Planning Commission Agenda
May 16th, 2022 | 7:00 p.m.
City Hall, Council Chambers

Please note: The May 16th, 2022 Planning Commission meeting is taking place in person at City Hall as well as virtually due to COVID-19. Members of the public may join the meeting using a PC, Mac, iPad, iPhone, or Android device. Members of the public can access the meeting online at woodburymn.gov/643/virtual-meetings.

Public comments will be accepted during the meeting by using the link to the virtual meeting to join the meeting and then submit your question via the online Q&A feature within the meeting.

Questions regarding this meeting will be taken between the hours of 8:00 a.m. to 4:30 p.m. via email planning@woodburymn.gov or by calling 651-714-3533 and leaving a voicemail message.

1. Call to Order
2. Public Input Sign-up Sheet
3. Roll Call
4. Discussion Items
   A: Royal Gateway, Planned Unit Development, Conditional Use Permit, Preliminary Plat and Site and Building Plan, Project No. 01-2022-00491

Greystar Development Central, LLC has submitted an application for Planned Unit Development, Conditional Use Permit, Preliminary Plat and Site and Building Plan for two warehouse/light industrial buildings to be called Royal Gateway. The two buildings are proposed to be approximately 435,000 square feet combined and the property is located ¼ mile west of Manning Avenue and north of Hudson Road. The property is zoned BCD, Business Campus District and is guided as Places to Work on the Land Use Plan.

B: I-94 East Logistics Center, Conditional Use Permit, Preliminary Plat and Site and Building Plan, Project No. 01-2022-00486

NAI Legacy has submitted an application for a Conditional Use Permit, Preliminary Plat and Site and Building Plan for distribution center to be called I-94 East Logistics Center. The distribution center is proposed to be an approximately 475,000 square foot building and the property is located approximately ¼ mile east of Settlers Ridge Parkway and south of Hudson Road. The property is zoned BCD, Business Campus District and is guided as Places to Work on the Land Use Plan.

Council Report: Councilmember Steve Morris

5. Approval of Minutes – May 2nd, 2022
6. Adjourn

The City of Woodbury is subject to Title II of the Americans with Disabilities Act, which prohibits discrimination on the basis of disability by public entities. The City is committed to full implementation of the Act to our services, programs and activities. Information regarding the provisions of the Americans with Disabilities Act is available from the City Administrator’s office at 651-714-3523. Auxiliary aids for disabled persons are available upon request at least 72 hours in advance of an event. Please call the ADA Coordinator at 651-714-3523 (TDD 651-714-3568) to make arrangements.
PROPOSAL

Greystar Development Central, LLC has submitted an application for Planned Unit Development, Conditional Use Permit, Preliminary Plat and Site and Building Plan for two warehouse/light industrial buildings to be called Royal Gateway. The two buildings are proposed to be approximately 435,000 square feet combined and the property is located ¼ mile west of Manning Avenue and north of Hudson Road. The property is zoned BCD, Business Campus District and is guided as Places to Work on the Land Use Plan.

Proposed Use - The proposed development is a speculative warehouse and light industrial commercial development which would provide business locations and supportive dock needs for 4-8 tenants. A speculative development is constructed without known tenants but instead design decisions are based on assumptions of future tenant mixes. In this case, the anticipated breakdown of the proposed 435,050 square foot building is as follows:

<table>
<thead>
<tr>
<th>Use</th>
<th>Square Footage</th>
<th>Percentage of overall building</th>
</tr>
</thead>
<tbody>
<tr>
<td>Warehouse</td>
<td>369,793 s.f.</td>
<td>85%</td>
</tr>
<tr>
<td>Office</td>
<td>43,505 s.f.</td>
<td>10%</td>
</tr>
<tr>
<td>Light Industrial</td>
<td>21,752 s.f.</td>
<td>5%</td>
</tr>
<tr>
<td>TOTAL</td>
<td>435,050 s.f.</td>
<td>100%</td>
</tr>
</tbody>
</table>
Northeast Area Alternative Urban Areawide Review (AUAR) - The northeast area is over 400 acres of contagious, mostly undeveloped land located along the I-94 corridor. In 2009, the City adopted the AUAR as the appropriate planning document for evaluating the cumulative environmental impacts of development within the area. The AUAR was updated in both 2014 and 2019. The AUAR included multiple traffic studies which identified the needed traffic mitigation necessary to accommodate the additional vehicle trips generated by this and surrounding development.

Preliminary Plat - The proposed Preliminary Plat creates one lot of record measuring 26.93 acres.

Park Dedication - In 2010, following the adoption of the AUAR, the City entered into a Pre-Development Agreement with Dale Properties. The agreement identified the acquisition of the land for Prairie Ridge Park through a combination of pre-development parkland dedication and open space acquisition. Via the same agreement, the City also preserved a 13.57-acre parcel for tree preservation and wetland protection in the southwest corner of the northeast area adjacent to the multi-family area to the south of Hudson Road. Due to the previous transaction, the parkland dedication requirement for this application has been met.

Planned Unit Development (PUD) – The Applicant requests a PUD for the entire development site and requests establishment of the following requirements:

<table>
<thead>
<tr>
<th>Standard</th>
<th>Zoning Requirement</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parking</td>
<td>Light industrial not identified in code</td>
<td>1 space per 300 square feet</td>
</tr>
<tr>
<td>Architectural Design</td>
<td>65% Class I material for non-residential structures</td>
<td>65% Class I and II materials for industrial</td>
</tr>
<tr>
<td>Requirements</td>
<td>adjacent to interstate highway</td>
<td>buildings</td>
</tr>
</tbody>
</table>

![Map Image]
The Zoning Ordinance identifies that all non-residential buildings, regardless of use, that are adjacent to the interstate highway shall be constructed of 65% Class I materials. The code permits light industrial and warehouse buildings not adjacent to the interstate highway system to be built using 65% Class I and II materials. Using the 65% Class I standard to regulate office and retail development has served the City well and has delivered commercial centers that age gracefully with stable values and high aesthetic details. As it relates to the anticipated development patterns in the northeast area, the 65% Class I material requirement would not deliver the same high quality building designs due to the anticipated large rectangular building footprints, necessary wall height, and clustering of uses for shared truck courtyards.

The Northeast Area represents a new development pattern for the City, with a focus on light industrial, manufacturing, and distribution uses. The 2040 Comprehensive Plan identifies the following:

“With more than 400 acres of contiguous land guided for Places to Work, the Northeast Area offers a unique opportunity to diversify the City’s job and tax base. This diversification will occur by creating a business environment that will ultimately provide office/showroom, warehouse, distribution and light industrial business that are currently underrepresented within the City’s tax base. Located adjacent to I-94, land uses in the Northeast Area will likely include businesses that benefit from proximity and access to a major freeway distribution corridor which also will provide the ability to capture a wide variety of labor from Woodbury residents, the east metropolitan area and Wisconsin. Land absorption will likely take many years due to the sheer size of the Northeast Area, which will require the City to monitor economic trends and conditions in order to deliver the high quality and diverse business environment that this Chapter envisions.”

City staff has studied development patterns of business parks that include the targeted uses within the 2040 Comprehensive Plan and identified that the uses envisioned for the Northeast area require taller single story buildings with integrated shipping and receiving site and building designs.

Furthermore, the height and shape needs of the warehouse and light industrial uses necessitate the modification from a 65% Class I material requirement to 65% Class I and II. The inclusion of the Class II material list found within the ordinance brings in the ability to utilize architecturally precast concrete materials. Precast materials deliver buildings that better manage the height and scale of industrial buildings versus brick or stone which are required Class I materials. The design concern of delivering these larger footprint structures using the existing code language is that the buildings will have an institutional feel rather than the clean and modern look of today’s flexible business park. This rationale was also used for the Kindeva project which was constructed in 2020 and is located to the west of this site.

In return for the flexibility identified above, the Applicant shall remove the existing billboard located in the northeast corner of the site and shall provide the land, grading, and cross access easement for the frontage road highlighted in red on the following page:
The frontage road is necessary to distribute vehicle trips generated by future development on the property to the east. Due to access management, limited access is provided to the parcel to the east of this proposed site and the identified frontage road will allow access to the signalized intersection at Hudson Road. This connection was identified in the traffic study conducted in advance of Project Belle.

**General standards for PUD approval.**

The City may approve the PUD development only if it finds that the development satisfies all of the following standards, found in City Code Sec. 24-206. The PUD is implemented through a Conditional Use Permit (CUP); findings for the CUP are provided in the draft resolution.

1. *The proposed PUD is in conformance with any adopted master plan for the project area.*
   
   There are no master plans in the project area.

2. *The PUD is designed to form a desirable and unified environment within its own boundaries.*

   The proposed concept PUD identifies a shared access point with the property to the west and east, and the creation of a centralized loading and docking area which limits the visual impacts of the trucking components of the use.
(3) **The development plan provides for the creation, preservation or restoration of natural resources such as native vegetation, valuable habitat, lakes, streams, wetlands, shorelands, flood plains, woodlands, steep slopes and similar areas.**

There are no identified natural resources which were identified by the City for preservation, creation or restoration.

(4) **The PUD is consistent with the planned and efficient provision of public improvements and would not burden the existing tax base by increasing development in areas without adequate infrastructure or public facilities.**

The Applicant shall provide the land, grading, and cross access easement for the frontage road with designs approved by the City Engineer.

(5) **The PUD can be planned and developed to harmonize with any existing or proposed development in the areas surrounding the project site. The uses proposed will not have an undue and adverse impact on the reasonable enjoyment of neighboring property and will not be detrimental to potential surrounding uses.**

The project is located to the south of Interstate 94. The properties located to the east, west and south of the proposed site are anticipated to be consistent with the proposed uses. The proposed site will not be detrimental to the surrounding uses as the proposed uses are consistent with the uses envisioned within the 2040 Comprehensive Plan.

(6) **The tract under consideration is under single ownership or control.**

The property is under one control with the PUD approvals providing long-term continuity.

(7) **Single-family detached units or clustering of housing units may be allowed as a PUD in areas providing urban services, or in the R-2 Estate District, providing parks and open space are an integral part of the plan.**

No single-family detached units are proposed with the PUD at this time.

(8) **Each phase of the development, as it is proposed to be completed, is of sufficient size, composition, and arrangement that its construction, marketing, and operation are feasible as a complete unit, and that provision and construction of dwelling units and common open space are balanced and coordinated.**

The overall PUD will be constructed in a single phase and the phase is sized appropriately to allow for construction, marketing and operations as a complete unit.

(9) **Common elements proposed as part of the PUD are appropriate for the scale, location, shape, size, density and topography of the development and must be suitably improved for the intended use(s) except that significant natural features may be preserved or restored.**

The proposed PUD identifies shared access points and the creation of a centralized loading and docking area.

(10) **The project area is at least ten acres in size unless the applicant can show that a PUD of less acreage meets the standards and purposes of the comprehensive plan and preserves the health, safety and welfare of the citizens of the city.**

The site is over 10 acres in size.
**Conditional Use Permit** - A Conditional Use Permit shall be required for all planned unit developments. City Code Section 24-43 outlines the guidelines for granting a Conditional Use Permit. Please reference the attached draft resolution for the required findings of fact.

**Pedestrian Movements** – The subject site is highlighted in red below and the proposed pedestrian network is designed to provide access to the trail network to be built with the upgrades to Hudson Road and a connection to the public open space to the south of the proposed use. As part of the conditions of approval, a sidewalk connection to Hudson Road is required.

### Parking

The proposed buildings measure 435,050 square feet and are identified to accommodate warehouse, office and light industrial uses. The chart below identifies the use, estimated square footage, PUD parking ratios and total number of required spaces.

<table>
<thead>
<tr>
<th>Use</th>
<th>Square Footage</th>
<th>PUD parking ratios</th>
<th>Number of PUD required spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>Warehouse</td>
<td>369,793 s.f.</td>
<td>1 space per 2,000 s.f.</td>
<td>185</td>
</tr>
<tr>
<td>Office</td>
<td>43,505 s.f.</td>
<td>1 space per 200 s.f</td>
<td>218</td>
</tr>
<tr>
<td>Light Industrial</td>
<td>21,752 s.f.</td>
<td>1 space per 300 s.f</td>
<td>73</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>435,050 s.f.</strong></td>
<td></td>
<td><strong>476</strong></td>
</tr>
</tbody>
</table>

As shown above, the PUD parking ratios would require 476 parking spaces to be provided. The proposed Site Plan identifies 497 parking spaces to meet the established parking requirements. As tenants are identified, staff recommends the Applicant review parking counts and investigate utilizing proof of parking to ensure only the necessary hard surfaces/parking areas are provided.
**Access Points** – The graphic below identifies the creation of access point “A” at Hudson Road to serve as the main access point for the development. The graphic further identifies a secondary access “B” which will be designed as a right-in/right out access. Finally, the star indicates the location where the proposed use to the west will interconnect to allow for access at the signalized intersection along Hudson Road.

<table>
<thead>
<tr>
<th>Access Point</th>
<th>Design and Purpose</th>
</tr>
</thead>
<tbody>
<tr>
<td>A.</td>
<td>Full signalized access point which also provides access to the future development site to the west.</td>
</tr>
<tr>
<td>B.</td>
<td>Full access point onto Hudson Road which is designed and anticipated to be modified to be a right-in/right out with a future upgrade to Hudson Road.</td>
</tr>
</tbody>
</table>
**Truck and loading screening** - The proposed site plan contains multiple areas for truck loading and staging. The proposed interior truck courtyard does an excellent job of screening the dock door and trucks from both Interstate 94 and Hudson Road. To block site lines from the corners, evergreen landscaping is provided to soften those views. The Applicant shall increase the number of evergreens within these areas as identified within the conditions of approval.

**Architecture – Section 24-235.** – Industrial and warehouse buildings not located immediately adjacent to the interstate shall be constructed of 65% Class I and II materials with the material classes and types shown below:

<table>
<thead>
<tr>
<th>Class I Materials</th>
<th>Class II Materials</th>
</tr>
</thead>
<tbody>
<tr>
<td>Conventional brick, nominal four-inch width</td>
<td>Specialty concrete block such as textured, burnished block or rock faced block</td>
</tr>
<tr>
<td>Natural or cultured stone</td>
<td>Architecturally precast textured concrete or brick panels</td>
</tr>
<tr>
<td>Glass</td>
<td>Masonry stucco</td>
</tr>
<tr>
<td>Copper</td>
<td>Ceramic</td>
</tr>
</tbody>
</table>

The proposed buildings use differing colors and textures of precast to break up the length and scale of the structure. Furthermore, the design technique of using windows (glass) elements to create focal points along the long elevations was utilized to add visual interest and allow for natural light into the spaces. Finally, the precast panels include shallow recesses to create addition variation and shadow lines along the exterior facades.

Additional building images are provided below:
Stormwater Management – The City Code requires stormwater management be provided to meet water quantity, infiltration, and water quality requirements. The application identifies the construction of multiple stormwater basins to serve the proposed site as well as the needed public roadway infrastructure to serve the project. The onsite ponds and infiltration basins are circled in blue below.
RECOMMENDATION

Staff recommends approval of the Planned Unit Development, Conditional Use Permit, Preliminary Plat and Site and Building Plan, Project No. 01-2021-00491, for Royal Gateway subject to the following conditions:

1. The Site Plan approval shall expire one year from the date of City Council approval unless a building permit has been requested or a time extension has been granted.
2. All requirements and conditions of the Northeast Area AUAR as they relate to this site shall remain in full force and effect as determined by the City.
3. The Preliminary Plat approval shall expire six months from the date of the City Council approval unless a Final Plat has been requested or a time extension granted by the City Council.
4. Prior to the issuance of a land disturbance permit, the Applicant shall receive written approval by the City Engineer of an updated grading plan which identifies grading and subgrade improvements, to meet City identified design standards, of the frontage road adjacent to the ROW of Interstate 94.
5. Prior to the issuance of a land disturbance permit, the Applicant shall receive written approval from the Engineering Division of a proof of concept grading plan that identifies the design of the shared north/south access drive located along the west property line is designed to provide acceptable access for the property to the west. The grading plan shall also address pipeline conflicts and issues.
6. Prior to the issuance of a land disturbance permit, the Applicant shall record a cross access easement agreement which allows perpetual use and access by the future development property to the east and west of the site. The easement shall allow for use and connection to the proposed western private drive, including the future frontage private road south of I-94, which connects with Hudson Road. The City Attorney shall review and approve the form and content of the cross easement prior to recording.
7. Prior to the issuance of a land disturbance permit, all plans shall identify a minimum of 1.5’ of freeboard from the 100 year HWL for all City identified stormwater facilities.
8. Prior to the issuance of a building permit, the Applicant shall submit a materials board. All final building materials shall be approved by the Planning staff in writing.
9. Prior to the application of building materials, the Applicant shall construct sample material mock-ups on-site. The mock-ups shall be approved by the Planning staff.
10. Prior to the issuance of a building permit, the Applicant shall execute an approved Operations and Maintenance Plan for all onsite infrastructure.
11. Prior to the issuance of a building permit, the Developer shall provide a snow removal and storage plan detailing how snowfalls will be accommodated on site.
12. All fencing and retaining wall materials shall be complementary to the building materials and shall be approved in writing by the Planning Division prior to issuance of a building permit. Retaining walls greater than four (4) feet in height shall be engineered and detailed calculations should be submitted to the City.
13. All lights shall be shoebox style, downward directed, with LED lamps with flush lenses. Other than wash or architectural lighting, attached security lighting shall be shoebox style, downward directed with flush lenses. In addition, any lighting under canopies (i.e. building entries) shall be recessed and use a flush lens.
14. All HVAC and other roof- or ground-mounted equipment shall be hidden from view with materials that match materials and colors used on the building.
15. Any future trash enclosures shall utilize city approved gates and be constructed on three sides using the same materials and patterns used on the building. Locations shall be approved by the Planning Division.

16. No exterior storage shall be permitted.

17. The Final Plat shall be approved by the City Council and released for recording prior to the issuance of a building permit.

18. This approval does not include signage. A separate sign permit shall be required.

19. All drive aisles shall have a minimum width of 25 feet.

20. Heavy duty silt fence and adequate erosion control around the entire construction site shall be required and maintained by the Developer during construction to ensure that sediment and stormwater does not leave the project site.

21. All disturbed boulevards shall be restored with turf. The property owner shall mow and maintain to the curb of all public streets.

22. Prior to the issuance of a land disturbance permit, the Applicant shall provide a plan which identifies the planting plan and long-term maintenance of the onsite stormwater basins and the wetland. Components of the long-term maintenance plan shall be included in the operations and maintenance agreement.

23. All onsite sanitary sewer, watermain and storm sewer facilities installed to accommodate the site are private and shall be the Developer’s responsibility for the design, installation, maintenance, repair, replacements, operation, protection, etc. All utility inspections shall be coordinated with the City’s Building Inspections Division.

24. The Applicant shall be responsible for obtaining a land disturbance permit from the City’s Engineering Department prior to the commencement of any site activities as well as any necessary right-of-way permits.

25. Prior to the issuance of a land disturbance permit, the Applicant shall submit a revised landscaping plan that identifies additional evergreen landscaping to screen site lines of the loading docks from the property corners.

26. Prior to issuance of a building permit, the Applicant shall submit a plan identifying placement of no less than four (4) inches of an acceptable topsoil mix as determined by Planning staff.

27. Prior to installation of sod, the Applicant shall provide written verification that a minimum of four (4) inches of topsoil has been placed throughout the site. Prior to installation of the sod, the City shall inspect and approve the placement of the topsoil in writing.

28. Prior to the release of the building permit, a landscape financial security shall be submitted for at least 150 percent of the estimated cost of landscaping including sod. The landscaping plan shall meet all landscaping ordinance requirements including canopy coverage and tree and species diversification.

29. Prior to the release of the Final Plat for recording, staff shall finalize the tree replacement calculations and method of achieving replacement or payment in lieu. Planting within a City park shall be coordinated with Parks Maintenance.

30. The Applicant shall be responsible for obtaining any other permits necessary from other agencies, MPCA, MnDOT, watershed, etc. prior to the start of any site activities.

31. The Applicant shall be responsible for protecting the proposed on-site storm sewer infrastructure and components and any existing storm sewer from exposure to any and all stormwater runoff, sediments and debris during all construction activities. Temporary stormwater facilities shall be installed to protect the quality aspect of the proposed and existing stormwater facilities prior to and during construction activities. Maintenance of any and all temporary stormwater facilities shall be the responsibility of the Applicant.
32. This project shall require a General Stormwater Permit from the MPCA since more than one acre of land will be disturbed. In addition, a Stormwater Pollution Preventive Plan (SWPPP) shall be included on the Grading and Erosion Control Plan along with Best Management Practices (BMPs) such as concrete washout area, temporary sediment basins, stabilization methods for exposed areas, etc. These BMPs shall be clearly identified on the plan. The plan shall include permittee and inspector contact information.

33. Prior to the issuance of a land disturbance permit, final drainage, utility, and stormwater plans shall be approved by the Engineering Department.

34. Grades at all intersections where a vehicle must stop shall be 1.0 percent or less for at least 100 feet from the stop location or an alternate standard approved by the Engineering staff in writing.

35. Prior to the approval of the Final Plat, all right-of-way widths and street names shall be reviewed and approved in writing by the Planning staff. All required right-of-way and easements shall be dedicated to the City at no cost and free of encumbrances.

36. Concrete driveway aprons shall be required at the intersections with City streets as per City detail plates and specification.

37. The Developer shall be responsible for installing the sidewalks within the project. Subsequent to installation, the sidewalks within the project and shall be maintained by the property owner. Such maintenance shall include but not be limited to promptly removing ice and snow, other obstructions, and repair and replacement as necessary to ensure the safe passage of pedestrians. This includes sidewalk connections located within the right-of-way that ultimately connect to the City trail system.

38. Prior to the issuance of a land disturbance permit, a final stormwater management plan shall be reviewed and approved by the City and the Watershed District.

39. The Applicant shall be financially responsible for all applicable water, sanitary sewer and storm sewer area and connection charges. Rates applied shall be those in effect at the time of Final Plat approval and shall be memorialized in the Development Agreement.

40. All public utility improvements and connections to the public systems shall be designed by the City in accordance with all City standard specifications, standard detail plates and standard plans. Easements and right-of-way necessary to accommodate public street and utility improvements will be determined by the final design and shall be shown on the Final Plat.

41. All rights-of-way, easements and outlots shall be kept free of plantings, retaining walls, signage, etc. that would affect their intended purpose.

42. The Applicant shall be financially responsible for any cost incurred for removal and/or relocation of existing small utilities, utility poles, undergrounding existing overhead electric utilities and other associated private utilities adjacent to and within the development and/or related to the public improvements needed to service the development.

43. Street lights shall be required to be installed by the Developer, at their cost, as directed by the City.

44. The location of landscaping irrigation lines shall be shown on the utility plan for irrigation of medians or at locations where irrigation lines cross public streets.

45. The irrigation system shall be designed to meet the following design requirements:
   - System must be designed by a certified irrigation contractor.
   - The system, including pumps, controllers, connections and irrigation line placement must be submitted for review and approval, in writing, by City staff.
   - Private irrigation wells as a back-up irrigation source are not permitted.
   - Irrigation heads shall be placed a minimum six (6) inches from back of curb, trail, sidewalk, or other hard surface.
• EPA WaterSense approved smart controllers shall be used. The controller shall be approved by Engineering Staff in writing.
• MP rotator heads or equivalent shall be used throughout.

ATTACHMENTS

1. Location Map
2. Resolution
3. Conditional Use Permit
4. 11 x 17s
5. Pedestrian Connection Map
RESOLUTION NO. 22-

RESOLUTION OF THE CITY OF WOODBURY,
WASHINGTON COUNTY, MINNESOTA

ADOPTING FINDINGS OF FACT FOR
Royal Gateway
Project No. 01-2022-00491

WHEREAS, in granting a Conditional Use Permit, the City Council shall consider the advice and recommendations of the Planning and Zoning commission, the city staff, and other applicable advisory commissions or other governmental agencies; and

WHEREAS, in granting a Conditional Use Permit, the City Council shall consider the effect of the proposed use on the Comprehensive Plan; and

WHEREAS, in granting a Conditional Use Permit, the City Council shall consider the effect of the proposed use on the health, safety, and general welfare of occupants of surrounding lands; and

WHEREAS, the Planning Commission reviewed the request for a Conditional Use Permit at their May 16, 2022 meeting. At that time they recommended _______ by a _____ to _____ vote. Staff _______ and recommends the City Council grant a Conditional Use Permit for the Royal Gateway project; and

WHEREAS, Section 24-43 of the Woodbury City Code identifies the findings necessary to grant approval of a Conditional Use Permit; and

WHEREAS, the City Council affirms the following findings of fact for the Conditional Use Permit for Royal Gateway:

(a) Consistency with the comprehensive plan. The proposed use shall be consistent with the comprehensive plan.

The property is guided as Places to Work in the City’s Comprehensive Plan. The project meets the following 2040 Comprehensive Plan policies and direction:

The Northeast Area offers a unique opportunity to diversify the City’s job and tax base. This diversification will occur by creating a business environment that will ultimately provide office/showroom, warehouse, distribution and light industrial business that are currently underrepresented within the City’s tax base.

1. Facilitate development of light industrial, distribution, office/warehouse and office/showroom uses within the Northeast Area.

2. Provide well-planned park areas close to amenities for office/industrial development as a means to attract high quality businesses

(b) Health and safety. The proposed use shall not negatively impact the health, safety and general welfare of occupants of surrounding lands.
The proposed use of light industrial commercial development does not negatively impact the health, safety and general welfare of occupants of surrounding lands as they are either approved or anticipated to be like uses.

(c) Public infrastructure services. Adequate public facilities and services shall be able to be provided to the site where the use is proposed, and/or existing infrastructure shall be able to absorb the additional demand for public services such as utilities, streets, parks, schools, etc.

The Applicant shall provide the land area and shall privately construct and fund the required grading, ponding and subgrade corrections for north frontage road located to the south of Hudson Road. This improvement reduces the need for roadway improvements to Hudson Road as it provides the parcel to the east access to a signalized intersection at Hudson Road.

All sanitary, water and stormwater infrastructure improvements are proposed to be constructed and funded by the Applicant.

All requirements of the Northeast Area AUAR will be met with this application and any additional infrastructure needs will be identified within the Development Agreement.

(d) Screening and landscaping. Incompatible impacts of the proposed use shall be screened and buffered from adjacent property and the surrounding neighborhood. The city council may require additional landscaping or screening above that required in the zoning ordinance.

The proposed use is compatible with the surrounding business park.

(e) Architectural standards. The site or building associated with the proposed use meets or exceeds the architectural design and landscaping standards for the district in which it is located. The city council may require additional architectural standards above those required in the zoning ordinance.

The proposed PUD establishes architectural requirements for the project and identifies materials that will best deliver aesthetically pleasing light industrial, manufacturing, distribution and warehouse uses.

(f) Zoning. The use is consistent with the purposes of the zoning ordinance and the purposes of the zoning district in which the applicant intends to locate the proposed use.

The property is zoned BCD, Business Campus District which identifies the following purpose:

“Reserve larger areas for multi-use buildings, offices, wholesale showrooms, light manufacturing, research and development, training, limited retail uses and uses accessory to conducting business within a coordinated, well-defined campus environment and listed as "Places to Work" on the comprehensive plan.”

The proposed uses meet this purpose statement.

(g) Traffic. The generation and characteristics of the traffic associated with the use and its impact on traffic volumes and safety associated with driveway locations, existing and proposed capacity on adjacent roads, sidewalks and trail connections can be adequately mitigated.

The Applicant shall provide the land area and shall privately construct and fund the required grading, ponding and subgrade corrections for north frontage road
located to the south of Hudson Road. This improvement reduces the need for roadway improvements to Hudson Road as it provides the parcel to the east access to a signalized intersection at Hudson Road.

All requirements of the Northeast Area AUAR will be met with this application and any additional infrastructure needs will be identified within the Development Agreement.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Woodbury, Washington County, Minnesota to approve the Conditional Use Permit, Project No. 01-2022-00491 for the Royal Gateway commercial development subject to the following conditions:

TO BE ADDED FOR COUNCIL

This Resolution was declared duly passed and adopted and was signed by the Mayor and attested to by the City Administrator this 25th day of May, 2022.

Attest:

________________________________________
Anne W. Burt, Mayor

________________________________________
Clinton P. Gridley, City Administrator (SEAL)
CONDITIONAL USE PERMIT
ROYAL GATEWAY
WOODBURY, MINNESOTA 55129

PROJECT NO. 01-2022-00491
PID 0102821120001

CITY COUNCIL APPROVAL
MAY 25, 2022

In accordance with the provisions of the Zoning Ordinance of the City of Woodbury, a Conditional Use Permit is hereby granted to Greystar Development Central, LLC (hereinafter referred to as “Applicant”), for a Planned Unit Development for a commercial development. The location of said property being described as follows:

Outlot A, Wooddale East

In granting this Conditional Use Permit, the Woodbury City Council finds the above-described property is zoned BCD, Business Campus District, which allows the approved use as a conditional use at their discretion. The Council finds that the Applicant meets the criteria of the ordinance as outlined in Resolution 22-__ adopted by the City Council on May 25, 2022 and is entitled to the issuance of a Conditional Use Permit for the Royal Gateway development, subject to the following conditions:

- TO BE ADDED FOR COUNCIL

By order of the City Council of the City of Woodbury, County of Washington, State of Minnesota,
this Conditional Use Permit, Project No. 01-2022-00491 is executed by the affected parties on , 2022.

CITY OF WOODBURY

__________________________________
Anne W. Burt, Mayor

__________________________________
Clinton P. Gridley, Administrator

STATE OF MINNESOTA  )
) ss.
COUNTY OF WASHINGTON  )

On this _____ day of ________________, 2022, before me, a Notary Public within and for said County, personally appeared Anne W. Burt and Clinton P. Gridley, to me personally known, being each by me duly sworn did say that they are respectively the Mayor and City Administrator of the City of Woodbury, the municipal corporation named in the foregoing instrument; and that the seal affixed to said instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said municipal corporation by authority of its City Council and Anne W. Burt and Clinton P. Gridley acknowledged said instrument to be the free act and deed of said municipal corporation.

_________________________   ___________________
Notary Public      Date
DEVELOPER/APPLICANT

By ___________________________________
Date__________________________

Its ________________________________

STATE OF )
COUNTY OF_________________________
)

On this ______ day of ____________, 2022, before me, a Notary Public within and for said County personally appeared _________________________________, to me personally known, who being each by me duly sworn did say that s/he is respectively the ___________________________ of _________________________________, the corporation named in the foregoing instrument, and that said instrument was signed in behalf of said corporation by authority of its _________________ and said _________________________ acknowledged said instrument to be the free act and deed of said corporation.

_______________________________________   ______________________
Notary Public        Date

Approved to Form:

_____________________________________
City Attorney

THIS INSTRUMENT WAS DRAFTED BY
Scott J. Riggs, City Attorney
Kennedy & Graven
470 U. S. Bank Place
200 South Sixth Street
Minneapolis, MN 55402
TERSTATE HIGHWAY NO. 94

(PUBLICLY DEDICATED RIGHT-OF-WAY)

(VARIABLE WIDTH)

CIVIL DETAILS
UTILITY PLAN
GRADING PLAN
SWPP PLAN
SITE PLAN
CIVIL DETAILS
LANDSCAPE PLAN

INTERSTATE HIGHWAY NO. 94

3'R
3'R
26
PED. RAMP
TAPER CURB
FLUSH CURB

FUTURE RETAINING WALL
CONSTRUCTED W/ ACCESS ROAD

ADA PARKING SIGN
TAPER CURB

50'-0"
50'-0"
TYP
3'R
40'-0"
3
25'R
58'R
3'R
3'R
58'R
3'R

21
60
26.0
F-F

STORMWATER

Laws of the State of Minnesota.

Date
License No.

05/06/22
04/26/22

Drawn By
Project Lead
Loucks Project No.

C3-7
C3-6
C3-1
C2-X
C2-1
C0-1

SCALE       IN       FEET

N

WODDALL EAST

OUTLOT A

CIVIL ENGINEER

www.loucks.com

Certified:__________________________

Duly certified by the undersigned for

GREAT STAR

PLANNING

COG ENGINEERING

LANDSCAPE ARCHITECTURE

QUALITY CONTROL

NOT FOR SUBMITTAL/REVISIONS & USE

ENVIRONMENTAL

SITE PLAN DETAIL - NE

C2-4
EXISTING CONDITIONS NOTE

THE EXISTING CONDITIONS SHEETS ARE PROVIDED AND PREPARED BY OWNER. OWNER IS TO PROVIDE THE EXISTING CONDITION SHEETS TO CONTRACTOR. CONTRACTOR IS TO VERIFY THE EXISTING CONDITIONS SHEETS AND NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES. REFER THE ALTA/NSPS LAND SURVEY PREPARED BY SAMBATEK, INC., DATED 01/22/2022, FOR ADDITIONAL NOTES AND CERTIFICATION OF THE SUBJECT PROPERTY.

PROJECT BENCHMARKS

THE ORTHO DATA IS REVERSED NAD83. THE ORTHO DATA IS REVERSED NAD83. REFER TO ORTHO DATA DRAWN BY CONTRACTOR.

1. SITE BENCHMARK:

PERIMETER

AND

SEDIMENTATION

APPLICATION

"IRON ROD ON SOUTH SIDE OF HUDSON RD AT SOUTHEAST CORNER OF

PROJECT BENCHMARK

ALL CURB SPOT ELEVATIONS ARE TO GUTTER LINE UNLESS NOTED OTHERWISE.

CONTRACTOR SHALL FIELD VERIFY EXISTING SITE CONDITIONS AND NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES.

REFER THE ALTA/NSPS LAND SURVEY PREPARED BY SAMBATEK, INC., DATED 01/22/2022, FOR ADDITIONAL NOTES AND CERTIFICATION OF THE SUBJECT PROPERTY.
Grading Plan Detail

C3-5

Cover Sheet

1.5%

SWPP Plan

NO PARKING

Dock Door (Typ)

2.5%

Filtration

0.5%

Geodetic Database

Referenced from MNDOT Geodetic Database.

Does not guarantee the adequacy, accuracy and completeness of work by others. The contractor shall field verify existing site conditions and notify the project engineer of any discrepancies. Refer the ALTA/NSPS Land Survey prepared by Sambatek, Inc., dated 01/22/2022, for additional notes and certification of the subject property.

City

Sedimentation and Control

The requirements, the management of these laws of the State of Minnesota.

contractor

or professional signature

Drafted By

Checked By

Reviewed By

Drawn By

Reviewed And Approved By

Project Lead

Loucks Project No.

05/06/22

## No Parking

Dock Door (Typ)
11. **SWPPP Notes**

   **NPDES Permit**

   - **A.** No engine degreasing is allowed on site.

   - **B.** **Buffer Zone:** The permittee(s) shall include an undisturbed buffer zone of not less than 100 linear feet from the special area kept out of the infiltration practice. Heavy equipment shall not be used to excavate infiltration systems unless work is permitted in Appendix A, Part A, Section V, Part IV, and applicable construction activity requirements found in Appendix A, Part C.

   - **C.** No trenching is allowed in the special area kept out of the infiltration practice without written permission from the Minnesota Pollution Control Agency (MPCA).

   - **D.** Minimum and maximum areas to be disturbed shall be recorded in the SWPPP.

   - **E.** The permittee(s) must identify the location of areas not to be disturbed with flags, stakes, signs, silt fence, etc. before construction.

   - **F.** Installation of bio-rolls or silt fence at back of curb or pavement, as necessary through building construction process.

   - **G.** Installation of pavement and walks.

   - **H.** Import clean fill for replacement and balance.

   - **I.** Remove pavements and utilities.

   - **J.** Strip and stockpile topsoil or soil for replacement and balance.

   - **K.** Clear and grub site.

   - **L.** Erosion control blanket.

   - **M.** Transfer of ownership as described in the permit.

   - **N.** Permittee(s) wishing to terminate coverage must submit a Notice of Termination (NOT) to the MPCA.

   - **O.** All temporary BMP's shall be removed, ditches stabilized, and sediment shall be removed from permanent containment requirements.

   - **P.** In the event of encountering a well or spring during construction, contractor to cease construction activity and notify the MPCA immediately.

   - **Q.** The owner must identify the person who will be responsible for long-term operations and maintenance of the pond.

   - **R.** All conveyances and sedimentation basins in order to return the pond to design capacity.

   - **S.** The location of areas not to be disturbed must be identified with flags, stakes, signs, siltv fence, etc. before construction.

   - **T.** The permittee(s) must fully document the circumstances and reasons that the buffer encroachment is necessary than seven (7) days after the construction activity in that portion of the site has temporarily or permanently ceased.

   - **U.** No trenching is allowed in the special area kept out of the infiltration practice without written permission from the Minnesota Pollution Control Agency (MPCA).

   - **V.** No trenching is allowed in the special area kept out of the infiltration practice without written permission from the Minnesota Pollution Control Agency (MPCA).

   - **W.** The owner must identify the person who will be responsible for long-term operations and maintenance of the pond.

   - **X.** All conveyances and sedimentation basins in order to return the pond to design capacity.

   - **Y.** The location of areas not to be disturbed must be identified with flags, stakes, signs, siltv fence, etc. before construction.

   - **Z.** The permittee(s) must fully document the circumstances and reasons that the buffer encroachment is necessary than seven (7) days after the construction activity in that portion of the site has temporarily or permanently ceased.

   - **A.** No trenching is allowed in the special area kept out of the infiltration practice without written permission from the Minnesota Pollution Control Agency (MPCA).

   - **B.** Installation of bio-rolls or silt fence at back of curb or pavement, as necessary through building construction process.

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   - **G.** Clear and grub site.

   - **H.** Erosion control blanket.

   - **I.** Transfer of ownership as described in the permit.

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   - **S.** The owner must identify the person who will be responsible for long-term operations and maintenance of the pond.

   - **T.** All conveyances and sedimentation basins in order to return the pond to design capacity.

   - **U.** The location of areas not to be disturbed must be identified with flags, stakes, signs, siltv fence, etc. before construction.

   - **V.** The permittee(s) must fully document the circumstances and reasons that the buffer encroachment is necessary than seven (7) days after the construction activity in that portion of the site has temporarily or permanently ceased.
SWPP PLAN

DECIDUOUS TREE PLANTING

- Root flare even with or just above grade
- More than necessary to maintain plumb
- Saturate soil with water. Do not compact
- Suggested, but not required. Any staking
- Contractor is responsible for testing

4

16" x 2" polypropylene or polyethylene strap

TRUNK - SEE NOTES OR SPECS.

12" depth (min) loam planting soil

REFER TO SHEET L2-1 FOR NORTH LANDSCAPE PLAN, GENERAL NOTES, LANDSCAPE REQUIREMENTS, LANDSCAPE DATA, PLANTING ENLARGEMENTS, PLANT SCHEDULE, AND IRRIGATION NOTES

BLACK METAL EDGER TO BE USED TO CONTAIN SHRUBS, PERENNIALS, AND ANNUALS WHERE BED MEETS SOD/SEED UNLESS NOTED OTHERWISE.


ALL TREES NOT IN PLANTING BEDS TO RECEIVE STONE MULCH RING WITH NO MULCH IN DIRECT CONTACT WITH TREE TRUNK.

ALL ANNUAL AND PERENNIAL PLANTING BEDS TO RECEIVE STONE MULCH RING WITH NO MULCH IN DIRECT CONTACT WITH TREE TRUNK.

CONSTRUCTION BULK MATERIALS ARE TO BE DUMPED AND HANDLED AT THE POUCH WHICH IS LOCATED AT THE FRONT OF THE CURB. ALL BULK AND SACKS ARE TO BE STORED AT THE BACK OF THE CURB. ALL MATERIALS ARE TO BE STORED IN AN AREA THAT IS NOT ACCESSIBLE TO PUBLIC.

CONSTRUCTION TENTS ARE TO BE STORED AND HANDLED AT THE POUCH WHICH IS LOCATED AT THE FRONT OF THE CURB. ALL BULK AND SACKS ARE TO BE STORED AT THE BACK OF THE CURB. ALL MATERIALS ARE TO BE STORED IN AN AREA THAT IS NOT ACCESSIBLE TO PUBLIC.

CONSTRUCTION MACHINERY SHALL NOT BE STORED IN THE CURB POUCH. ALL BULK AND SACKS ARE TO BE STORED AT THE BACK OF THE CURB. ALL MATERIALS ARE TO BE STORED IN AN AREA THAT IS NOT ACCESSIBLE TO PUBLIC.
Northeast Area Pedestrian Connections

Disclaimer: This map is intended for reference purposes only and is not a legally recorded map or survey. The City of Woodbury shall not be liable for any damages or claims that arise due to accuracy, availability, use, or misuse of the information herein pursuant to MN Statute 466.03 Subd 21.
PROPOSAL

NAI Legacy has submitted an application for a Conditional Use Permit, Preliminary Plat and Site and Building Plan for distribution center to be called I-94 East Logistics Center. The distribution center is proposed to be an approximately 475,000 square foot building and the property is located approximately ¼ mile east of Settlers Ridge Parkway and south of Hudson Road. The property is zoned BCD, Business Campus District and is guided as Places to Work on the Land Use Plan.

Proposed Use - The proposed development is a speculative warehouse/distribution use which would provide supportive dock and trailer parking needs for 1-3 tenants within a 36 foot clear height warehouse space. Limited supportive office uses are also contemplated but are anticipated to be accessory to the warehouse use. A speculative development is constructed without known tenants but instead design decisions are based on assumptions of future tenant mixes. In this case, the anticipated breakdown of the proposed 476,928 square foot building is as follows:

<table>
<thead>
<tr>
<th>Use</th>
<th>Square Footage</th>
<th>Percentage of overall building</th>
</tr>
</thead>
<tbody>
<tr>
<td>Warehouse</td>
<td>429,235 s.f.</td>
<td>95%</td>
</tr>
<tr>
<td>Office</td>
<td>23,846 s.f.</td>
<td>5%</td>
</tr>
<tr>
<td>TOTAL</td>
<td>476,928 s.f.</td>
<td>100%</td>
</tr>
</tbody>
</table>
Northeast Area Alternative Urban Areawide Review (AUAR) - The northeast area is over 400 acres of contiguous, mostly undeveloped land located along the I-94 corridor. In 2009, the City adopted the AUAR as the appropriate planning document for evaluating the cumulative environmental impacts of development within the area. The AUAR was updated in both 2014 and 2019. The AUAR included multiple traffic studies which identified the needed traffic mitigation necessary to accommodate the additional vehicle trips generated by development.

Preliminary Plat - The proposed Preliminary Plat creates one lot and one future development outlot as identified on the chart below.

<table>
<thead>
<tr>
<th>Lot</th>
<th>Proposed Use</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot 1 Block 1</td>
<td>I-94 Logistics</td>
<td>33.7</td>
</tr>
<tr>
<td>Outlot A</td>
<td>Future Development</td>
<td>29.3</td>
</tr>
</tbody>
</table>

Park Dedication - In 2010, following the adoption of the AUAR, the City entered into a Pre-Development Agreement with Dale Properties. The agreement identified the acquisition of the land for Prairie Ridge Park through a combination of pre-development parkland dedication and open space acquisition. Via the same agreement, the City also preserved a 13.57 acre parcel for tree preservation and wetland protection in the southwest corner of the northeast area adjacent to the multi-family area to the south of Hudson Road. Due to the previous transaction, the parkland dedication requirement for this application has been met.

Conditional Use Permit - A Conditional Use Permit shall be required for distribution centers greater than 100,000 square feet in floor area. City Code Section 24-43 outlines the guidelines for granting a Conditional Use Permit. Please reference the attached draft resolution for the required findings of fact.

Pedestrian Movements – The subject parcel is highlighted in red below with the proposed pedestrian network designed to provide access to the trail network to be built with the upgrades to Hudson Road and to provide a connection to the public open space located to the immediate
southwest of the site. The red lines below identify a proposed sidewalk and the blue indicates a trail. As a condition of approval, the Applicant shall be required to connect the proposed trail network within the Black Diamond site to the south.

Access Points – The graphic below identifies the utilization of the existing access point B which was constructed with Project Belle and designed to provide the main access for booth sites. Access point A is a secondary access onto Hudson Road for employee and truck access that will be restricted to right-in/ right-out movements only. Also identified in the southwest corner of the site, with the dashed red line, is a designed future connection to Karen Drive. This area is preserved to be able to provide an interconnection to Karen Drive if uses change in the future or if site demands warrant an additional access.
Access Point | Design and Purpose
---|---
A. | Right-in/Right out along Hudson Road
B. | Signalized intersection along Hudson which is designed as a shared private road between the subject site and Project Belle to the east.
C. | Employee access along Private Drive
D. | Truck access along Private Drive

**Architecture – Section 24-235.** Industrial and warehouse buildings not located immediately adjacent to the interstate shall be constructed of 65% Class I and II materials with the material classes and types shown below:

<table>
<thead>
<tr>
<th>Class I Materials</th>
<th>Class II Materials</th>
</tr>
</thead>
<tbody>
<tr>
<td>Conventional brick, nominal four-inch width</td>
<td>Specialty concrete block such as textured, burnished block or rock faced block</td>
</tr>
<tr>
<td>Natural or cultured stone</td>
<td>Architecturally precast textured concrete or brick panels</td>
</tr>
<tr>
<td>Glass</td>
<td>Masonry stucco</td>
</tr>
<tr>
<td>Copper</td>
<td>Ceramic</td>
</tr>
</tbody>
</table>

The proposed building uses differing colors and textures of precast to break up the length and scale of the structure. Furthermore, the design technique of the vertical color elements, in blue, create visual interest along the long elevations. Finally, the corner entries are designed to include storefront glass elements which are provided and designed to be the visual focal point of the building.
Truck and loading screening - The proposed site plan contains significant areas for truck loading and staging with parking of trucks in the southern portion of the site. To mitigate the visual impacts of this portion of the warehouse and distribution use, the Applicant and City staff have developed a screening plan which includes utilization of constructed screen walls to soften the impact of the use from public view. The graphic below shows the location of the screen walls highlighted in red.
To ensure the trucks parking and loading areas were adequately softened by the walls, the following graphic simulations were prepared.
Parking- The proposed building measures 476,928 square feet and is identified to be designed to accommodate distribution/warehouse with supportive office uses. The chart below identifies the use, estimated square footage and total number of required spaces.

<table>
<thead>
<tr>
<th>Use</th>
<th>Square Footage</th>
<th>PUD parking ratios</th>
<th>Number of PUD required spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>Warehouse</td>
<td>453,082 s.f.</td>
<td>1 space per 2,000 s.f.</td>
<td>227</td>
</tr>
<tr>
<td>Office</td>
<td>23,846 s.f.</td>
<td>1 space per 200 s.f</td>
<td>119</td>
</tr>
<tr>
<td>TOTAL</td>
<td>476,928 s.f.</td>
<td></td>
<td>346</td>
</tr>
</tbody>
</table>

As shown above, the ordinance required parking ratios would require 346 parking spaces to be provided. The proposed site plan identifies 400 parking spaces to meet the established parking requirements. As tenants are identified, staff recommends the Applicant review parking counts and investigate utilizing proof of parking, in the areas highlighted in red below, to ensure only the necessary hard surfaces/parking areas are provided.
Stormwater Management – The City Code requires stormwater management be provided to meet water quantity, infiltration, and water quality requirements. The application identifies the construction of multiple stormwater basins to serve the proposed site as well as the needed public roadway infrastructure to serve the project. The onsite ponds and infiltration basins are circled in blue below.

RECOMMENDATION

Staff recommends approval of the Conditional Use Permit, Preliminary Plat and Site and Building Plan, Project No. 01-2022-00486, for I-94 East Logistics Center subject to the following conditions:

1. The Site Plan approval shall expire one year from the date of City Council approval unless a building permit has been requested or a time extension has been granted.
2. All requirements and conditions of the Northeast Area AUAR as they relate to this site shall remain in full force and effect as determined by the City.
3. The Preliminary Plat approval shall expire six months from the date of the City Council approval unless a Final Plat has been requested or a time extension granted by the City Council.
4. Prior to the issuance of a land disturbance permit, final drainage, utility, and stormwater plans shall be approved by the Engineering Department.
5. Prior to the issuance of a building permit, the Applicant shall submit a materials board. All final building materials shall be approved by the Planning staff in writing.

6. Prior to the application of building materials, the Applicant shall construct sample material mock-ups on-site. The mock-ups shall be approved by the Planning staff.

7. Prior to the issuance of a building permit, the Applicant shall execute an approved Operations and Maintenance Plan for all onsite infrastructure.

8. Prior to the issuance of a building permit, the Developer shall provide a snow removal and storage plan detailing how snowfalls will be accommodated on site.

9. All fencing and retaining wall materials shall be complementary to the building materials and shall be approved in writing by the Planning Division prior to issuance of a building permit. Retaining walls greater than four (4) feet in height shall be engineered and detailed calculations should be submitted to the City.

10. All lights shall be shoebox style, downward directed, with LED lamps with flush lenses. Other than wash or architectural lighting, attached security lighting shall be shoebox style, downward directed with flush lenses. In addition, any lighting under canopies (i.e. building entries) shall be recessed and use a flush lens.

11. All HVAC and other roof- or ground-mounted equipment shall be hidden from view with materials that match materials and colors used on the building.

12. Any future trash enclosures shall utilize city approved gates and be constructed on three sides using the same materials and patterns used on the building. Locations shall be approved by the Planning Division.

13. No exterior storage shall be permitted.

14. The Final Plat shall be approved by the City Council and released for recording prior to the issuance of a building permit.

15. This approval does not include signage. A separate sign permit shall be required.

16. All drive aisles shall have a minimum width of 25 feet.

17. Heavy duty silt fence and adequate erosion control around the entire construction site shall be required and maintained by the Developer during construction to ensure that sediment and stormwater does not leave the project site.

18. All disturbed boulevards shall be restored with turf. The property owner shall mow and maintain to the curb of all public streets.

19. All onsite sanitary sewer, watermain and storm sewer facilities installed to accommodate the site are private and shall be the Developer’s responsibility for the design, installation, maintenance, repair, replacements, operation, protection, etc. All utility inspections shall be coordinated with the City’s Building Inspections Division.

20. The Applicant shall be responsible for obtaining a land disturbance permit from the City’s Engineering Department prior to the commencement of any site activities as well as any necessary right-of-way permits.

21. Prior to issuance of a building permit, the Applicant shall submit a plan identifying placement of no less than four (4) inches of an acceptable topsoil mix as determined by Planning staff.

22. Prior to installation of sod, the Applicant shall provide written verification that a minimum of four (4) inches of topsoil has been placed throughout the site. Prior to installation of the sod, the City shall inspect and approve the placement of the topsoil in writing.

23. Prior to the release of the building permit, a landscape financial security shall be submitted for at least 150 percent of the estimated cost of landscaping including sod. The landscaping plan shall meet all landscaping ordinance requirements including canopy coverage and tree and species diversification.
24. Prior to the issuance of a building permit, staff shall review and approve the final materials for all onsite screen walls. Screen walls shall match design of the principle structure and be designed for long term maintenance.

25. Prior to the release of the Final Plat for recording, staff shall finalize the tree replacement calculations and method of achieving replacement or payment in lieu. Planting within a City park shall be coordinated with Parks Maintenance.

26. The Applicant shall be responsible for obtaining any other permits necessary from other agencies, MPCA, MnDOT, watershed, etc. prior to the start of any site activities.

27. The Applicant shall be responsible for protecting the proposed on-site storm sewer infrastructure and components and any existing storm sewer from exposure to any and all stormwater runoff, sediments and debris during all construction activities. Temporary stormwater facilities shall be installed to protect the quality aspect of the proposed and existing stormwater facilities prior to and during construction activities. Maintenance of any and all temporary stormwater facilities shall be the responsibility of the Applicant.

28. This project shall require a General Stormwater Permit from the MPCA since more than one acre of land will be disturbed. In addition, a Stormwater Pollution Preventive Plan (SWPPP) shall be included on the Grading and Erosion Control Plan along with Best Management Practices (BMPs) such as concrete washout area, temporary sediment basins, stabilization methods for exposed areas, etc. These BMPs shall be clearly identified on the plan. The plan shall include permittee and inspector contact information.

29. Prior to the issuance of a land disturbance permit, final drainage, utility, and stormwater plans shall be approved by the Engineering Department.

30. Grades at all intersections where a vehicle must stop shall be 1.0 percent or less for at least 100 feet from the stop location or an alternate standard approved by the Engineering staff in writing.

31. Prior to the approval of the Final Plat, all right-of-way widths and street names shall be reviewed and approved in writing by the Planning staff. All required right-of-way and easements shall be dedicated to the City at no cost and free of encumbrances.

32. Concrete driveway aprons shall be required at the intersections with City streets as per City detail plates and specification.

33. Prior to the issuance of a land disturbance permit, the Applicant shall submit a revised plan that shows the trail connection on the east side of the side connecting into the trail network on the Black Diamond site to the south.

34. The Developer shall be responsible for installing the sidewalks within the project. Subsequent to installation, the sidewalks within the project and shall be maintained by the property owner. Such maintenance shall include but not be limited to promptly removing ice and snow, other obstructions, and repair and replacement as necessary to ensure the safe passage of pedestrians. This includes sidewalk connections located within the right-of-way that ultimately connect to the City trail system.

35. Prior to the issuance of a land disturbance permit, a final stormwater management plan shall be reviewed and approved, in writing, by the City Engineer and the Watershed District.

36. The Applicant shall be financially responsible for all applicable water, sanitary sewer and storm sewer area and connection charges. Rates applied shall be those in effect at the time of Final Plat approval and shall be memorialized in the Development Agreement.

37. All public utility improvements and connections to the public systems shall be designed by the City in accordance with all City standard specifications, standard detail plates and standard plans. Easements and right-of-way necessary to accommodate public street and utility improvements will be determined by the final design and shall be shown on the Final Plat.
38. All rights-of-way, easements and outlots shall be kept free of plantings, retaining walls, signage, etc. that would affect their intended purpose.

39. The Applicant shall be financially responsible for any cost incurred for removal and/or relocation of existing small utilities, utility poles, undergrounding existing overhead electric utilities and other associated private utilities adjacent to and within the development and/or related to the public improvements needed to service the development.

40. Street lights shall be required to be installed by the Developer, at their cost, as directed by the City.

41. The location of landscaping irrigation lines shall be shown on the utility plan for irrigation of medians or at locations where irrigation lines cross public streets.

42. The irrigation system shall be designed to meet the following design requirements:
   - System must be designed by a certified irrigation contractor.
   - The system, including pumps, controllers, connections and irrigation line placement must be submitted for review and approval, in writing, by City staff.
   - Private irrigation wells as a back-up irrigation source are not permitted.
   - Irrigation heads shall be placed a minimum six (6) inches from back of curb, trail, sidewalk, or other hard surface.
   - EPA WaterSense approved smart controllers shall be used. The controller shall be approved by Engineering Staff in writing.
   - MP rotator heads or equivalent shall be used throughout.

ATTACHMENTS

1. Location Map
2. Resolution
3. Conditional Use Permit
4. 11 x 17s
5. Pedestrian Connection Map
RESOLUTION NO. 22-

RESOLUTION OF THE CITY OF WOODBURY, WASHINGTON COUNTY, MINNESOTA

ADOPTING FINDINGS OF FACT FOR
I-94 East Logistics Center
Project No. 01-2022-00486

WHEREAS, in granting a Conditional Use Permit, the City Council shall consider the advice and recommendations of the Planning and Zoning commission, the city staff, and other applicable advisory commissions or other governmental agencies; and

WHEREAS, in granting a Conditional Use Permit, the City Council shall consider the effect of the proposed use on the Comprehensive Plan; and

WHEREAS, in granting a Conditional Use Permit, the City Council shall consider the effect of the proposed use on the health, safety, and general welfare of occupants of surrounding lands; and

WHEREAS, the Planning Commission reviewed the request for a Conditional Use Permit at their May 16, 2022 meeting. At that time they recommended _______ by a _____ to _____ vote. Staff ______ and recommends the City Council grant a Conditional Use Permit for the I-94 East Logistics Center project; and

WHEREAS, Section 24-43 of the Woodbury City Code identifies the findings necessary to grant approval of a Conditional Use Permit; and

WHEREAS, the City Council affirms the following findings of fact for the Conditional Use Permit for I-94 East Logistics Center:

(a) Consistency with the comprehensive plan. The proposed use shall be consistent with the comprehensive plan.

The property is guided as Places to Work in the City’s Comprehensive Plan. The project meets the following 2040 Comprehensive Plan policies and direction:

The Northeast Area offers a unique opportunity to diversify the City’s job and tax base. This diversification will occur by creating a business environment that will ultimately provide office/showroom, warehouse, distribution and light industrial business that are currently underrepresented within the City’s tax base.

1. Facilitate development of light industrial, distribution, office/warehouse and office/showroom uses within the Northeast Area.

2. Provide well-planned park areas close to amenities for office/industrial development as a means to attract high quality businesses

(b) Health and safety. The proposed use shall not negatively impact the health, safety and general welfare of occupants of surrounding lands.
The proposed uses of distribution center and warehouse do not negatively impact the health, safety and general welfare of occupants of surrounding lands as they are either approved or anticipated to be like uses.

(c) Public infrastructure services. Adequate public facilities and services shall be able to be provided to the site where the use is proposed, and/or existing infrastructure shall be able to absorb the additional demand for public services such as utilities, streets, parks, schools, etc.

The Applicant shall utilize the private drive constructed with Project Belle for its main access. This drive was planned and designed for utilization by the property.

All sanitary, water and stormwater infrastructure improvements are proposed to be constructed and funded by the Applicant. This finding shall be contingent on final approval of all stormwater designs which shall be approved by both the Watershed and City.

All requirements of the Northeast Area AUAR will be met with this application and any additional infrastructure needs will be identified within the Development Agreement.

(d) Screening and landscaping. Incompatible impacts of the proposed use shall be screened and buffered from adjacent property and the surrounding neighborhood. The city council may require additional landscaping or screening above that required in the zoning ordinance.

The proposed use is compatible with the surrounding business park. Screening of the proposed docks and trailer storage is provided by proposed screen walls.

(e) Architectural standards. The site or building associated with the proposed use meets or exceeds the architectural design and landscaping standards for the district in which it is located. The city council may require additional architectural standards above those required in the zoning ordinance.

The proposed development meets the architectural design require establishes architectural requirements for the project and identifies materials that will best deliver aesthetically pleasing distribution and warehouse uses.

(f) Zoning. The use is consistent with the purposes of the zoning ordinance and the purposes of the zoning district in which the applicant intends to locate the proposed use.

The property is zoned BCD, Business Campus District which identifies the following purpose:

“Reserve larger areas for multi-use buildings, offices, wholesale showrooms, light manufacturing, research and development, training, limited retail uses and uses accessory to conducting business within a coordinated, well-defined campus environment and listed as ”Places to Work” on the comprehensive plan.”

The proposed uses meet this purpose statement.

(g) Traffic. The generation and characteristics of the traffic associated with the use and its impact on traffic volumes and safety associated with driveway locations, existing and proposed capacity on adjacent roads, sidewalks and trail connections can be adequately mitigated.

The Applicant shall utilize the private drive constructed with Project Belle for its main access. This drive was planned and designed for utilization by the property.
All requirements of the Northeast Area AUAR will be met with this application and any additional infrastructure needs will be identified within the Development Agreement.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Woodbury, Washington County, Minnesota to approve the Conditional Use Permit, Project No. 01-2022-00486 for the I-94 East Logistics Center commercial development subject to the following conditions:

TO BE ADDED FOR COUNCIL

This Resolution was declared duly passed and adopted and was signed by the Mayor and attested to by the City Administrator this 25th day of May, 2022.

Attest:

Anne W. Burt, Mayor

Clinton P. Gridley, City Administrator (SEAL)
In accordance with the provisions of the Zoning Ordinance of the City of Woodbury, a Conditional Use Permit is hereby granted to NAI Legacy (hereinafter referred to as “Applicant”), for a distribution center greater than 100,000 square feet in floor area. The location of said property being described as follows:

THE SOUTH RIGHT OF WAY LINE OF HUDSON ROAD, BEING ALSO A SOUTH RIGHT OF WAY LINE OF MINNESOTA DEPARTMENT OF TRANSPORTATION PLAT NUMBER 82-34 AND ALSO THE EAST 42.00 FEET OF THE WEST 75.00 FEET OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 28 NORTH, RANGE 21 WEST, WASHINGTON COUNTY, MINNESOTA, LYING NORTH OF THE SOUTH 644.00 FEET OF SAID SOUTHWEST QUARTER. ALSO EXCEPT THE WEST 33.0 FEET OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1 TOWNSHIP 28 NORTH RANGE 21 WEST LYING NORTH OF THE SOUTH 644.0 FEET OF THE SOUTHWEST QUARTER. EXCEPT PARCEL 41 OF MINNESOTA DEPARTMENT OF TRANSPORTATION PLAT NUMBER 82-34.

In granting this Conditional Use Permit, the Woodbury City Council finds the above-described property is zoned BCD, Business Campus District, which allows the approved use as a conditional use at their discretion. The Council finds that the Applicant meets the criteria of the ordinance as outlined in Resolution 22- ___ adopted by the City Council on May 25, 2022 and is entitled to the issuance of a Conditional Use Permit for the I-94 East Logistics Center development, subject to the following conditions:

TO BE ADDED FOR COUNCIL

By order of the City Council of the City of Woodbury, County of Washington, State of Minnesota, this Conditional Use Permit, Project No. 01-2022-00486 is executed by the affected parties on , 2022.

CITY OF WOODBURY

________________________________  __________________
Anne W. Burt, Mayor                   Date

________________________________  __________________
Clinton P. Gridley, Administrator     Date

STATE OF MINNESOTA  )
 ) ss.
COUNTY OF WASHINGTON )

On this _____ day of ________________, 2022, before me, a Notary Public within and for said County, personally appeared Anne W. Burt and Clinton P. Gridley, to me personally known, being each by me duly sworn did say that they are respectively the Mayor and City Administrator of the City of Woodbury, the municipal corporation named in the foregoing instrument; and that the seal affixed to said instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said municipal corporation by authority of its City Council and Anne W. Burt and Clinton P. Gridley acknowledged said instrument to be the free act and deed of said municipal corporation.

________________________________  __________________
Notary Public                          Date
DEVELOPER/APPLICANT

By _________________________________________

Date_______________

Its _________________________________________

STATE OF )
 ) ss.
COUNTY OF__________ )

On this ______ day of ______________, 2022, before me, a Notary Public within and for said County personally appeared _________________________________, to me personally known, who being each by me duly sworn did say that s/he is respectively the __________________________ of _________________________________, the corporation named in the foregoing instrument, and that said instrument was signed in behalf of said corporation by authority of its _________________ and said ______________________ acknowledged said instrument to be the free act and deed of said corporation.

_______________________________________   ______________________
Notary Public        Date

Approved to Form:

_______________________________________
City Attorney

THIS INSTRUMENT WAS DRAFTED BY
Scott J. Riggs, City Attorney
Kennedy & Graven
470 U. S. Bank Place
200 South Sixth Street
Minneapolis, MN 55402
Preliminary Site Development Plans

for

I-94 East Logistics Center

Woodbury, Minnesota

Presented by:

Exchange Realty Acquisitions, LLC
IF THE CONTRACTOR ENCOUNTERS ANY DRAIN TILE WITHIN THE SITE, HE OR SHE SHALL NOTIFY THE ENGINEER WITH THE LOCATION, SIZE, INVERT AND IF THE TILE CENTER (GOPHER STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, IN Accordance WITH THE GUIDELINES OF ASCE/CI 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL NO. 3. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE MNDOT'S GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA. THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND DATED 01/11/21.

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and dated 01/11/21.

Date
Print Name:
License #
CONSTRUCTION DOCUMENTS
PRELIMINARY SITE DEVELOPMENT PLANS

OVERALL SITE PLAN
EXCHANGE REALTY ACQUISITIONS, LLC
1640 EAST LOGISTICS CENTER
WOODBURY, MN

Preliminary Development Plans
Project No. 50291

Development Summary

- Total Site Area: 21.98 acres
- Existing Site Area: 3.02 acres
- Proposed Site Area: 18.96 acres
- Lot Area: 21.98 acres
- Lot Boundaries: Refer to final plat for lot boundaries, lot numbers, lot areas, and lot dimensions.

Development Notes

- All dimensions are approximate and subject to the nearest tenth foot.
- All dimensions shown on the preliminary site plans are approximate.

General Development Notes

- TOP OF MEDIA: 906.50
- HWL: 909.83
- DOCK: 915.45
- FFE: 919.45
- HWL: 913.12
- HWL: 913.13
- 476,928 S.F.

Area Summary

- OPEN SPACE: 33.69 AC
- LESS R-O-W: 33.10 AC
- GROSS SITE AREA: 33.10 AC
- EXISTING ZONING: 21.98 AC (66.6%)
- NEW BUILDING: 11.12 AC (33.4%)

Area Notes

- All dimensions are rounded to the nearest tenth foot.
- All parking stalls to be 9' in width and 20' in length unless otherwise indicated.
- High concrete curb and gutter.
- Low concrete curb and gutter.
- Concrete apron.
- Flat curb section.
- Concrete driveway.
- Sidewalk.
- Access by ramp.
- Access between stalls.
- Access to parking sign.
- Transformer.
- Monument sign.
- Sidewalk.
- Directional sign.
- Truck access.

Keynotes

- Building, Stoops, Stalls (See Architectural Plans)
- High concrete curb and gutter
- Low concrete curb and gutter
- Concrete apron
- Flat curb section
- Concrete driveway
- Sidewalk
- Access by ramp
- Access between stalls
- Access to parking sign
- Transformer
- Monument sign
- Sidewalk
- Directional sign
- Truck access

Legend

- BUILDING LINE
- EASEMENT LINE
- RETAINING WALL
- TREE LINE
- MONUMENT SIGN
- CONCRETE DRIVEWAY
- STANDARD DUTY ASPHALT PAVING
- HEAVY DUTY ASPHALT PAVING
- RELIABLE CONCRETE APRON
- SEGMENTAL BLOCK RETAINING WALL
- FLAT CURB SECTION
- TRANSFORMER
- MONUMENT SIGN
- SIDEWALK
- DIRECTIONAL SIGN
- TRUCK ACCESS
MATCHLINE

HUDSON ROAD

PROPOSED BUILDING

476,928 S.F.
(552'x864')

FFE = 919.45

INFILTRATION

POND 2P

100 yr
HWL: 913.03
TOP OF MEDIA: 910.50

POND 3P

100 yr
HWL: 909.83
TOP OF MEDIA: 906.50

FOREBAY

POND 4P

100 yr
HWL: 913.12
NWL: 910.50
BOT: 906.50

KEY NOTES

A. BUILDING STOPLines AND (SEE ARCHITECTURAL PLANS)
B. R-25 CONCRETE CURB AND GUTTER
C. R-25 CONCRETE CURB AND GUTTER
D. CONCRETE APRON
E. FLAT CURB SECTION
F. CONCRETE SUBBASE
G. CURBSTONE BLOCK RETAINING WALL
H. ACCESSIBLE RAMP
I. ACCESSIBLE PARKING STRIPING
J. ACCESSIBLE PARKING SIGN
K. TRANSFORMER
L. SCREENING FENCE
M. SCREENING WALL
N. DIRECTIONAL SIGN - GENERAL PARKING
O. DIRECTIONAL SIGN - TRUCK ACCESS

LEGEND

- CURBLINE
- CONCRETE CURB
- EASEMENT LINE
- BUILDING LINE
- RETAINING WALL
- WET LAND
- TREE LINE
- SAWS CUT LINE
- SIGN

CONCRETE CURB
EASEMENT LINE
BUILDING LINE
RETAINING WALL
WET LAND
TREE LINE
SAW CUT LINE
SIGN

PROPOSED
EXISTING

EXCHANGE REALTY ACQUISITIONS, LLC
194 EAST LOGISTICS CENTER
WOODBURY, MN

PRELIMINARY SITE DEVELOPMENT PLANS

NOT FOR CONSTRUCTION

MATCHLINE

PROJECT NO.
PRELIMINARY DESIGN REVIEW
PERMIT SUBMITTAL
CONSTRUCTION DOCUMENTS

REV.

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

DRAWN BY
DESIGNED BY
CHECKED BY

SCALE MEASURED IN FEET

0 80 40
NORTH

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CI 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOPHER STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

SITE PLAN NORTH
419908 5.5
55274664

Sambalek
Prepping Final Plats (Environmental)

SITE PLAN NORTH
EXCHANGE REALTY ACQUISITIONS, LLC
194 EAST LOGISTICS CENTER
PRELIMINARY SITE DEVELOPMENT PLANS
WOODBURY, MN

C3.02
OF
REV. 4
MATCHLINE
PROPOSED BUILDING
476,928 S.F.
(552' x 864')
FFE = 919.45
DOCK = 915.45

POND 1P
100 YR
HWL: 913.13
NWL: 910.5
BOT: 905.50

INFILTRATION
POND 2P
100 YR
HWL: 913.03
TOP OF MEDIA: 910.50

INFILTRATION
POND 3P
100 YR
HWL: 909.83
TOP OF MEDIA: 906.50

B3B
B10B
R5'
R10'
R5'
R40'
R40'
60'
70'
12'
31'
64'
120'
70'
55'
28'
64'
31'
24'
FUTURE EXTENSION
OF KAREN DRIVE

DATE
LICENSE #
Print Name:
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

EXCHANGE REALTY ACQUISITIONS, LLC
I-94 EAST LOGISTICS CENTER
WOODBURY, MN
PRELIMINARY SITE DEVELOPMENT PLANS
50291

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CI 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOPHER STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

A. BUILDING, STOOPS, STAIRS (SEE ARCHITECTURAL PLANS)
B. B-612 CONCRETE CURB AND GUTTER
C. B-618 CONCRETE CURB AND GUTTER
D. CONCRETE APRON
E. FLAT CURB SECTION
F. CONCRETE BIOMAT
G. CIPפו עלילנה
H. MASONRY BLOCK RETAINING WALL
I. ACCESSIBLE PAVING
J. ACCESSIBLE PARKING SIGN
K. TRANSFORMER
L. SCREENING POINT
M. SCREENING WALL
N. DIRECTIONAL SIGN - GENERAL PARKING
O. DIRECTIONAL SIGN - TRUCK ACCESS
P. DIRECTIONAL SIGN - TRUCK ACCESS

KEY NOTES
CONCRETE CURB
EASEMENT LINE
BUILDING LINE
WET LAND
TREE LINE
SAW CUT LINE
SIGN
BOUNDARY LINE
STANDARD DUTY ASPHALT PAVING
HEAVY DUTY ASPHALT PAVING
CONCRETE PAVING
CONCRETE SIDEWALK
PAVEMENT BY OTHERS (SEE ARCHITECTURAL PLANS)
FUTURE EXTENSION INSET

LEGEND
KEYNOTE
CONCRETE CURB
EASEMENT LINE
BUILDING LINE
WET LAND
TREE LINE
SAW CUT LINE
SIGN
BOUNDARY LINE
STANDARD DUTY ASPHALT PAVING
HEAVY DUTY ASPHALT PAVING
CONCRETE PAVING
CONCRETE SIDEWALK
PAVEMENT BY OTHERS (SEE ARCHITECTURAL PLANS)
IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

IF THE CONTRACTOR ENCOUNTERS ANY DRAIN TILE WITHIN THE SITE, HE OR SHE SHALL NOTIFY THE ENGINEER WITH THE LOCATION, SIZE, INVERT AND IF THE TILE IS CENTERED. THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, LOSSES, CLAIMS, AND/or ACTIONS WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOPHER STATE ONE FOR MINNESOTA). THE CONTRACTOR SHALL BE HELD RESPONSIBLE TO REVIEW ALL EXISTING UTILITY PLANS AND CONTACT NOTIFICATION CENTER IN QUESTIONS.

THE CONTRACTOR MUST COMPLY WITH THE GUIDELINES OF ASCE/CI 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR MUST COMPLETE THE ASBESTOS SURVEY UNDER THE GUIDELINES OF THE DNR.

THE PLANS

D  TOP OF MEDIA: 910.50
100  yr
NWL: 910.50
BOT: 905.50
YR
POND 1P
HWL: 913.13
INFILTRATION

2  900  yr
HWL: 913.03
INFILTRATION

TOP OF MEDIA: 910.50
100  yr
NWL: 910.50
BOT: 906.50
YR
FOREBAY
POND 4P
HWL: 913.12
INFILTRATION

TOP OF MEDIA: 910.50
100  yr
NWL: 910.50
BOT: 905.50
YR
POND 2P
HWL: 913.03
INFILTRATION

TOP OF MEDIA: 910.50
100  yr
NWL: 910.50
BOT: 905.50
YR
POND 3P
HWL: 913.13
INFILTRATION

TOP OF MEDIA: 910.50
100  yr
NWL: 910.50
BOT: 906.50
YR
FOREBAY
POND 5P
HWL: 913.12
INFILTRATION

CONSTRUCTION DOCUMENTS
PRELIMINARY SITE DEVELOPMENT PLANS
EXCHANGE REALTY ACQUISITIONS, LLC
I-94 EAST LOGISTICS CENTER
WOODBURY, MN

PRELIMINARY SITE DEVELOPMENT PLANS
EXCHANGE REALTY ACQUISITIONS, LLC
I-94 EAST LOGISTICS CENTER
WOODBURY, MN

TREE REMOVAL

LEGEND

 PROPOSED BUILDING = 915.45
 FOREBAY = 919.45
 EXCHANGE REALTY ACQUISITIONS, LLC
 476,928 S.F.
 (552'x864')

OVERALL GRADING PLAN
EXCHANGE REALTY ACQUISITIONS, LLC
I-94 EAST LOGISTICS CENTER
PRELIMINARY SITE DEVELOPMENT PLANS
WOODBURY, MN

I  hereby certify that this plan, specification, or report
was prepared by me or under my direct supervision and
I  am a duly Licensed Professional Engineer under
the laws of the State of Minnesota.

Date

License #
IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE DRAWING. NO DRAIN TILE SHALL BE BACKFILLED WITHOUT APPROVAL FROM THE PROJECT ENGINEER.
IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELocate ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWED ON THE PLAN. NO DRAIN TILE SHALL BE BACKFILLED WITHOUT APPROVAL FROM THE PROJECT ENGINEER.

The contractor and/or subcontractors agree to be fully responsible for any and all damages, according to the guidelines of ASCE/CI 38-02, titled "Standard Guidelines for the Collection and Depiction of Existing Subsurface Utility Data." The contractor and/or subcontractors shall determine the exact location of all existing utilities before commencing work, by contacting the notification center (gopher state one for Minnesota).
INSPECTIONS WITH THE SOILS ENGINEER.

REQUIREMENTS OF THE OWNER'S SOILS ENGINEER. ALL SOIL TESTING SHALL BE COMPLETED BY THE OWNER'S SOILS ENGINEER.

PROPOSED CONTOURS ARE TO FINISHED SURFACE ELEVATION. SPOT ELEVATIONS ALONG PROPOSED CURB WALKS ARE TO BE AT FINAL ELEVATION.

CONTRACTOR SHALL COMPLETE THE SITE GRADING CONSTRUCTION IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

CONTRACTOR SHALL REVIEW PAVEMENT GRADIENT AND CONSTRUCT "GUTTER OUT" WHERE WATER DRAINS TOWARDS THE STREET.

SAFETY NOTICE TO CONTRACTORS: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR SHALL POST PERIODIC SECURITY VIOLATION SIGNS WITHIN THE CONSTRUCTION SITE.

WEIGHT OF 25 TONS. THE TEST ROLLING SHALL BE AT THE DIRECTION OF THE SOILS ENGINEER AND SHALL BE LIMITED TO TWO ROLLINGS ON THE CONTRACTOR'S COST AND RISK.

TRENCH BORROW CONSTRUCTION: IF ALLOWED BY THE OWNER, CONTRACTOR SHALL COMPLETE "TRENCH BORROW" EXCAVATION IN AREAS DIRECTED BY THE ENGINEER IN ORDER TO OBTAIN STRUCTURAL Integrity. ALL GRADING WORK TO BE FMPS TO THE PROPOSED FINISHED GRADE.

INFILTRATION BASIN SHALL BE PROTECTED BY SILT FENCE DURING ALL CONSTRUCTION ACTIVITIES. ALL INFILTRATION BASIN AREAS TO BE SEGREGATED AND PREPARED AS PER CONTRACT DOCUMENTS.

INFILTRATION BASIN FLOOR EXCAVATING, PLANTING MEDIUM SOIL PLACEMENT, DRAINTILE INFILTRATION, AND INFILTRATION BASIN CONSTRUCTION NOTES ARE TO BE FOLLOWED PRIOR TO THE INSTALATION OF INFILTRATION BASIN.

INFILTRATION BASIN FLOOR EXCAVATING, PLANTING MEDIUM SOIL PLACEMENT, DRAINTILE INFILTRATION, AND INFILTRATION BASIN CONSTRUCTION NOTES ARE TO BE FOLLOWED PRIOR TO THE INSTALATION OF INFILTRATION BASIN.

INFILTRATION BASIN SHALL BE PERFORMED BY USE OF A BACKHOE BUCKET WITH TEETH. THE INFILTRATION BASIN SHALL BE PERFORMED BY USE OF A BACKHOE BUCKET WITH TEETH.

INFILTRATION BASIN FLOOR EXPANSIVES VEGETATION SHEET MULCH APPLICATION PROCEDURES SHALL FOLLOW (MN/DOT) SPECIFICATION 2575.3. SEED SHALL BE SECURED WITH 120 LBS/ACRE.

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INFILTRATION POND TO ACT AS TEMPORARY SEDIMENTATION POND DURING CONSTRUCTION

TOP = 911.25
BOT = 908.75

V_R = 20,473 CF (2 YR, 24 HR)
V_P = 55,324 CF

ITEM | UNIT | QUANTITY
--- | --- | ---
SILT FENCE | LINEAR FEET | 4500
SILT DIKE | LINEAR FEET | 0
BIO-ROLL | LINEAR FEET | 0
CONSTRUCTION ENTRANCE | UNIT | 1
INLET PROTECTION DEVICE (IP-1) | UNIT | 0
INLET PROTECTION DEVICE (IP-2) | UNIT | 15

* REFER TO SHEET C5.03 FOR GENERAL NOTES, MAINTENANCE NOTES, LOCATION MAPS, AND STANDARD DETAILS

NOTE TO CONTRACTOR:
THE EROSION CONTROL PLAN SHEETS ALONG WITH THE REST OF THE SWPPP MUST BE KEPT ON-SITE UNTIL THE NOTICE OF TERMINATION IS FILED WITH THE MPCA. THE CONTRACTOR MUST UPDATE THE SWPPP, INCLUDING THE EROSION CONTROL PLAN SHEETS, TO INCLUDE ANY SPECIAL REQUIREMENTS AS NECESSARY TO INCLUDE ADDITIONAL TEMPORARY STABILIZATION MEASURES DESIGNED TO CORRECT PROBLEMS IDENTIFIED. AFTER FILING THE NOTICE OF TERMINATION, THE SWPPP, INCLUDING THE EROSION CONTROL PLAN SHEETS, AND ALL REVISIONS TO IT MUST BE SUBMITTED TO THE OWNER, TO BE KEPT ON FILE IN ACCORDANCE WITH THE RECORD RETENTION REQUIREMENTS DESCRIBED IN THE SWPPP NARRATIVE.
LINE IS ACTIVE. NO DRAIN TILE SHALL BE BACKFILLED WITHOUT APPROVAL FROM THE PROJECT ENGINEER.

GUIDELINES OF ASCE/CI 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION

NO

EAB

BY

JRM

CKD

HUDSON ROAD

JDB

CITY SUBMITTAL

100

. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE

100

yr

HWL: 913.03

INFILTRATION

BOT: 905.50

NWL: 910.5

POND 2P

HWL: 913.13

100

yr

FOREBAY

POND 4P

HWL: 913.12

was prepared by me or under my direct supervision and

the laws of the State of Minnesota.

that I  am a duly Licensed Professional Engineer under

Date

Print Name:

NOT FOR CONSTRUCTION
IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON CENTER (GOPHER STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL.

**Legend:**
- **Sanitary Sewer**
- **Storm Sewer**
- **Electrical**
- **Gas**
- **Hydrant**
- **Utilities**
- **Telephone**
- **Concrete Curb**
- **Armed Curb**
- **Grass Area**
- **Building**
- **Pond**
- **Drain**
- **Hiking Trail**
- **Underground Cables**

**NOTES:**
- UG = Underground
- UT = Utility Trench
- LEGEND = Legend
- HWL = High Water Level
- IE = Interior Elevation
- RE = Reference Elevation
- STMH = Storm Sewer Mainhead
- EAB = Engineering, Architecture, and Building

**Dimensions:**
- 10" 45° BEND
- ERK BRAINERD, EIT (MN)

**Construction Documents:**
- Environmental
- Plan
- Section
- View

**Checked by:**
- (Signature)

**Certificate:**
I hereby certify that this plan, specification, or report that I am a duly Licensed Professional Engineer under...
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH preserve any and all utilities (underground and overhead). For Minnesota). The contractor and/or subcontractor agree to be fully responsible for utilities before commencing work, by contacting the notification center (Gopher State One). The contractor and/or subcontractors shall determine the exact location of all existing utilities, and the work will not proceed closer than 20 percent of each project area.

The subsurface utility information shown on these plans is a utility quality level 3. This document contains the subsurface utility information as defined in the standard guidelines for the collection and depiction of existing subsurface utility data. The quality level was determined according to the guidelines of ASCE/CI 38-02, titled "Standard guidelines for the collection and depiction of existing subsurface utility data." The quality level was determined according to the guidelines of ASCE/CI 38-02, titled "Standard guidelines for the collection and depiction of existing subsurface utility data."
ORDINANCES TREES

CONIFERS

PLANT SCHEDULE

<table>
<thead>
<tr>
<th>CODE</th>
<th>BOTANICAL / COMMON NAME</th>
<th>QTY</th>
<th>SIZE</th>
<th>GL</th>
<th>LB</th>
</tr>
</thead>
<tbody>
<tr>
<td>GB</td>
<td>Betula nigra <code>Cully</code> TM / Heritage Birch</td>
<td>37</td>
<td>1'6&quot;</td>
<td>1</td>
<td>9</td>
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<tr>
<td>GB</td>
<td>Gymnocladus dioica <code>Espresso</code> / Kentucky Coffeetree</td>
<td>18</td>
<td>2&quot;Cal</td>
<td>5</td>
<td>2</td>
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<tr>
<td>GB</td>
<td>Syringa reticulata <code>Ivory Silk</code> / Ivory Silk Japanese Tree Lilac</td>
<td>34</td>
<td>2&quot;Cal</td>
<td>3</td>
<td>18</td>
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<tr>
<td>GB</td>
<td>Abies balsamea / Balsam Fir</td>
<td>16</td>
<td>2.5&quot;Cal</td>
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<td>2</td>
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<tr>
<td>GB</td>
<td>Thuja occidentalis <code>Techny</code> / Techny Arborvitae</td>
<td>37</td>
<td>2&quot;Cal</td>
<td>5</td>
<td>2</td>
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GROUND COVERS

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<tbody>
<tr>
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<td>Calamagrostis x acutiflora <code>Karl Foerster</code> / Feather Reed Grass</td>
<td>21</td>
</tr>
<tr>
<td>TR</td>
<td>Thuja occidentalis <code>Techny Globe</code> / Techny Globe Arborvitae</td>
<td>23</td>
</tr>
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</table>

Note: This plan, specification, or report was prepared by me or under my direct supervision and I am a duly Licensed Professional Engineer under the laws of the State of Minnesota. I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
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<th>Item</th>
<th>Description</th>
<th>QTY</th>
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<tr>
<td>1.5</td>
<td>Tree #1: Scots Pine (Pinus sylvestris)</td>
<td>25</td>
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<tr>
<td>1.6</td>
<td>Tree #2: Tamarack (Larix laricina)</td>
<td>37</td>
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<tr>
<td>1.7</td>
<td>Tree #3: Burr Oak (Quercus macrocarpa)</td>
<td>38</td>
</tr>
<tr>
<td>1.8</td>
<td>Tree #4: Kentucky Coffeetree (Gymnocladus dioica)</td>
<td>58</td>
</tr>
</tbody>
</table>

**Botanical/Common Name**
- Scots Pine (Pinus sylvestris)
- Tamarack (Larix laricina)
- Burr Oak (Quercus macrocarpa)
- Kentucky Coffeetree (Gymnocladus dioica)

**Notes**
- Preserve all utilities (underground and overhead).
- Contractor and/or subcontractor agree to be fully responsible for conflict with the proposed improvements shown on the plans.
- Contractor and/or subcontractors shall determine the exact location of all existing conifers.

**Approval Information**
- Prepared by me or under my direct supervision.
- Licensed Professional Engineer.
- License #50291

**Drawn and Checked**
- JRM
- JDB
- EAB

**PRELIMINARY SITE DEVELOPMENT PLANS**

**SCALE**
- 1" = 20' (33-261)

**L1.03**
- 1 of 4 sheets
PLANTING SOIL. REFER TO SPECIFICATIONS

DIG PLANTING PIT 4" TO 6"

UNDISTURBED PERENNIAL PLANTING DETAIL
TREE PLANTING DETAIL

1/4" = 1'-0"

PREPARE SOIL FOR PLANTING

BY

REFER TO EXTERIOR PLANTING SPECIFICATION
NOTE:

UNDISTURBED SUBGRADE
LOOSEN ROOTS OF CONTAINER GROWN PLANTS
SCARIFY SIDES AND BOTTOM OF PLANTING BED WITH SPADE

P-03
1 1/2" = 1'-0"

PLANT MATERIALS TO BE INSTALLED PER PLANTING DETAILS.

PERIOD.
BUILDING FOUNDATION, CONTRACTOR SHALL INSTALL A DECORATIVE ROCK MAINTENANCE STRIP
BUILDING MAINTENANCE STRIP: WHERE NO LANDSCAPE PLANTING BEDS EXIST ADJACENT TO A
MULCH: DOUBLE SHREDDED HARDWOOD MULCH, CLEAN AND FREE OF NOXIOUS WEEDS OR UNSATISFACTORY BEFORE, DURING, OR AFTER INSTALLATION.
PLANT MATERIALS TO BE INSTALLED PER PLANTING DETAILS.

LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE ALLOWED.
ON DAY OF DELIVERY SHALL BE HEELED IN AND WATERED UNTIL INSTALLATION. PLANTS NOT OTHER DELETERIOUS MATERIAL, IN ALL MASS PLANTING BEDS AND FOR TREES, UNLESS INDICATED CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT CONDITIONS RELATING TO THE NATURE AND SCOPE OF THE WORK.

CHEMICALS, NOXIOUS WEEDS, ETC. SOIL MIXTURE SHALL HAVE A PH BETWEEN 6.1 AND 7.5 CONTAINING A LIBERAL AMOUNT (4% MIN.) OF HUMUS AND CAPABLE OF SUSTAINING SHALL BE REJECTED.

THIS WATER WILL PERCOLATE WITHIN A 24-HOUR PERIOD. IF THE SOIL AT A GIVEN AREA DOES SHALL FILL THE BOTTOM OF SELECTED HOLES WITH SIX INCHES OF WATER AND CONFIRM THAT CONTRACTOR TO VERIFY QUANTITIES SHOWN ON THE PLAN.

PLANT MATERIAL TO BE DELIVERED AND INSTALLED IN CONFORMITY WITH THE "AMERICAN STANDARD FOR NURSERY STOCK," CANOPY TREES SHALL NOT HAVE CO-DOMINATE LEADERS IN LOWER HALF OF TREE CROWN.

DRAINAGE SWALES INSTALL EROSION CONTROL BLANKET.

LOW MAINTENANCE FESCUE NOTES

IRRIGATION SYSTEM TO BE DESIGN/BUILD. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL OF SYSTEM LAYOUT PRIOR TO INSTALLATION.

LANDSCAPE DETAILS AND NOTES

DESIGN REVIEW

NOT FOR CONSTRUCTION

LICENSE #
PROJECT CLIENT
3600 AMERICAN BLVD W., SUITE 360
EXCHANGE REALTY ACQUISITIONS, LLC
I-94 EAST LOGISTICS CENTER

I-94 EAST LOGISTICS CENTER
NEW CONSTRUCTION

PROJECT GENERAL NOTES

ITEM
DESCRIPTION
---
1. THE CONTRACTOR SHALL PATCH AND REPAIR ANY AND ALL FLOORS, WALLS, CEILINGS, ETC. IN
CONFORMANCE WITH THE MANUFACTURER’S STANDARDS.

NOTE: ALL HARDWARE SETS AND KEYING TO BE COORDINATED WITH BUILDING MANAGERS.

ITEM
DESCRIPTION
---
2. THE ELECTRICAL CONTRACTOR IS TO COORDINATE THE INSTALLATION OF ALL MECHANICAL
EQUIPMENT AND TO PROVIDE DISCONNECT AND POWER WIRING FOR ALL MECHANICAL
EQUIPMENT.

ITEM
DESCRIPTION
---
3. THE ELECTRICAL CONTRACTOR IS TO PROVIDE EXIT AND EMERGENCY LIGHTS AS REQUIRED BY
THE REGISTERED ELECTRICAL CONTRACTOR.

NOTE: THE TENANT IS TO COORDINATE & PROVIDE ALL LOW VOLTAGE CABLING AND COVER
PLATES AS REQUIRED.

ITEM
DESCRIPTION
---
4. THE CONTRACTOR SHALL INSTALL ALL MANUFACTURED ITEMS, MATERIALS AND EQUIPMENT IN
STRICT ACCORDANCE WITH THE MANUFACTURER’S RECOMMENDED SPECIFICATIONS, EXCEPT
OTHERWISE INDICATED, THEY DO NOT INDICATE THE MEANS OR METHOD OF
INSTALLATION.

ITEM
DESCRIPTION
---
5. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR TESTING THE CONCRETE SUBFLOOR FOR
PLENUM USE AS DEFINED BY THE STATE & LOCAL CODES. IT WILL BE THE CONTRACTOR’S
RESPONSIBILITY TO BE RESPONSIBLE TO FIRE CAULK ALL NEW AND EXISTING
FIRE TREATED BACKING/BLOCKING REQUIRED FOR MOUNTING ELECTRICAL AND/OR
MECHANICAL DESIGN.

ITEM
DESCRIPTION
---
6. CROSS REFERENCE ALL DIMENSIONS AND DETAILS WITH STRUCTURAL, CIVIL, MECHANICAL,
AND ELECTRICAL ENGINEERS. THE CONTRACTOR SHALL Populate adding KEY TO each of the
CONSTRUCTION DRAWINGS.

ITEM
DESCRIPTION
---
7. ALL UNDER CABINET LIGHTING IS TO BE CONTROLLED BY A WALL SWITCH.

ITEM
DESCRIPTION
---
8. SECURITY SYSTEMS SHALL BE PROVIDED BY THE OWNER’S VENDOR. COORDINATE SYSTEM
INSTALLATION WITH THE ELECTRICAL CONTRACTOR.

ITEM
DESCRIPTION
---
9. THE GENERAL CONTRACTOR WILL BE RESPONSIBLE TO FIRE CAULK ALL NEW AND EXISTING
FIRE TREATED BACKING/BLOCKING REQUIRED FOR MOUNTING ELECTRICAL AND/OR
MECHANICAL UNITS OR RELOCATE ANY EXISTING FIRE TREATED BACKING/BLOCKING.

ITEM
DESCRIPTION
---
10. PROVIDE FIRE TREATED BLOCKING IN WALLS AS REQUIRED FOR INSTALLATION OF MILLWORK.

ITEM
DESCRIPTION
---
11. THE CONTRACTOR SHALL INSTALL ALL MANUFACTURED ITEMS, MATERIALS AND EQUIPMENT IN
STRICT ACCORDANCE WITH THE MANUFACTURER’S RECOMMENDED SPECIFICATIONS, EXCEPT
OTHERWISE INDICATED, THEY DO NOT INDICATE THE MEANS OR METHOD OF
INSTALLATION.

ITEM
DESCRIPTION
---
12. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING BUILDING STANDARDS WITH BUILDING MANAGERS.

ITEM
DESCRIPTION
---
13. THE CONTRACTOR SHALL LOCATE ALL NEW MECHANICAL UNITS OR RELOCATE ANY EXISTING
MECHANICAL UNITS AS REQUIRED.

ITEM
DESCRIPTION
---
14. THE CONTRACTOR SHALL INSTALL ALL MANUFACTURED ITEMS, MATERIALS AND EQUIPMENT IN
STRICT ACCORDANCE WITH THE MANUFACTURER’S RECOMMENDED SPECIFICATIONS, EXCEPT
OTHERWISE INDICATED, THEY DO NOT INDICATE THE MEANS OR METHOD OF
INSTALLATION.

ITEM
DESCRIPTION
---
15. THE GENERAL CONTRACTOR SHALL INSTALL ALL MANUFACTURED ITEMS, MATERIALS AND EQUIPMENT IN
STRICT ACCORDANCE WITH THE MANUFACTURER’S RECOMMENDED SPECIFICATIONS, EXCEPT
OTHERWISE INDICATED, THEY DO NOT INDICATE THE MEANS OR METHOD OF
INSTALLATION.

ITEM
DESCRIPTION
---
16. THE CONTRACTOR SHALL INSTALL ALL MANUFACTURED ITEMS, MATERIALS AND EQUIPMENT IN
STRICT ACCORDANCE WITH THE MANUFACTURER’S RECOMMENDED SPECIFICATIONS, EXCEPT
OTHERWISE INDICATED, THEY DO NOT INDICATE THE MEANS OR METHOD OF
INSTALLATION.

ITEM
DESCRIPTION
---
17. THE CONTRACTOR SHALL INSTALL ALL MANUFACTURED ITEMS, MATERIALS AND EQUIPMENT IN
STRICT ACCORDANCE WITH THE MANUFACTURER’S RECOMMENDED SPECIFICATIONS, EXCEPT
OTHERWISE INDICATED, THEY DO NOT INDICATE THE MEANS OR METHOD OF
INSTALLATION.

ITEM
DESCRIPTION
---
18. THE CONTRACTOR SHALL INSTALL ALL MANUFACTURED ITEMS, MATERIALS AND EQUIPMENT IN
STRICT ACCORDANCE WITH THE MANUFACTURER’S RECOMMENDED SPECIFICATIONS, EXCEPT
OTHERWISE INDICATED, THEY DO NOT INDICATE THE MEANS OR METHOD OF
INSTALLATION.

ITEM
DESCRIPTION
---
19. ALL DOORS, FRAMES, HARDWARE, LIGHTING AND CEILING MATERIALS ARE TO FOLLOW
BUILDING STANDARDS UNLESS OTHERWISE NOTED.

ITEM
DESCRIPTION
---
20. PROVIDE FIRE TREATED BLOCKING IN WALLS AS REQUIRED FOR INSTALLATION OF MILLWORK.

ITEM
DESCRIPTION
---
21. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING BUILDING STANDARDS WITH BUILDING MANAGERS.

ITEM
DESCRIPTION
---
22. THE CONTRACTOR SHALL INSTALL ALL MANUFACTURED ITEMS, MATERIALS AND EQUIPMENT IN
STRICT ACCORDANCE WITH THE MANUFACTURER’S RECOMMENDED SPECIFICATIONS, EXCEPT
OTHERWISE INDICATED, THEY DO NOT INDICATE THE MEANS OR METHOD OF
INSTALLATION.

ITEM
DESCRIPTION
---
23. THE CONTRACTOR SHALL INSTALL ALL MANUFACTURED ITEMS, MATERIALS AND EQUIPMENT IN
STRICT ACCORDANCE WITH THE MANUFACTURER’S RECOMMENDED SPECIFICATIONS, EXCEPT
OTHERWISE INDICATED, THEY DO NOT INDICATE THE MEANS OR METHOD OF
INSTALLATION.

ITEM
DESCRIPTION
---
24. THE CONTRACTOR SHALL INSTALL ALL MANUFACTURED ITEMS, MATERIALS AND EQUIPMENT IN
STRICT ACCORDANCE WITH THE MANUFACTURER’S RECOMMENDED SPECIFICATIONS, EXCEPT
OTHERWISE INDICATED, THEY DO NOT INDICATE THE MEANS OR METHOD OF
INSTALLATION.

ITEM
DESCRIPTION
---
25. DEFERRED SUBMITTALS: DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED
IN ITS ENTIRETY, ARE PART OF THESE DOCUMENTS. ADDITIONAL NOTES
TO THE ARCHITECT/ENGINEER.

ITEM
DESCRIPTION
---
26. THE CONTRACTOR SHALL INSTALL ALL MANUFACTURED ITEMS, MATERIALS AND EQUIPMENT IN
STRICT ACCORDANCE WITH THE MANUFACTURER’S RECOMMENDED SPECIFICATIONS, EXCEPT
OTHERWISE INDICATED, THEY DO NOT INDICATE THE MEANS OR METHOD OF
INSTALLATION.

ITEM
DESCRIPTION
---
27. THE CONTRACTOR SHALL INSTALL ALL MANUFACTURED ITEMS, MATERIALS AND EQUIPMENT IN
STRICT ACCORDANCE WITH THE MANUFACTURER’S RECOMMENDED SPECIFICATIONS, EXCEPT
OTHERWISE INDICATED, THEY DO NOT INDICATE THE MEANS OR METHOD OF
INSTALLATION.

ITEM
DESCRIPTION
---
28. THE CONTRACTOR SHALL INSTALL ALL MANUFACTURED ITEMS, MATERIALS AND EQUIPMENT IN
STRICT ACCORDANCE WITH THE MANUFACTURER’S RECOMMENDED SPECIFICATIONS, EXCEPT
OTHERWISE INDICATED, THEY DO NOT INDICATE THE MEANS OR METHOD OF
INSTALLATION.

ITEM
DESCRIPTION
---
29. THE CONTRACTOR SHALL INSTALL ALL MANUFACTURED ITEMS, MATERIALS AND EQUIPMENT IN
STRICT ACCORDANCE WITH THE MANUFACTURER’S RECOMMENDED SPECIFICATIONS, EXCEPT
OTHERWISE INDICATED, THEY DO NOT INDICATE THE MEANS OR METHOD OF
INSTALLATION.

ITEM
DESCRIPTION
---
30. THE CONTRACTOR SHALL INSTALL ALL MANUFACTURED ITEMS, MATERIALS AND EQUIPMENT IN
STRICT ACCORDANCE WITH THE MANUFACTURER’S RECOMMENDED SPECIFICATIONS, EXCEPT
OTHERWISE INDICATED, THEY DO NOT INDICATE THE MEANS OR METHOD OF
INSTALLATION.
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

REGISTRATION NUMBER:

DATE:

DRAWN BY:

CHECKED BY:

PROJECT NUMBER:

DRAWING INFORMATION

PHASE

ISSUE

RECORD

REGISTRATION

ARCHITECT

PROJECT NAME

COMPUTER DIRECTORY:

SHEET DESCRIPTION

THE ARCHITECT SHALL BE DEEMED THE AUTHORS AND OWNERS OF THEIR RESPECTIVE INSTRUMENTS OF SERVICE AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS OF THE ATTACHED DOCUMENTS.

NOT FOR CONSTRUCTION

CONCEPTUAL VIEWS

CONCEPTUAL VIEW - NORTHWEST CORNER

CONCEPTUAL VIEW - NORTHWEST AERIAL VIEW

CONCEPTUAL VIEW - NORTHEAST CORNER

CONCEPTUAL VIEW - WEST AERIAL VIEW

CONCEPTUAL VIEW - SOUTH AERIAL VIEW

CONCEPTUAL VIEW - EAST AERIAL VIEW

CONCEPTUAL VIEW - SOUTH CORNER

CONCEPTUAL VIEW - SOUTH EAST CORNER

CONCEPTUAL VIEW - EAST SOUTH EAST CORNER

CONCEPTUAL VIEW - EAST SOUTH CORNER

CONCEPTUAL VIEW - SOUTH WEST CORNER

CONCEPTUAL VIEW - SOUTH WEST EAST CORNER

CONCEPTUAL VIEW - WEST SOUTH WEST CORNER

CONCEPTUAL VIEW - WEST SOUTH CORNER

CONCEPTUAL VIEW - WEST NORTH WEST CORNER

CONCEPTUAL VIEW - NORTH WEST EAST CORNER

CONCEPTUAL VIEW - NORTH WEST CORNER

CONCEPTUAL VIEW - NORTH EAST CORNER
GENERAL PROJECT NOTES

1. OWNER FURNISHED EQUIPMENT SUPPLIERS ARE TO COORDINATE FINAL LOCATION OF EQUIPMENT AND INSTALLATION WITH THE OWNER.

2. ELECTRICAL CONTRACTOR & CABLE CONTRACTOR ARE RESPONSIBLE FOR REPAIRING ANY DAMAGE CAUSED TO WALLS, FINISHES, CEILINGS ETC. IN THE COURSE OF THEIR CONSTRUCTION. IF CONTRACTORS BEGIN WORK IN AN AREA WITH EXISTING DAMAGE THEY ARE TO IMMEDIATELY NOTIFY THE OWNER OR ASSUME RESPONSIBILITY OF SUCH DAMAGE.

3. SHADING INDICATES AREA THAT IS NOT INCLUDED IN THE SCOPE OF WORK.

MONUMENT SIGN ELEVATION

DIRECTION SIGN ELEVATION
1. OWNER FURNISHED EQUIPMENT SUPPLIERS ARE TO COORDINATE FINAL LOCATION OF EQUIPMENT AND INSTALLATION WITH THE OWNER.

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3. SHADING INDICATES AREA THAT IS NOT INCLUDED IN THE SCOPE OF WORK.

FLOOR PLAN KEYNOTES

TAG KEYNOTE

1 -

2 -

3/64" = 1'-0"
GENERAL PROJECT NOTES

1. OWNER FURNISHED EQUIPMENT SUPPLIERS ARE TO COORDINATE FINAL LOCATION OF EQUIPMENT AND INSTALLATION WITH THE OWNER.

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THE ARCHITECT SHALL BE DEEMED THE AUTHORS AND OWNERS OF THEIR RESPECTIVE INSTRUMENTS OF SERVICE AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS OF THE ATTACHED DOCUMENTS.

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

DATE: 04/27/2022

DRAWN BY: S. OLIVER

CHECKED BY: N. MISSLING

PROJECT NUMBER: 21203

1ST LEVEL - FLOOR PLAN - SOUTH

A202
Disclaimer: This map is intended for reference purposes only and is not a legally recorded map or survey. The City of Woodbury shall not be liable for any damages or claims that arise due to accuracy, availability, use, or misuse of the information herein pursuant to MN Statute 466.03 Subd 21.
Pursuant to due call and notice thereof, a regular meeting was held at Woodbury City Hall, 8301 Valley Creek Road on the Monday the 2nd of May, 2022.

**CALL TO ORDER**

Chair Shannon Olsen called the meeting to order at 7:00 p.m.

**ROLL CALL**

Upon roll call the following members were present: Shannon Olsen, John Jarrett, Stephanie Haacke, Avin Kallenbach, Sathyamohan Gavvagi, Dave Hoelzel, and Sahithi Polavarapu.  
Absent member: Ryan Christenson  
Council Liaison Present: Steve Morris  
Staff Present: Eric Searles, Assistant Community Development Director/ City Planner; Gina McCormack, Associate Planner and Dan Krumwiede, Planner I

**DEVELOPMENT ITEMS**

**ITEM 1: Copper Ridge 9th Addition, Rezoning, Amended Planned Unit Development, Conditional Use Permit, Preliminary Plat, Site and Building Plan Project No. 28-2021-00473.**

Associate Planner, Gina McCormack stated DB Land Company, LLC. has submitted an application for a Rezoning, Amended Planned Unit Development, Conditional Use Permit, Preliminary Plat and Site and Building Plan for a multi-family development to be called Copper Ridge 9th Addition. She said the proposed development would include a 3-story, 77-unit apartment building along with 34 rental townhome units.  She said the property is located at the northwest corner of Bailey Lake Road and Pioneer Drive and is currently zoned R-1, Urban Reserve District and is guided as Low Density on the Land Use Plan.

Ms. McCormack gave information on the prior City Council approval for the Copper Ridge Planned Unit Development (PUD), which included the Copper Ridge 9th Addition property.  She said the approval identified the stormwater, transportation, and park improvements necessary to serve the subject site. The PUD further approved a density transfer.

Ms. McCormack also gave information on use, rezoning, preliminary plat, site plan & access, and amended PUD. Ms. McCormack said parking for the townhomes is regulated by ordinance which requires three (3) spaces per dwelling unit plus one (1) off street guest parking space per five (5) units. She said the Applicant is proposing two (2) car garages for all units and parking for two (2) vehicles in the driveways in front of all units for a total of four (4) spaces per dwelling unit. She said the site plan further provides guest parking for 19 vehicles with exceeds the ordinance requirement of seven (7) guest parking spaces. Ms. McCormack also gave information on the conditional use permit, park dedication, stormwater management, pedestrian movements, architecture, and landscaping.

Ms. McCormack said three (3) neighborhood meetings have been held for this project. She said the neighborhood meeting notices were sent to property owners within 500 feet of the subject parcel which totaled 173 addresses and gave details on concerns addressed at each of the meetings. She said that the conversation at the meeting then centered around concerns for a rental apartment use, adding landscaping to the west side of the project with additional height at planting, school district impacts, traffic, timing of construction, and timing for future meetings.
Ms. McCormack stated staff recommends approval of the Rezoning, Amended Planned Unit Development, Conditional Use Permit, Preliminary Plat and Site and Building Plan, Project No. 28-2021-00473, for Copper Ridge 9th, subject to the following conditions outlined in the Staff Report.

Chair Shannon Olsen asked if the applicant or anyone from the audience would like to speak on this item, and Rachel Nelson at 4649 Copper Ridge Drive came forward. Ms. Nelson advised that she collected five hundred signatures from residents saying they are not in favor of the project. Ms. Nelson gave feedback on why she is not in favor of the project including more people, traffic, safety issues, noise and reduction in property values. She also gave information about high density zoning and how it would negatively affect home owners. Ms. Nelson gave details from other apartment complexes and the problems they have. She read off specific concerns and the names from which resident they came from.

James Norman whom lives at 4604 Bailey Lake Circle was the next resident to speak. Mr. Norman gave details on when he bought home and added that he studied the density prior to purchasing. Mr. Norman gave concerns on how it will negatively affect his family’s life.

Brad Arndt at 4872 Ashton Curve spoke regarding the location of his home and the number of children in the area and the safety concerns for his children. Mr. Arndt said he was concerned about the City borrowing extra square footage to meet density plans. Mr. Searles gave information on the parcel ownership and acreage and said the City has not owned or had ownership interest in this location.

Joel Baumgarten who resides at 4860 Ashton Curve gave his concerns about protection of his children. He said that the density, quality of life, and home value is concerning. Mr. Baumgarten asked what was in it for him to support for the development.

Catalina Jones who lives on 8830 Granite Court shared her concerns regarding the size of the building being built across from her house. Ms. Jones gave concerns about property values, oversaturated school district, and safety.

Brett Frith, a resident at 4602 Bailey Lake Circle gave details on where his property was located. Mr. Frith spoke about his concerns and the impacts about the high density development around the city. He gave concerns on safety of young drivers because of the high speeds at the roundabouts.

Emily Showenrock a resident 9008 Bur Oak Road spoke about her concerns about traffic flow and how Dale Road and Radio Drive will be putting in a stop sign and the temporary routing of traffic caused by this control change. She gave concerns on high density and safety for her children and traffic control due to high speeds on Pioneer Drive.

Chair Olsen said that there were no other public input sheets and thanked the audience members and residents for their feedback and concerns. She then opened the discussion to the Commission.

Commissioner Gavvagi asked the builder why this location was chosen. Brian Freeman, the Applicant said this land was available and did their homework and worked with the City on what would be allowed on the property. Mr. Freeman said it was close to schools and a great area that had great opportunity. Mr. Freeman gave more details on why the location and rental development was chosen at this area.

Mr. Gavvagi asked if the Applicant looked into what residents would say. Mr. Freeman said he put a lot of time and thought into making this project the best it could be.
Commissioner Kallenbach asked how it changed to high density and why the plans for high density were not shown until now. Ms. McCormack said the area is still guided as low density and described the density transfer and said there hasn’t been a land use change just a request zoning to be consistent with the Comprehensive Plan because it can be served by City services.

Ms. Kallenbach asked about the concerns on schools being able to accommodate the additional growth and asked for more information. Mr. Searles said the school district was involved in the 2040 Comprehensive Plan process that identified the City’s residential growth. The district has prepared to expand and said it is not unusual for school districts to develop school plans as growth is known. He gave information on the school district is building as the community it is serving also builds.

Ms. Kallenbach asked about the city well issues and how the City is planning for the future. Ms. McCormack said the original development in 2017 contemplated the number of units in this proposal so the water system was designed to have capacity for these units. Mr. Searles stated that in the fall of 2021 the City Council asked staff to do a very thorough analysis of water demand over the next five (5) six (6) years until the permanent water facility is built and the assumptions for this project and future projects in the evaluation. He gave information on the new city wells being constructed and other details on the water treatment center.

Council Member Morris also gave information on the new well sites and said opening future phases for development will occur if we are able to meet all drinking water requirements. He explained that they are optimistic on the existing circumstances.

Ms. Kallenbach asked if there has been any talk about having the apartment building moved to a different corner on the property. Ms. McCormack said this location was chosen to allow for that step down in intensity of housing. She gave reasons such as screening and abilities to provide landscaping.

Commissioner John Jarrett asked if we have a full overlay of what the Copper Ridge Development from 2017 with the density swap. Ms. McCormack said it was at the northwest corner of Pioneer and Dale and had an image in which she highlighted the area that was included.

Mr. Jarrett asked if this plan allowed for more green space with the consolidated building than this went through city approval back in 2017. Ms. McCormack said that is correct.

Mr. Jarrett asked if in the 2040 Master Plan if there was a section saying the city would be having high density apartment homes in neighborhoods and not just in high traffic areas. Ms. McCormack identified a guiding principle within the Comprehensive Plan.

Mr. Jarrett asked if that was also included in the 2020 Master Plan which was created in 2015. Mr. Searles stated generally the City’s approach has been consistent for many comprehensive plans in a row.

Mr. Jarrett asked if at one point if this area was an estate or agricultural. Ms. McCormack said the entire area south of Bailey Road would have been zoned R-1, Urban Reserve District which is the same zoning as it is now. She gave information on the details of the R-1 zoning district and what it can be used for.

Mr. Jarrett asked about the actual number of units within the apartment building. Ms. McCormack said there is an error within the staff report and said there are 111 units total and 77 apartments within the complex and 34 townhomes.
Mr. Jarrett asked the developer if he would be keeping the property after it is developed and maintaining it. Mr. Freeman said he is planning on keeping the property as of now as well as maintaining it with a management company to oversee the project.

Mr. Jarrett asked if the Applicant owned other properties within the Twin Cities. Mr. Freeman said he did and provided that with the application.

Mr. Jarrett asked if what type of resident income would be at the property. Mr. Freeman said middle to high incomes would be expected at this property as rents are higher.

Mr. Jarrett asked how long the Applicant had other properties. Mr. Freeman said over ten years. He asked if the properties continue to demand higher rent, or do they age out. Mr. Freeman said the business model is to put money back into them, to ensure it will stand up and last with the Class I materials.

Mr. Jarrett asked about the quality of the materials, and how the Commission is not able to check the quality. He asked if they are dedicated to using high quality materials. Mr. Freeman said he has intentions on using high quality materials to go with the higher rent for the apartments as well as spend more money upfront to ensure the property ages well.

Mr. Jarrett asked if the exit that comes out on the private road and if the Applicant has considered having the exit and entrance to Granite Court instead of the east as the green space seems more appropriate. Ms. McCormack said it was intentionally designed to create a private drive separate from Granite Court per concerns that residents have had at the neighborhood meetings. She also gave information on the grading as a reason.

Mr. Jarrett asked about the area for snow removal and trail access on the private drive. Ms. McCormack said that was correct and also for emergency vehicle turn around.

Commissioner David Hoelzel said he noticed there was a high amount of elevation and high retaining walls and if that had been looked at for safety reasons. Ms. McCormack said all retaining walls over four feet in height have to be engineered by a structural engineer. She said also any retaining wall adjacent to a walkway has to have a fence on top of it and it is something the city looks at from a safety prospective.

Mr. Hoelzel asked if the Applicant could talk about their business name using an LLC. The Applicant, Mr. Freeman said it is normal for new developments to create their own LLC.

Commissioner Stephanie Haacke asked about traffic and talked about her general concerns and when the last traffic study was done as well as the policing traffic speeds. Ms. McCormack stated the traffic studies had been done with the original Copper Ridge development and adjacent Bridlewood Farms development. She also advised how Public Safety would respond to any concerns called in about speeds and dangerous driving behaviors.

Ms. Haacke asked if there was many calls regarding this location to the Public Safety. Ms. McCormack said none were brought to her attention when she met with Public Safety regarding this project.

Ms. Haacke asked how many high density developments are within a half mile of this radius. Ms. McCormack said none and the closest would be the development south of Jerry’s Foods on Bailey Road.
Ms. Haacke asked about the apartment proximity study and said this looked like this was given as an example of other high density properties that are closer to residential areas. Ms. McCormack said that was correct and gave information on the step down policy.

Ms. Haacke said a lot of these were built quite some time ago and leads her to believe that potentially they were built first and single family home were built second and asked if that is correct. Ms. McCormack said she did study that and it was a fifty-fifty split on those built before and built after and gave specifics on the other complexes she studied.

Ms. Haacke asked what the need was for proposing two car garages for all vehicles and two parking spots in the parking lot. Ms. McCormack said the need was for family sized parking and parking not being able to be accommodated on the private roads. Ms. Haacke stated her concerns with parking and visual impacts on the parking and asked how it would be monitored. Ms. McCormack said the City Ordinance would be in effect for those concerns and our Code Enforcement could take action regarding junk vehicles being left in those stalls. She gave information on the conditions in the staff report that talks about maintenance and exterior storage and the expectations for that. The Applicant also provided information on requirements with the townhome rental agreement that prohibits exterior storage.

Ms. Haacke stated for clarification on the apartment rental fees and how the Applicant stated that the lower rate of rent would be for the studio apartments and the larger amount would be for the two bedroom apartments.

Chair Shannon Olsen asked who will be targeted for the market audience to lease these apartments. The Applicant said they do not target a specific renter as they base it on qualifications such as credit score and income. Ms. Olsen asked how it is advertised. The Applicant said the management company would be taking on the task of marketing and renting.

Chair Olsen asked if these could turn into purchased properties or if it is determined as rental only. Mr. Freemen said the complex is set up this way and to change the units to owned condominiums it would require a replatting with the City.

Chair Olsen asked if there has been studies done on crime on other complexes such as the ones that were developed recently. Ms. McCormack said the city has worked with Public Safety in regards to crime. She said that their comments is that developments such as this are more likely to be targets of crime given the parking structures and garages. She said that is why the city requested information from the developer on how they would be securing the area and they have safety cameras, key fobs, and electronic garage entrances.

Chair Olsen asked about one of the commenters concerns being the density transfers done in the past without public comment and asked for more clarification on that. Ms. McCormack said all residents within 500 feet of the original Copper Ridge development were notified with Neighborhood Meeting, Planning Commission and City Council back in 2016-2017. She said it was presented at the Planning Commission and City Council.

Chair Olsen asked based on that, during the 2017 Council approval was the density transfer contemplated. Ms. McCormack said it was within the staff report and Council letter with contemplated number of units. She said how the number would be achieved with townhomes or apartments most likely wasn’t discussed as the developer didn’t have a plan at that time.
Chair Olsen discussed the steps that occurred after that to get to this project and asked if the reason for the rezoning is because this is going to be an apartment complex. Ms. McCormack said this property would have to be rezoned for any application regardless and gave the details on the lot size.

Chair Olsen asked if there are any spaces currently for higher density plats. Mr. Searles said there are sites available for higher density apartment locations. Mr. Searles went into details on how the zoning and land use process works.

Chair Olsen asked if the area south of Bailey Lake Road and west of Pioneer site can’t be developed on. Ms. McCormack said that was correct and went into details on how this is part of the Copper Ridge development and how it is being used for their stormwater and wetland preservation area.

Chair Olsen asked to speak to the benefits of having areas with higher dwelling units and asked if the City receives a higher tax base per acre when it comes to some of these for schools. Mr. Searles said it depends on the calculation of two types of uses. He said there is a higher value for apartment uses over the last decade which does translate to higher tax base but the City does not use tax value as an index for decision making.

Chair Olsen asked if there was anything included such as rooftops gardens, bike racks or electric vehicle charging stations. Mr. Freeman said the greenspace they have outdoors would be well maintained and they do not have any plans for electric vehicle chargers at this time but are certainly open to it. He said they do have plans for bike storage racks that are not shown in the plan.

Chair Olsen said she appreciates all the trails and connectivity and said this is one of the best landscaping plans that she has seen. Chair Olsen said she appreciates the use of evergreens and wanted to understand the requirement for a minimum of ten foot plantings. Ms. McCormack said that was something brought up by residents at one of the neighborhood meetings that they didn’t think six feet was sufficient and asking for a more mature planting for screening.

Chair Olsen asked about the no exterior storage and asked how that is defined. Mr. Freeman said no exterior storage that is after patio furniture and said they request residents use other off-site storage facilities.

Chair Olsen asked if the underground trash storage had been measured to ensure a garbage truck can easily enter the location to get the trash. Mr. Freeman said when the trash pickup occurs, they will likely pull the trash receptacle outside to dump it into the truck.

Commissioner Sathyamohan Gavvagi asked about Granite Lane and Granite Circle and when that location was built. Ms. McCormack said it was built in 2017-2019. Mr. Gavvagi asked about the Granite Circle and Granite Lane and how many units were in that area. Ms. McCormack said she didn’t have the number but could locate it if needed. Mr. Gavvagi gave details on his site visit and thoughts on the density of that area.

Mr. Gavvagi asked if there was any other option that the builder could consider. Ms. McCormack said within the Apartment they were able to offer more greenspace.

Mr. John Jarrett asked if the City differentiates between senior living and market rate apartments. Ms. McCormack said correct and said unless there is an assisted living component then there is a density adjustments but independent living would be the same density.
Mr. Jarrett asked if independent living would not require any change of use but if it were assisted living it would have to go through a change of use. Mr. Searles said it would. He said for smaller assisted living projects there is a policy for density being calculated that is exclusive to an assisted living facility.

Mr. Jarrett asked if we know if there has been neighborhood concern with senior living projects. Ms. McCormack said it is a different level of concern and gave specifics on those concerns. Mr. Searles stated there was feedback such as this on the Ascend at Woodbury in 2016 now called Aspire.

Mr. Jarrett asked if this could have been a 55 plus rental. Ms. McCormack said they could but would have to meet the same standards as this project.

Mr. Jarrett asked if the building colors were similar to those shown in the plans. Ms. McCormack said it is more reflective of the palate but have not seen a material board so some refinement can be done.

Chair Olsen then turned back over to the public input.

Jeff Cassellius whom resides at 4630 Copper Ridge Drive spoke and thanked the Commission. Mr. Cassellius gave his background and when he purchased his home and his concern regarding initially being told that the location would only show single family homes. He addressed his concerns regarding rate of rent and management changes, placement of the building as well as crime, and poor driving habits.

Kelsey Solberg who resides at 4524 Cobalt Drive gave background on her experiences with apartments and their options when picking their home. Ms. Solberg gave information on her daily habits of dog walking with her animals and concern of crime and dog theft. Ms. Solberg gave concerns of price being low for the location and if the City has ever denied a project like this in the past. Mr. Searles spoke regarding an application not being approved by the City Council and said he could not think of any that have not, however there are many applications that don’t make it to this process because they do not meet the required findings. He said one of the reasons are the legal standards that exist and gave information on the details the city and the Council process.

Ms. Solberg asked if anything the residents say matter. Mr. Searles assured her that it does to Council as well as staff.

Mr. Searles received a question from the Q&A option online on the number of residents allowed to be in a studio apartments. Mr. Freeman said generally one or two people are limited to a studio apartment so it would be limited to two people based on laws that require that.

Mr. Gavvagi asked the Applicant to name other locations he has rental buildings surrounded by single family homes. Mr. Freeman gave details on other properties and areas.

Mr. Hoelzel asked about the intersection at Bailey Lake Road and Pioneer Drive and asked about the crosswalks and the location being at all four corners of a circle having standard crosswalks. Mr. McCormack said that is correct.

Mr. Hoelzel asked about speeds on Bailey Lake Road and Pioneer Road speed limits. Ms. McCormack gave speed limits.

Mr. Hoelzel asked what was in the city’s jurisdiction in adjust the speeds approaching the area or leaving the area to help the residents. Mr. Searles said in order to monitor those locations that a speed study is necessary and gave specifics on what that entails and consequences of lowering speed limits.
Mr. Hoelzel asked if a study is something that the City would do. Council Member Morris spoke and gave details on why the council has not approved roadway speed studies due to the unintended consequences of speeds potentially having to be raised based on the findings of the studies.

Ms. Nelson, a resident who spoke at the beginning of the meeting, spoke again and gave details on stop signs she requested from the Traffic Control Committee and advised that she was turned down giving specifics of the email notification from the request. She spoke about management companies frequently changing and background of her home purchasing experience. Ms. Nelson gave details on the trails and noted that two trails are in this area and a dog park for townhomes not other homeowners. She reiterated her prior comments.

MOTION: Avin Kallenbach moved to approve Copper Ridge 9th Addition, Rezoning, Amended Planned Unit Development, Conditional Use Permit, Preliminary Plat, Site and Building Plan Project No. 28-2021-00473 subject to conditions and the additional condition 39 that was added as outlined in the Staff Report.
SECOND: John Jarrett
All in Favor: Shannon Olsen, John Jarrett, Avin Kallenbach, and Dave Hoelzel.
Against: Sathyamohan Gavvagi and Stephanie Haacke
Absent: Ryan Christenson

COUNCIL REPORT

Councilmember Steve Morris provided an update of Council activities and meeting which was held on April 27th, 2022. For further information about the Council meeting, refer to the minutes.

APPROVAL OF MINUTES

MOTION: Dave Hoelzel moved to approve the minutes of the Planning Commission held on April 18th, 2022 meeting as submitted.
SECOND: John Jarrett
All in Favor: Shannon Olsen, John Jarrett, Avin Kallenbach, Dave Hoelzel, Sathyamohan Gavvagi, and Stephanie Haacke.
Against: None
Absent: Ryan Christenson

ADJOURNMENT

The meeting adjourned at 9:18 p.m.