	65 feet	Appears to comply
Maximum lot coverage	45 percent	43% (without outlot)

Parking:

Required parking for building 1

- Industrial (94,605 sq ft) = 95 stalls
- Office (16,965 sq ft) = 56 stalls
- Required = 151
- Proposed = 211

Required parking for building 2 and 3

- Industrial (124,950 sq ft) = 125 parking stalls
- Office (22,050 sq ft) = 74 parking stalls
- Required = 199 stalls
- Proposed = 216

Wetlands: Wetlands are along the north end of the site. There needs to be a 16.5 foot easement from the edge of any wetland.

Streets and Access: There are two proposed new accesses onto Bunker Lake Blvd, there is one shared access proposed with the property to the west.

Landscape Plan: See landscape review and EPB case.

Lighting: A lighting plan was included and appears to meet requirements.

Development Fees: The Applicant will be responsible for paying for any development fees associated with the project approval.