

**Mayor:**  
David Grant

**Councilmembers:**  
Brenda Holden  
Fran Holmes  
Dave McClung  
Jonathan Wicklund



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**Special City Council Work  
Session - Immediately  
following the Regular City  
Council  
Meeting  
Agenda  
February 29, 2016  
City Hall**

**City Vision**

Arden Hills is a strong community that values its unique environmental setting, strong residential neighborhoods, vital business community, well-maintained infrastructure, fiscal soundness, and our long-standing tradition as a desirable City in which to live, work, and play.

**CALL TO ORDER**

**1. AGENDA ITEMS**

**1.A. Red Fox Business Center - Building 1 Facade Discussion**

Ryan Streff, City Planner

Documents: [MEMO.PDF](#), [ATTACHMENT A.PDF](#), [ATTACHMENT B.PDF](#),  
[ATTACHMENT D.PDF](#), [ATTACHMENT E.PDF](#)

**2. COUNCIL/STAFF COMMENTS**

**ADJOURN**



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**DATE:** February 29, 2016

**TO:** Honorable Mayor and City Councilmembers  
Sue Iverson, Acting City Administrator

**FROM:** Ryan Streff, City Planner

**SUBJECT:** Red Fox Business Center – Building 1 Façade Discussion

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**Requested Action**

Staff is requesting that the City Council discuss the façade changes to Building 1 of the Red Fox Business Center and provide feedback to the developer regarding these changes.

**Background**

On February 23, 2015, the City Council approved Planning Case 14-036 for a Master and Final Planned Unit Development (PUD) and Conditional Use Permit (CUP) for the Red Fox Business Center located at 1235 Red Fox Road for the construction of two multi-tenant light industrial buildings.

The approved PUD included a specific plan set for the development that addressed amongst other things the façade materials to be used on the two buildings. The approved development plan set indicates where windows and doors will be located, areas where decorative metals and aluminum will be used, and where different colors and aggregate techniques will be used to reduce the monotony of large tilt-up panels and to provide architectural interest.

At the City Council Work Session on June 15, 2015, the Council discussed a change in façade design for the two buildings. The discussion of this change was prompted by condition #18 of the PUD that stated “The Developer shall provide additional façade treatments on the south façade (loading dock area) of Building 2 similar to the north façade but not requiring use of the anodized aluminum materials”. The proposed façade change included a horizontal sand colored band along the top edge of the building wall and the removal of a third color along with bottom

edge of each building. The Council supported this change and the two building were constructed using this design (Attachment E).

### **Discussion**

As with any building project certain inspections are required as the developer nears the completion of the project. Staff conducted a façade inspection of the building shells on February 11, 2016, and found that the west elevation on Building 1 was missing a large bank of windows and other façade enhancement around the window opening area. The omission of the windows and façade enhancements were not included in the approved PUD plan set or the plan set that was submitted to the City for the building permit plan review. Staff believes that the change in façade for Building 1 is significant and requires a PUD Amendment in order for the change to be permitted. The façade for Building 1 as approved can be reviewed in Attachment A, and the change to the façade can be reviewed in Attachment B and C.

The developer has informed the City that the prospective tenant for this space is scheduled to begin moving in on March 1, 2016. The City Council is asked to provide direction on whether a Temporary Certificate of Occupancy could be issued in advance of this issue being resolved.

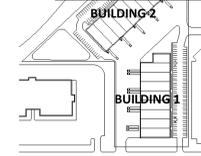
### **Next Steps**

Staff has consulted with the City Attorney on this matter and it has been determined that a PUD Amendment would be required for these façade changes. If the Council shows support for the façade changes as constructed staff will work with the applicant and the City Attorney to prepare a PUD Amendment. The amendment in this case is not required to go back to the Planning Commission unless the Council directs staff to proceed to the Planning Commission first.

### **Attachments**

- A. Approved façade Building 1 (area of façade change indicated in red)
- B. Site Plan (area of façade change indicated in red)
- C. Building 1 exterior photos as constructed – (missing windows are shown in red)
- D. Aerial Site Map
- E. Approved façade change – June 15, 2015

# Attachment A

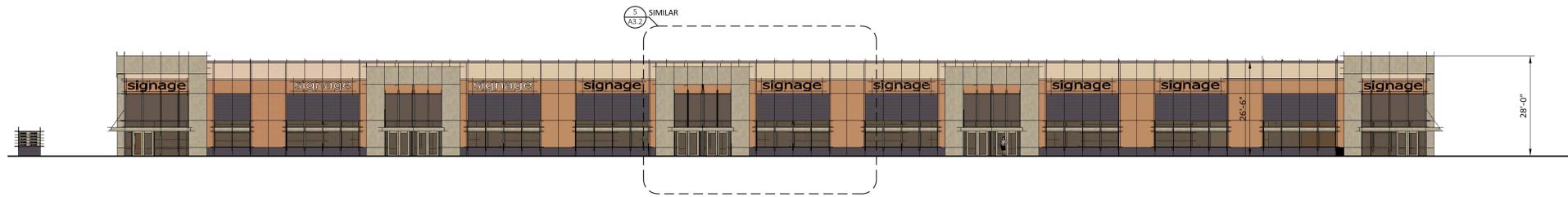


KEY PLAN

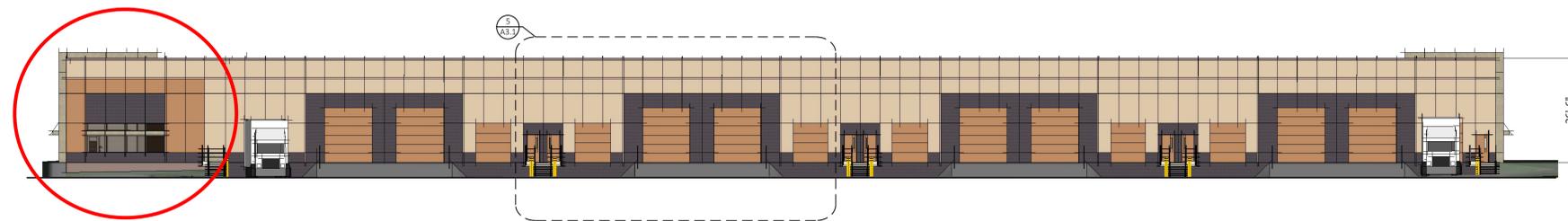
POPE ARCHITECTS  
1295 BANGOR BLVD N, SUITE 200  
ST. PAUL, MN 55108-2735  
(651) 642-9200 | FAX (651) 642-1101  
www.popearch.com

Roberts  
Management  
Group

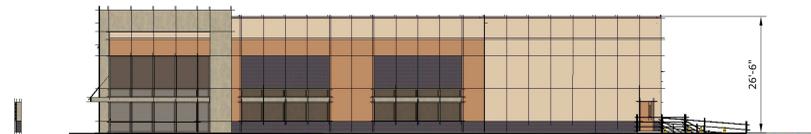
RED FOX BUSINESS  
CENTER  
ARDEN HILLS, MN



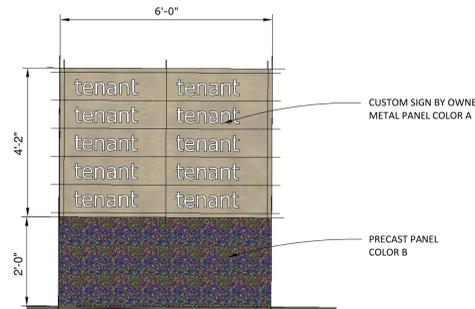
1 BUILDING 1 - EAST ELEVATION  
A3.1 1/16" = 1'-0"



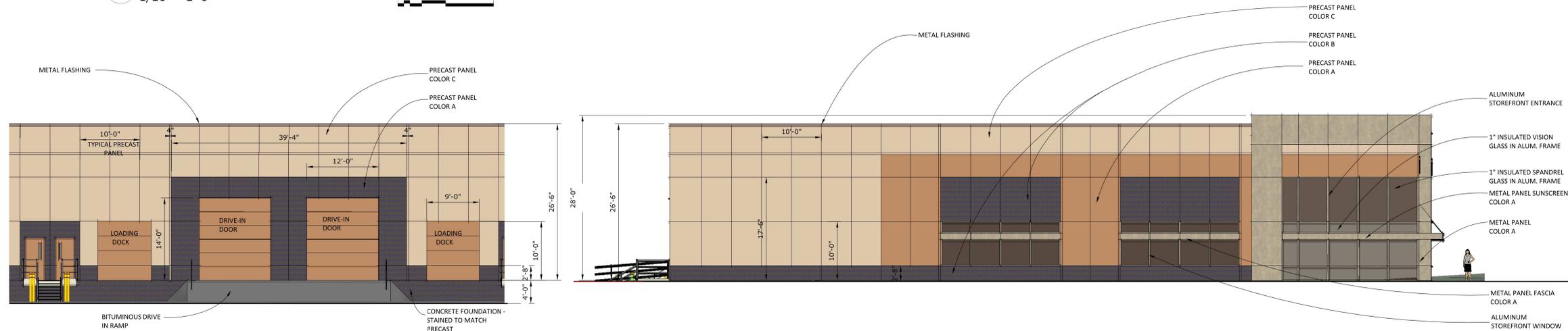
2 BUILDING 1 - WEST ELEVATION  
A3.1 1/16" = 1'-0"



3 BUILDING 1 - NORTH ELEVATION  
A3.1 1/16" = 1'-0"



6 MONUMENT SIGN  
A3.1 1/2" = 1'-0"



5 BUILDING 1 - TYPICAL DOCK ELEVATION  
A3.1 1/8" = 1'-0" (building 2 similar)

4 BUILDING 1 - SOUTH ELEVATION  
A3.1 1/8" = 1'-0"

CITY SUBMITTAL  
12/01/14  
NOT FOR  
CONSTRUCTION

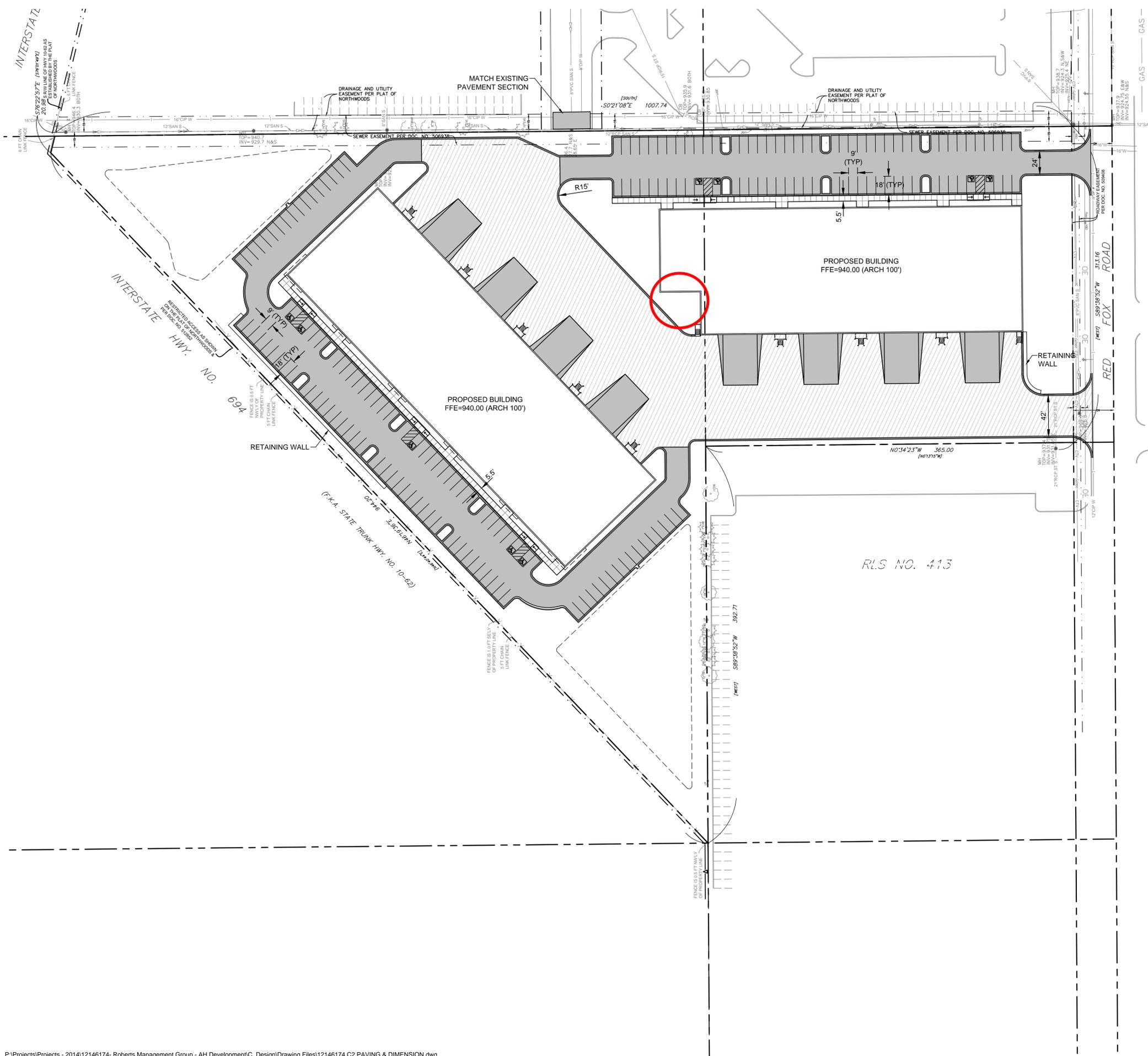
EXTERIOR  
ELEVATIONS -  
BUILDING 1

Issues and Revisions:  
CITY SUBMITTAL 12/01/14  
CITY RESUBMITTAL 12/12/14

Commission No: 65127-14136  
Drawn by: DO  
Checked by: GV

SHEET

A3.1



**Attachment B**

**SYMBOL**

- SEE DETAIL 1/C6.
- NEW 5" BITUMINOUS PAVEMENT OVER 9" AGGREGATE BASE. SEE DETAIL 2/C6.
- NEW 4" CONCRETE PAVEMENT OVER 4" AGGREGATE BASE OVER 12" SAND SECTION. SEE DETAILS 3/C6.

**Larson Engineering**  
 3524 Labore Road  
 White Bear Lake, MN  
 651.481.9120 (f) 651.481.9120 (c)  
 www.larsonengr.com

**Roberts Management Group**  
 1851 Buerkle Road  
 White Bear Lake, MN 55110

PRELIMINARY NOT FOR CONSTRUCTION

**RED FOX BUSINESS CENTER**  
 RED FOX ROAD  
 ARDEN HILLS, MN 55112

I hereby certify that this plan, specifications 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.

Matt Woodruff, P.E.  
 Date: Reg. No.:

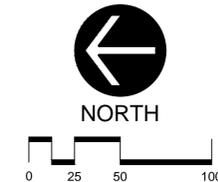
Rev.	Date	Description
1	12.12.14	CITY COMMENTS
2	01.26.15	CITY COMMENTS
3	01.29.15	CITY COMMENTS

Project #: 12146174.000  
 Drawn By: CBS  
 Checked By: PSM  
 Issue Date: 12.01.14  
 Sheet Title:

**PAVING & DIMENSION PLAN**

**C2**

Sheet: 2 of 7





Legend



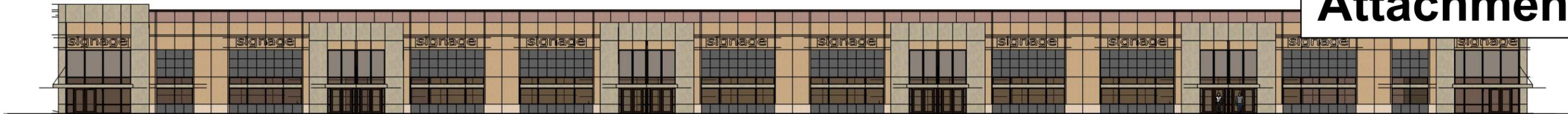
-  City Halls
-  Schools
-  Hospitals
-  Fire Stations
-  Police Stations
-  Recreational Centers
-  Parcel Points
-  Parcel Boundaries
-  Airports

**5 HUW a Y6h8**

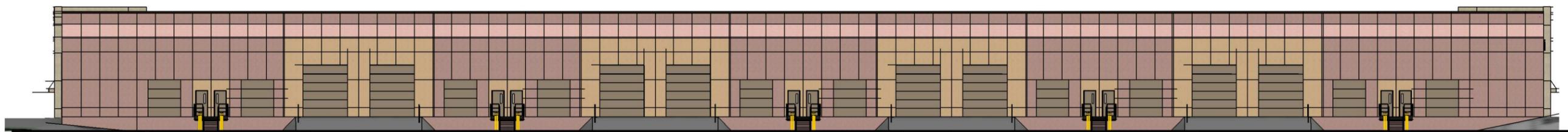
Notes

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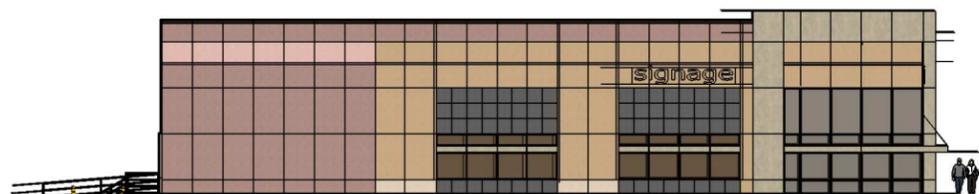
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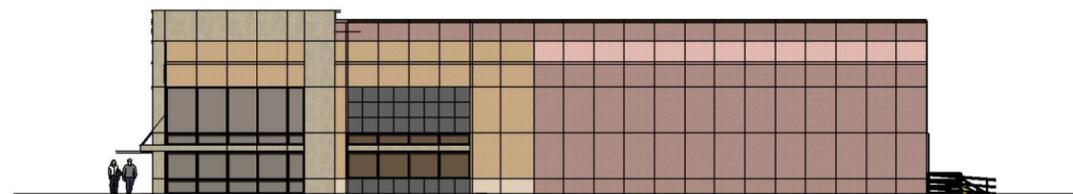
NORTHWEST ELEVATION



SOUTHEAST ELEVATION

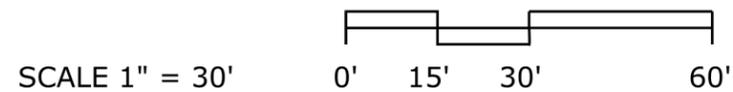


NORTHEAST ELEVATION



SOUTHWEST ELEVATION

**BUILDING 2**



**Red Fox Business Center**

ARDEN HILLS, MINNESOTA

06-12-15 COMM#65127-14136

**COLOR STUDY D1**





AERIAL LOOKING WEST



VIEW OF CORNER



## Red Fox Business Center

ARDEN HILLS, MINNESOTA

06-12-15 COMM#65127-14136

## COLOR STUDY D1

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