



*Plan and Zoning Commission
Staff Report*

Meeting Date: June 16, 2020

Agenda Item: 3210 SE Corporate Woods Drive – PurFoods

Report Date: June 9, 2020

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EJC

Staff Recommendation:

That the Plan & Zoning Commission approve the PurFoods – West Office Addition site plan at 3210 SE Corporate Woods Drive, subject to recordation of a Storm Water Management Facility Maintenance Covenant and Permanent Easement Agreement.

Project Summary:

PurFoods, LLC is located at 3210 SE Corporate Woods Drive or Lot 1, Moyer Four Mile Drive Plat 1 and has acquired Outlot Z, 4 Mile Drive Industrial Park Plat 1 located on the west side of SE Moyer Drive. Both properties are part of the Moyer Four Mile Drive PUD. The Moyer Four Mile Drive PUD Master Plan was approved by City Council on August 20, 2012.

This site plan is for the third major addition to the building. The 2012/2013 original 46,000 SF building included warehouse area for packaging and distribution and a two-story office. The first addition in 2015/2016 involved construction of 61,000 SF of storage. The second addition in 2016/2017 involved two-story construction of 15,430 SF of office.

This third addition is 22,536 SF of two-story office space proposed at the southwest corner of the existing building. The addition will be constructed with green tinted insulated curtain wall glazing similar to the original office portion of the building and the south office addition. 21-spaces as part of the existing parking lot will be demolished to accommodate the addition. To rectify the loss of parking spaces and add those needed for the additional office space, a 76-stall parking lot will be added on the new property, west of SE Moyer Drive. A storm water detention basin will also be graded during this phase.

The site has frontage along the SE Corporate Woods Drive and SE Moyer Drive and now SE Four Mile Drive. The proposed site plan conforms to the approved PUD Master Plan.

Site Plan Worksheet
3210 SE Corporate Woods Drive – PurFoods West Office Addition Site Plan

The site plan regulations in the zoning code have a variety of design standards and factors for review. The following worksheet is intended to provide staff's comments related to this project and those items.

A. Site Development

- 1. The orientation, alignment, spacing, and placement of a building, driveway, parking area and/or service area on the site shall be compatible with and complimentary to buildings and sites in the neighboring area.**

The Old Dominion site is north of this development and Northstar Power is south of this development. Large-scale industrial development projects define this area, however, there are previously existing rural residential lots nearby. This expansion project is compatible and complimentary with the existing industrial sites. The existing lots east of SE Moyer Drive have the parking, building, and distribution functions set north of a storm water detention basin. As the lot west of SE Moyer Drive develops, the storm water detention basin will again be set at the corner of SE Four Mile Drive and Se Corporate Woods Drive with the parking area surrounding and the future building in the northeast corner.

- 2. The site shall be planned to be compatible with the streetscape that is prevalent in the area.**

The addition will create a stronger building presence along SE Moyer Drive, as the building will now be pushed closer to the 35-foot building setback line. Currently two driveways access SE Moyer Drive and a 100' landscape buffer/detention basin along the SE Corporate Woods Drive. This project will add another driveway on the west side of SE Moyer Drive and another storm water detention area at the corner of SE Four Mile Drive and SE Corporate Woods Drive. The areas to the south, east and west are mainly undeveloped with the exception of a few residential parcels.

- 3. The site shall provide for adequate parking and circulation for vehicles, bicycles and pedestrians. This includes safe bicycle and pedestrian movement from public walks to the building and from parking areas to the building.**

The project and site provides for adequate parking and circulation. Internal vehicular circulation is extended north with this second phase of construction. Pedestrians and bicycles can access the site from the sidewalk along SE Moyer Drive.

- 4. The site shall have such entrances and exits upon adjacent streets and such internal traffic circulation pattern as will not unduly increase congestion or decrease safety on the site or surrounding public streets. Studies of the traffic impact shall be provided if deemed necessary by the Public Works Director.**

The site currently has two access driveways from the east side of SE Moyer Drive and another is being added on the west side. There is some discussion of vacating SE Moyer Drive with the next phase. The impact from this set of site improvements is not anticipated to increase congestion on public streets.

5. **Parking areas shall be treated with decorative elements, building wall extensions, plantings, berms, or other means so as to reduce their impact on public ways and adjoining properties.**

The project proposal includes landscaping along the new parking area west of SE Moyer Drive.

6. **Service areas; loading and unloading docks, delivery areas, dumpsters, outside storage areas and large storm water detention basins shall be treated with decorative elements, building wall extensions, plantings, berms, or other means so as to screen from view from public ways and adjoining properties.**

The project proposal includes landscaping along the proposed detention basin at the corner of SE Four Mile Drive and SE Corporate Woods Drive. The mechanical equipment for the building will be screened. There will be no additional outdoor storage. There is an existing trash compacter located on the west side of the building.

7. **All newly installed utility lines shall be underground and entry fixtures located away from high use areas or screened in an approved manner.**

All services to this building will be underground.

8. **Exterior lighting, when used, shall enhance the building design and the adjoining landscape. All lighting should be appropriate to the use of the building and surrounding properties with intensity of illumination limited to its intended use and not as an attraction to the site. Lighting shall be directed to eliminate impacts on adjoining sites.**

Site lighting will be directed away from adjoining property and downward.

9. **The design shall provide adequate provisions for surface and subsurface drainage. Storm water detention, drainage and storm sewer improvements shall be designed to reduce the danger of erosion, flooding, landslide or other endangerment of surrounding property.**

Storm drainage and erosion control have been reviewed and approved by the City's Public Works and Municipal Utilities Departments. Storm water will be directed to two storm water detention basins on the south and west sides of the site adjacent to SE Corporate Woods Drive.

10. **Utility connections to water and sanitary sewer lines shall be designed so as to not overload existing public utility lines. Studies of system loading shall be provided if deemed necessary by the Public Works Director.**

Utility connections will be adequately served by existing public utility lines.

11. **Site design should provide open space in areas visible to the public. A majority of the required open space should be located in front and side yards.**

The site complies with the open space requirements of the code. The west outlet is primarily open space and the original standalone lot complies with the requirements of the code.

- 12. Landscaping shall enhance architectural features and contribute to the beauty and utility of a development. Existing trees should be protected whenever possible to maintain the maturity of the site.**

The proposed landscaping conforms to the open space and parking shading requirements of the Code.

B. Building Design

- 1. Buildings shall have good scale and maintain or enhance the established scale of buildings and sites of neighboring buildings and sites.**

The addition will be on the southwest corner of the existing building. As proposed the PurFoods building, will be closer to the SE Moyer Drive right-of-way. The scale of this building is consistent with Old Dominion to the north and Northstar Power to the south.

- 2. Materials selected for buildings shall provide compatible textures and colors as those of neighboring buildings.**

The building addition will be constructed of green tinted insulated curtain wall glazing as consistent with the previous office addition. Building elevations have been provided, which conform to the building elevations presented and approved as part of the PUD Master Plan.

- 3. All mechanical equipment or other utility hardware on roof, ground, or buildings, refuse and waste removal areas, service yards, storage yards, and exterior work areas shall be screened from or located as not to be visible from public view, using materials consistent with the building and site.**

Any additional mechanical equipment or utility hardware will not be visible from public view.

- 4. Multiple buildings on the same site shall provide for compatible and complimentary design and materials.**

At this time, there are no other buildings being added to this site.

C. Signs

- 1. Every sign shall have good scale and proportion in relationship to its site and function, as well as the signage and use of neighboring properties.**

No additional signage is proposed.

- 2. Building signs shall be designed as an integral architectural element of the building.**

No additional signage is proposed.

- 3. Yard signs shall be designed to provide elements compatible with the building design and architectural elements.**

No additional signage is proposed.

4. Each sign shall be designed in a manner not to compete for attention with signs on adjoining premises.

No additional signage is proposed.

D. Factors for Evaluation

The following factors and characteristics, which affect the function and appearance of a development, should govern the Plan and Zoning Commission's evaluation of a site plan submission:

1. **Conformance to Design Standards and other applicable code requirements.**

The plans submitted conform to the written regulations of the City.

2. **Location of the building(s), and the relationship to the development site and neighboring buildings and sites.**

The building addition is planned for the southwest corner of the existing building.

3. **Layout and utilization of building, parking, driveways, and open spaces.**

The layout proposed is appropriate for the utilization of the space. Open spaces are located along the south and west sides of the site.

4. **Architectural character, including scale, style, color and type of material, of the building and signage as it relates to the neighborhood.**

The building addition will be constructed of green tinted insulated curtain wall glazing similar to the previous phases. Building elevations have been provided, which conform to the building elevations presented and approved as part of the PUD Master Plan.

5. **Circulation - vehicular and pedestrian.**

The site provides for adequate parking and circulation. The City Council approved deferment of the sidewalk along SE Corporate Woods Drive, until appropriate, as part of the PUD Master Plan approval. As stated above, the site will now have three access drives from SE Moyer Drive.

6. **Impact on sanitary sewer, storm sewer, drainage, water, and street systems.**

It appears that the impacts on these utility systems can be accommodated adequately.