

Adopted 7/28/98  
Amended 7/26/99  
Amended 8/13/01  
Amended 12/10/01  
Amended 4/14/03  
Amended 8/23/04  
Amended 06/09/08  
Amended 05/10/2010

## EXHIBIT C

### ARBORETUM BUSINESS PARK

#### DEVELOPMENT DESIGN STANDARDS

##### Development Standards

###### **a. Intent**

The purpose of this zone is to create a PUD light industrial/office park. The use of the PUD zone is to allow for more flexible design standards while creating a higher quality and more sensitive proposal. All utilities are required to be placed underground. Each lot proposed for development shall proceed through site plan review based on the development standards outlined below. Photo-composite images of proposed development adjacent to Highways 5 and 41 shall be submitted as part of the review process. The PUD requires that the development demonstrate a higher quality of architectural standards and site design. Ancillary uses may be permitted as listed below if they are ancillary to a principal use on the individual lot. Commercial/retail uses are prohibited except those uses specifically noted below. The Office Industrial Park District regulations shall apply except as modified by this ordinance.

###### **b. Permitted Uses**

The permitted uses in this zone should be limited to light industrial, warehousing, office and other uses as defined below. The uses shall be limited to those as defined herein. If there is a question as to whether or not a use meets the definition, the City Council shall make that interpretation. Permitted uses shall be allowed on the different Blocks and Lots for which they are specified below. The Blocks and Lots specified below are those designated on the attached PUD plan. The Block and Lot designations in final plats approved for phases of development may differ from those specified below. However, the permitted uses shall continue to be those specified below for the Lots identified in the PUD plan.

***Light Industrial*** - The manufacturing, compounding, processing, assembling, packaging, printing, or testing of goods or equipment or research activities entirely within an enclosed structure, with no outside storage. There shall be negligible impact upon the surrounding environment by noise, vibration, smoke, dust or pollutants. (Lots 3, 4, and 5, Block 1; Lot 1, Block 2; Lots 1, 2, 3, and 5, Block 4; and the Wrase property) (Amended 12/10/01)

**Warehousing** - Means the commercial storage of merchandise and personal property. (Lots 3, 4, and 5, Block 1; and Lots 1, 2, 3, and 5, Block 4)

**Office** - Professional and business office. (Lots 1, 2, 3, 4, and 5, Block 1; Lot 1, Block 2; Lot 1, Block 3; Lots 1, 2, 3, 4, and 5, Block 4; and the Wrase property)

**Health Services** - establishments primarily engaged in furnishing medical, surgical and other health services to persons. (Lots 1 and 2, Block 1; Lot 1, Block 3; and Lot 4, Block 4)

**Conferences/Convention Center** - establishments designed to accommodate people in assembly, providing conference and meeting services to individuals, groups, and organizations. (Lot 5, Block 4)

**Indoor Recreation/Health Club** - establishments engaged in operating reducing and other health clubs, spas, and similar facilities featuring exercise and other physical fitness conditioning. (Lots 3, 4 and 5, Block 1; Lot 1, Block 3; and Lots 2, 3, 4 and 5, Block 4) (Amended 12/10/01 and 8/23/04)

**Hotel/Motel** - establishments engaged in furnishing lodging, or lodging and meals, to the general public. (Lot 1, Block 3; and Lot 4, Block 4)

**Utility Services** - Water towers and reservoir. (Lots 3, 4, and 5, Block 1; Lots 1, 2, and 3, Block 4; and the Wrase property)

**Recording Studio** - Lots 3, 4 and 5, Block 1; Lots 2 and 3, Block 4. (Amended 12/10/01)

**Commercial Uses (permitted on lots specified as commercial in development standards tabulation box)**

1. Restaurant, permitted on Lot 1, Block 3 or Lot 4, Block 4. (One stand alone restaurant.)
2. Convenience store with or without gas pumps, not to exceed 12,000 square feet, on Lot 1 or 2, Block 1, only. (One convenience store.)
3. Banks, with or without drive up windows (Lots 1 and 2, Block 1; Lot 1, Block 3; and Lot 4, Block 4)
4. Day Care - establishments providing for the care and supervision of infants and children on a daily basis. (Lots 1 and 2, Block 1; Lot 1, Block 3; and Lot 4, Block 4)
5. Auto service center, auto body repair is prohibited (Wrase) (amended 8/13/01)
6. Personal Services (amended 4/14/03)
7. Pet Kennel and/or clinic (Lot 2, Block 1) (amended June 9, 2008)

**Ancillary Uses (in conjunction with and integral to a primary use)**

1. Fast Food (no drive-through and only in conjunction with and integral to a convenience store).
2. Restaurant (only in conjunction with hotel/motel or convention/conference center).
3. Showroom - showroom type display area for products stored or manufactured on-site provided that no more than 20 percent of the floor space is used for such display and sales.[for entire development]. (Amended 8/25/97)
4. Telecommunication Towers and Antennas by conditional use permit only.
5. Car wash, in conjunction with convenience store.
6. Day Care

**Interim Uses (Amended 7/26/99)**

Church facilities, i.e., assembly or worship halls and associated office, meeting, and other required spaces, subject to the following criteria:

1. The church shall not occupy more than six percent (6%) of the one building on Lots 3 and 4, Block 2, Arboretum Business Park 2<sup>nd</sup> Addition.
2. The church congregation may not exceed 200 adult members.
3. Shall be reviewed and approved in accordance with the same procedures specified in the city code for conditional use permits.

**Prohibited Uses (Amended 12/10/01)**

- Contractors Yard
- Lumber Yard
- Home Improvement/Building Supply
- Garden Center
- Auto related including sales and repair, except on the Wrase property (amended 8/13/01)
- Home furnishings and equipment stores
- General Merchandise Store
- Vocational School
- Public buildings, except on Outlots A and B, which are public park land
- Screened outdoor storage
- Food processing

**c. Setbacks**

The development is regulated by the Highway 5 and the PUD Standards. There are no minimum requirements for setbacks on interior lot lines in the PUD zone. The following setbacks shall apply:

<b>Street Frontage</b>	<b>Minimum Setback Building/Parking</b>	<b>Maximum Setback Building/Parking</b>
Highways 5 & 41	70/50	150 *
Coulter & Century Boulevards	50/20	100
82 <sup>nd</sup> & West Local	30/20	NA

\*Lot 5, Block 4, must only meet the maximum setback on one Highway frontage.

The average hard surface coverage does not include Outlots A and B. The PUD standard for hard surface coverage is 70% for office and industrial uses. Any one site/lot can exceed the 70 percent requirement but in no case can the entire finished development exceed 70 percent.

**d. Development Standards Tabulation Box**

1. Building Area

<b>LOT/USE</b>	<b>ACRES</b>	<b>Building Size/FAR (square feet)</b>	<b>PARKING</b>
Right-of-way	<b>14.72</b>	N/A	N/A
TH 41 /dedication	2.38		
82 <sup>nd</sup> Street Dedication	1.80		
Interior Roadway	10.54		
Park land/Open space (Outlot A&B)	<b>48.36</b>	N/A	
Upland	16.6		30
Wetland	28.7		
Ponds	3.01		
Industrial (30% office)	<b>74.07</b>	.30 FAR	(blended) 2/1000 s.f.
Lot 3, Block 1	10.02	131,006	262
Lot 4, Block 1	5.45	71,218	142
Lot 5, Block 1	4.41	57,688	115
Lot 1, Block 4	4.38	57,199	114
Lot 2, Block 4	5.40	70,597	141
Lot 3, Block 4	8.98	117,371	235
Lot 1, Block 2	12.23	159,822	320
Lot 5, Block 4	23.20	(.4 FAR) 404,279	(3/1000) 1,213
Wrase	<b>2.64</b>	35,500	68
Commercial	<b>14.59</b>	.15 FAR / .30 FAR	

LOT/USE	ACRES	Building Size/FAR (square feet)	PARKING
		Office	
Lot 1, Block 1	1.80	11,746 / 23,520	(5/1000) 59
Lot 2, Block1	2.32	15,180 / 30,320	(4/1000) 61
Lot 4, Block 4 Office/Hotel	4.06	26,536 / 53,060	(5/1000) 133
Lot 1, Block 3 Restaurant/Office	6.41	(.10FAR) 27937 / 83,770	(16/1000) 447
Gateway Business Park Total	151.75	<b>1,150,579 /</b> <b>1,259,850</b>	<b>3,212</b>
<b>TOTAL</b>	154.39	<b>1,186,079 /</b> <b>1,295,350</b>	<b>3,310</b>

Commercial sites may develop as office-industrial uses. Square footage for individual lots may be reallocated within the development, by type, provided the maximum square footage is not exceeded.

#### Building Square Footage Breakdown

Office	31%	368,000 / <b>(432,000)</b>
Light Industrial	31%	368,000 / <b>(432,000)</b>
Warehouse	31%	368,000 / <b>(432,000)</b>
Commercial	7%	81,000 / <b>(0)</b>
Total	100%	1,186,000 / <b>(1,295,000)</b>

\*includes the Wrase property. ( ) represents conversion of commercial uses to office-industrial uses

2. More than one (1) principal structure may be placed on one (1) platted lot.
3. Building height shall be limited to 3 stories or 40 feet.
4. Lot 5, Block 4, is intended to accommodate a major corporate headquarters or office, research, high end manufacturing with limited warehousing type user. While the majority of the development is based on 30 percent office space, Lot 5 must have a minimum of 40 percent office use and include multi-story building(s).

#### e. Building Materials and Design

1. The PUD requires that the development demonstrate a higher quality of architectural standards and site design. All mechanical equipment shall be screened with material compatible to the building.

2. All materials shall be of high quality and durable. Masonry material shall be used. Color shall be introduced through colored block or panels and not painted cinder block.
3. Brick may be used and must be approved to assure uniformity.
4. Block shall have a weathered face or be polished, fluted, or broken face.
5. Concrete may be poured in place, tilt-up or pre-cast, and shall be finished in stone, textured, coated, or painted.
6. Metal siding will not be approved except as support material to one of the above materials or curtain wall on office components or, as trim or as HVAC screen.
7. All accessory structures shall be designed to be compatible with the primary structure.
8. All roof mounted equipment shall be screened by walls of compatible appearing material or camouflaged to blend into the building or background. Wood screen fences are prohibited. All exterior process machinery, tanks, etc., are to be fully screened by compatible materials.
9. The use of large unadorned, pre-stressed concrete panels and concrete block shall be prohibited. Acceptable materials will incorporate textured surfaces, exposed aggregate and/or other patterning. All walls shall be given added architectural interest through building design or appropriate landscaping. The buildings shall have varied and interesting detailing. The use of large unadorned, concrete panels and concrete block, or a solid wall unrelieved by architectural detailing, such as change in materials, change in color, fenestrations, or other significant visual relief provided in a manner or at intervals in keeping with the size, mass, and scale of the wall and its views from public ways shall be prohibited. Acceptable materials will incorporate textured surfaces, exposed aggregate and/or other patterning. All walls shall be given added architectural interest through building design or appropriate landscaping.
10. Space for recycling shall be provided in the interior of all principal structures or within an enclosure for each lot developed in the Business Center.
11. Each buildings shall contain one or more pitched roof elements depending on scale and type of building, or other architectural treatments such as towers, arches, vaults, entryway projections, canopies and detailing to add additional interest and articulation to structures.
12. There shall be no underdeveloped sides of buildings visible from public right-of-ways. All elevations visible from the street shall receive nearly equal treatment and visual qualities.

**f. Site Landscaping and Screening**

1. Landscaping along Highways 41 and 5 shall comply with Buffer yard standard C. Coulter Boulevard, Century Boulevard, and West 82<sup>nd</sup> Street shall comply with Buffer yard standard B. The master landscape plan for the Arboretum Business Park (formerly Gateway) PUD shall be the design guide for all of the specific site landscape developments. Each lot must present a landscape plan for approval with the site plan review process.
2. Storage of material outdoors is prohibited unless it has been approved under site plan review. All approved outdoor storage must be screened with masonry fences and/or landscaping.
3. Undulating or angular berms or elevation changes of 3' in height shall be placed along Coulter Boulevard, and Century Boulevard. The berms shall be sodded or seeded at the conclusion of each project Phase grading and utility construction. The required buffer landscaping may be installed incrementally, but it shall be required where it is deemed necessary to screen any proposed development. All required boulevard landscaping shall be sodded.
4. Loading areas shall be screened 100 percent year round from public right-of-ways. Wing walls may be required where deemed appropriate.

**g. Signage**

1. All freestanding signs be limited to monument signs. The sign shall not exceed eighty (80) square feet in sign display area nor be greater than eight (8) feet in height. The sign treatment is an element of the architecture and thus should reflect the quality of the development. The signs should be consistent in color, size, and material throughout the development. The applicant should submit a sign package for staff review.
2. Each property shall be allowed one monument sign per street frontage.
3. The signage will have consistency throughout the development. A common theme will be introduced at the development's entrance monument and will be used throughout.
4. Consistency in signage shall relate to color, size, materials, and heights.
5. The Arboretum Business Park PUD shall be permitted two Arboretum Business Park identification signs. One sign per project entrance, at West 82<sup>nd</sup> and Century Boulevard and at Highway 41 and the westerly roadway, shall be permitted. Said sign shall not exceed 80 square feet in sign area nor be greater than eight feet in height.
6. Wall sign shall be permitted per city ordinance for industrial office park site.
7. All signs shall require a separate sign permit.

8. In addition to the two signs identified in g. 5. above, signage for the main entrance on Highway 5 and Century Boulevard shall be reviewed and approved by the Planning Commission and City Council.

**h. Lighting**

1. Lighting for the interior of the business center should be consistent throughout the development. The street lights should be designed consistent with the existing lighting along the existing Coulter Boulevard.
2. A decorative, shoe box fixture (as specified by City Code) with a square ornamental pole shall be used throughout the development area for area lighting.
- 3 Lighting equipment similar to what is mounted in the public street right-of-ways shall be used in the private areas.
3. All light fixtures shall be shielded. Light level for site lighting shall be no more than 1/2 candle at the property line. This does not apply to street lighting.

**i. Alternative Access**

1. Each site shall accommodate transit service within the individual development whenever possible.
2. Pedestrian access shall be provided from each site to the public sidewalk and trail system.
3. The developer and site users shall promote and encourage Traffic Demand Management Strategies.
4. Each site shall provide areas for bicycle parking and storage.

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