

that a regional pond could be designed to deal with the area as a whole. However, if the City wanted to go this route, they would need to start considering things like purchasing right-of-way soon, as the process will take some time. Griffith finished by noting his confidence that these considerations can be handled properly with a developer's agreement. He added that because he saw general concurrence on the issues raised tonight, that will also be incorporated into the developer's agreement.

Waller asked if the City has considered placing the fourth leg of the intersection on the 9155 Lake Drive property? Griffith said that the City is not foreclosing any options at this time.

In terms of elevations, Waller noted that they have been updated to show the remaining elevations in color; $\frac{3}{4}$ of the building is charcoal grey and the other quarter is a white precast panel that contrasts well with the grey. The materials are maintenance free and do not require painting. Waller also noted that the west elevation is most favorable for facing Zurich Street. Griffith requested that the applicants submit a new copy of the elevations with the date of the most recent updates.

Norton finished by saying they are closing on the property tomorrow and they are eager to get going on the project, despite any contingencies or issues that may arise.

Motion by Logren to approve, based on adopting the findings of fact 1-33 in the Planner's Report (dated 09.25.19), the CUP application for a Planned Unit Development at 9203 Lake Drive; approving the site plan and allowing construction of a supply and safety equipment retail store, corporate office and warehouse facility with the deviation from the design standards in the Community Retail district consistent with the application submittals (dated 08.19.19) and building elevations (dated 10.23.19), subject to the Engineer's Report comments (dated 10.02.19) and conditions 1-21 as outlined in the Planner's Report (dated 09.25.19), with the additional condition that "Public right of way access by this business and future businesses be further discussed with the applicant", Anoka County and City Staff to determine if alternatives for access by this business and future businesses can better be accommodated. Seconded by Peterson. Motion carried unanimously.

Viking Industrial CUP for PUD Application - Planner's Report Findings of Fact:

1. The City received a PUD CUP application from Viking Industrial Center ("Viking") on August 28, 2019, which was supplemented on September 18, 2018. The application was found complete.
2. The 60-day review period ends on November 17, 2019 and the 120-day review, if necessary, ends on January 15, 2020.
3. The PUD CUP is for a construction supply and safety equipment retail store, corporate office and warehouse facility.
4. The property is located at 9203 Lake Drive NE ("Property") and is currently zoned CR Community Retail.
5. Adjacent properties to the north, east and south are zoned CR Community Retail. Properties to the west are designated Mixed Use - Medium Density in the 2040 Comprehensive Plan and subject to future rezoning.
6. The Property contains approximately 3.82 acres in area, net of right-of-way.

EXAMPLE TO SHOW DIFFERENCE BETWEEN GREY AND WHITE PRECAST PANELS



GREY PRECAST PANEL

WHITE PRECAST PANEL

