



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: TMP 16-0138, **Version:** 1

Lori Johnson, Associate Planner

Public Hearing Case File No. 16-0015 // CSM Equities, LLC // XXX Pheasant Ridge Drive NE

The applicant is requesting the following:

- a) Preliminary Plat approval to subdivide 21.59 acres into one (1) lot and two (2) outlots to be known as CSM Lexington Fourth Addition.
- b) Conditional Use Permit to allow for construction of a 71,862 square foot office/industrial building (Streamworks) and associated parking to be located in a PBD District.

Zoning:	PBD (Planned Business District)
Land Use:	PI (Planned Industrial)
Area:	21.59 acres
Applicable Regulations:	Section 31.30 of the Zoning Ordinance
Attachments:	Zoning and Location Map Preliminary Plat Site Plan Grading Plan Landscape Plan Floor Plans Building Elevations
Schedule:	Planning Commission Public Hearing: 04/12/16 City Council: 05/05/16

In 2004, CSM Equities received Preliminary Plat and Master Development Plan approval for a business park development adjacent to the existing Pheasant Ridge Industrial Park to be known as Lexington Preserve. At this time, CSM Equities is requesting approval of a preliminary plat to replat an outlot in the original plat and a conditional use permit for the development of a new site in the plat. As you are aware, all uses in the PBD zoning district require a separate conditional use permit.

Preliminary Plat

The proposed preliminary plat consists of one lot and two outlots. A new building is proposed on Lot 1A and Lot 1B of the plat. You are seeing a plat with lots labeled as “A” and “B” because it is

partially Torrens property and it must be platted as such with Anoka County. The two outlots could be replatted as lots and developed in the future. Lots 1A and 1B are 8.74 acres.

Because the property was previously platted as outlots, park dedication has never been paid for the property. Park dedication would be due for the platted lot, which is 8.74 acres, at the industrial rate in effect at the time of final plat approval. Payment would be required prior to release of final plat mylars for recording. Outlots will be subject to park dedication fees at the time in which they are developed. The current industrial rate for park dedication is \$6,093 per acre for a total amount due of \$53,253 in 2016.

CSM, the developer, will extend Pheasant Ridge Drive and provide a cul-de-sac that will serve as an access for this lot and any future outlots. The construction of this extension and cul-de-sac will be the responsibility of the developer.

Conditional Use Permit

Streamworks would occupy the building proposed on Lot 1A and Lot 1B of the plat. Streamworks is a direct mailing and digital marketing firm currently located in Arden Hills. Streamworks serves thousands of clients across a variety of industries, with special focus in the financial, healthcare, education and nonprofit sectors. The building being proposed is 71,862 square feet. They currently have approximately 150 employees.

All setbacks have been met on site. The site will be accessed off of Pheasant Ridge Drive via the newly constructed cul-de-sac.

Based on the square footages provided by the applicant, it has been determined that approximately 151 parking stalls must be provided on site, and 177 stalls have been provided.

The following landscaping must be provided on site:

Overstory Trees:	31	
Conifer Trees:		31
Ornamental Trees:	31	
Shrubs are also required		

The landscape plan that has been provided meets these requirements.

The architecture of the building will closely resemble the Parametric Technology building that is farther north on the west side of Pheasant Ridge Drive. A rendering has been provided for you and you will see that the building will be constructed with precast concrete panels, metal coping and glass.

In Planning Case File No. 16-0015 it is recommended that the Planning Commission

recommend approval of a Preliminary Plat approval to subdivide 21.59 acres into one (1) lot and two (2) outlots to be known as CSM Lexington Fourth Addition based on the following conditions:

1. Park dedication would be due for the platted lot, which is 8.74 acres, at the industrial rate in effect at the time of final plat approval. Payment would be required prior to release of final plat mylars for recording. Outlots will be subject to park dedication fees at the time in which they are developed. The current industrial rate for park dedication is \$6,093 per acre for a total amount due of \$53,253 in 2016.
2. City Council approval of this development shall be contingent upon RCWD approval. No site work will be allowed until a RCWD permit has been obtained.
3. A National Pollutant Discharge Elimination System (NPDES) Phase II permit is required from the MN Pollution Control Agency.
4. All internal utilities shall be maintained privately by the development association, including storm sewer piping, infiltration basins, and storm water sediment ponds.
5. Water Availability Charges (WAC) and Sewer Availability Charges (SAC) become due with each building permit.
6. Dedication of utility and drainage easements along lot lines, over delineated wetlands and created wetlands, storm water sediment ponds, and sanitary sewer service extending to southern property line.
7. Developer is responsible for constructing and financing the proposed extension of Pheasant Ridge Drive and associated cul-de-sac.
8. The Mayor, City Clerk and City Manager are hereby authorized to execute any and all necessary documents, agreements and releases related to the approval, recording or administration of CSM Lexington Fourth Addition plat.

In Planning Case File No. 16-0015 it is recommended that the Planning Commission recommend approval of a Conditional Use Permit to allow for construction of an 71,862 square foot office/industrial building (Streamworks) and associated parking to be located proposed Lot 1A and Lot1B in CSM Lexington Fourth Addition and in a PBD District based on the following conditions:

1. The following landscaping must be provided on site:

Overstory Trees:	31
------------------	----

Conifer Trees: 31
Ornamental Trees: 31
Shrubs are also required

2. Underground irrigation must be provided for the entire site.
3. All site lighting shall be downlit and shielded. Pole-mounted lights are limited to 20 feet in height.
4. Site plan approval is required.
5. No outside display or storage of products is allowed at any time within the development.
6. Permanent signage requires a separate permit approval process.
7. Developer shall explore the use of created ponds, existing wells, or new wells as a source water supply for landscaping systems with a moisture sensor. The developer must obtain City concurrence before connection to the public water system.
8. RCWD permit is required prior to City approval of construction plans and specifications.
9. All internal utilities shall be maintained privately by the development association, including storm sewer piping, infiltration basins, and storm water sediment ponds.
10. Obtain written acknowledgement and appropriate drainage and utility easement from adjacent property to the south for the proposed grading and construction of the biofiltration system.
11. Separate fire lines and domestic water services are required for each structure from the water lateral lines.
12. Trunk sanitary sewer charges become due with platting on upland areas. The 2016 rate is \$3,798 per acre on 7.51 upland acres, for a total charge of \$28,523.
13. The original EAW prepared for the CSM development anticipated that at some point traffic levels from the business park would require capacity improvements at the intersection of Pheasant Ridge Drive and Lexington Avenue. The City will be evaluating this intersection in the next year as part of a 2017 project to resurface Pheasant Ridge Drive. This evaluation will not only determine what intersection changes or improvements are needed for better levels of service but how those costs will be financed and shared including possible assessments to business park property.

14. Water Availability Charges (WAC) and Sewer Availability Charges (SAC) become due with each building permit.