Agenda Item VI.1 (b)  
Project Rapids-Warehouse & Distribution Center  
Approximately 4500 68th Street SE

Meeting Date:  
March 22, 2018

Report Date:  
March 15, 2018

File No. 12-100-005-PUD

Applicant:  
Project Rapids

Location:  
4500 68th Street SE

Parcel Number:  
41-22-12-100-005

Current Zoning District:  
Steelcase PUD-LSP

Proposed Request:  
Major PUD Amendment

Report Prepared By:  
Mark Sisson, AICP  
Township Planner  
&  
Matt McKernan  
Assistant Township Planner

Overview

Amendment to the Steelcase Large Scale Planned Unit Development (light industrial and office) as situated in parts of Sections 1 and Section 12. The amendment will incorporate a future commercial street capable of being extended for future development as well as final site plan for a large warehouse and distribution facility within approximately 97 acres located in the NE 1/4 of Section 12. As a house cleaning matter the amendment will in addition, rezone and incorporate within the Steelcase PUD, certain parcels of property located in both the SE ¼ of Section 1 and the N ⅜ of Section 12 that were originally excluded from the Steelcase PUD because they were at time of initial conception, not owned by Steelcase and remain zoned AR –Agricultural-Rural Residential.

Items Included

- Application materials
- Preliminary Site and landscape plans
Proposed Parcel Information:
Size: ±101.71 Acres total (98.38 acres for site development, 3.33 acres of new public right of way)

Surrounding Zoning & Land Uses:
North: Steelcase PUD-LSP
Undeveloped Industrial Property

South: Steelcase PUD-LSP & A-R Agricultural-Rural Residential
Undeveloped Steelcase PUD property to the E/W half section line, active farmland owned by Steelcase in the majority of the south 1/2 of Section 12 to 76th St.

East and SE : Rural Residential & Light Industrial (Caledonia Township)
Two homes in Gaines and Approx. 10 Single-Family Homes all fronting Patterson Ave.

West: Steelcase PUD-LSP
Steelcase Wood Plant

Overview of Request
The applicant is pursuing the purchase approximately 100 acres of land from Steelcase Inc. in the northwest ¼ of section 12 (the southwest quadrant of Patterson Avenue & 68th Street). The applicant’s intent is to construct a warehouse and distribution facility having an exterior footprint of 855,000 square foot. The two story building (with additional mezzanine floors not technically defined a stories) will have internal floor area well in excess of 1,000,000 square feet. Included will be approximately 55,000 square feet of office space. The plans indicate that the building will have a maximum height of 56 feet.
The specific uses that have been identified as being part of the proposed facility include:

- Shipping, receiving, distributing, preparing and selling products, materials, food and grocery, and liquor items.
- Parking, storage, and use of automobiles, trucks, machinery, and trailers.
- Making/assembling of products on demand.
- Data processing and storage and ancillary and related uses for the forgoing.

As previously indicated, the property is located within the Steelcase Large Scale-Phased Planned Unit Development (PUD-LSP). The PUD was initially established in 1985 and subsequently expanded in 1986. It now encompasses approximately 515 acres of land. The purpose of the PD (PUD) was to establish a large industrial/office park environment for Steelcase to headquarter all of its projected operations. The original conceptual plan for the subject northwest corner of section 12 (SE quadrant of 68th Street & Patterson Avenue) allocated the area for “Manufacturing, Services, & Warehousing”. Since then the company has changed its objective of achieving a centralized physical presence in this location and no longer foresees the need to retain all of its land holdings within the PUD and the majority remains undeveloped. If approved, this will be only the third property developed within the PUD.

The general intent of PUD-LSP districts, as outlined in Section 13.1 of the GCTZO is to “allow a degree of flexibility in the use, area, height, bulk and placement regulations of this Ordinance, and, in addition, provides flexibility in the preliminary planning of large scale developments, the time over which the development may occur, and the final approval of each phase of the development.” The flexibility of the PUD-LSP district allowed Steelcase to consolidate a large amount of land within a single PUD without a final development plan with the caveat that individual phases/developments within the PUD can be
approved by site plan review provided they are consistent with the conceptual plan that was approved in 1986.

As outlined in the original PUD ordinance file, the range of uses currently allowed to be developed within the Steelcase P.D. consists of four basic types of facilities.

**Facility Type 1. Manufacturing Plants.**
These facilities would incorporate our production operations.

**Facility Type 2. General Office Buildings.**
These buildings would facilitate our white collar office staff of clerical, support, technical, professional, and managerial personnel required to meet the administrative needs of the corporation.

**Facility Type 3. Warehousing Buildings.**
The warehouse type facility within the Steelcase mode of operation, is defined as that physical structure which provides for the receipt, storage, and distribution of raw material, vendor, supplied parts, and finished goods produced by the company.

**Facility Type 4. Service Centers.**
This last category deals with the type of facility which is rather specialized and site dependent. For the most part, these buildings are occupied by single organizations which are required to support the first three primary types of buildings outlined in this narrative. They could include operations and services such as a Credit Union, Medical Services, Recreation, Protection Services, Transportation, Maintenance, Tooling, Energy Center, Counseling Center, Training Center, Employee Sales, Fire Protection, etc.

Also referenced in the Steelcase P.D. Ordinance are the following “Master Planning Guidelines” that are to be used to govern the overall mix and acreage extent of the four land use categories and appurtenant land use/land coverage:

- **Manufacturing**..........................20-25%
- **Office**.................................1-3%
- **Warehousing**..........................10-14%
- **Service**...............................1-2%
- **Other Land Use***........................50-56%

*Roads/Parking
Ponds
Open Landscaped

From staff’s perspective the applicant’s description for the proposed warehouse/distribution center is consistent with the spirit, purpose and intent of the Steelcase PUD-LSP. While the authorizing PUD ordinance limits the allocation for warehousing to 10-14% of the total area of the PUD, the proposed 855,000 square foot facility, while massive, will represent roughly 20 acres or only 3.9 % of the PUD’s 515 acres of total usable land area.
Procedural Matters

1. The applicant is seeking approval of their preliminary site development plan for the described parcels. Once approved, by both the Planning Commission and Township Board the plan will represent the final PUD plan for the describe parcels and fulfill that procedural requirement. Final review and approval of the detailed site plan can then subsequently be considered by the Planning Commission. The approval of the final PUD plan for the property is considered a Major PUD amendment but is an administrative act since the affected property is already zoned PUD. A public hearing has been scheduled for this meeting for the purpose of considering the administrative PUD amendment.

2. A 0.8 acre portion of the site located in the extreme northeast corner of the parcel being acquired as well as a 2.23 acre tract located in the extreme southeast, both represent former home sites. The properties are two of several that Steelcase acquired north and south along 68th Street and along the west side Patterson Avenue in the last 30 years. The parcels were never brought into the PUD and as a result these tracts all remain zoned A-R Agricultural Rural/Residential. With the support of Steelcase, a major amendment to the Steelcase PUD is being requested to now incorporate all of the remnant A-R tracts within the confines of the Steelcase PUD. This portion of the request is also considered a major PUD amendment. However, because rezoning of the property is a legislative act, a separate amendment procedure is recommended. This will have the Planning Commission consider and make a formal recommendation to rezone the subject remnant parcels in a separate motion, well in advance of its final determination on the Final development plan itself, thus enabling the Township Board to take its final action and complete the multifaceted PUD amendment process within the time frame desired by the applicant.

The applicant is therefore requesting that the Planning Commission review the rezoning elements of the PUD amendment and make a positive recommendation to the Township Board for their meeting on April 9. For purposes of the potential legislative action, a public hearing at the Township Board meeting on April 9 will be scheduled should the Planning Commission make a positive recommendation on Thursday.

The applicant will return with a more complete PUD site plan and more detailed traffic and engineering plans for review by the Planning Commission on April 22 and at subsequent meetings as necessary.

3. The site development plan contains a few elements (primarily related to light fixture height, the number of monument signs, square footage of signs, landscaping and the provision of sidewalks) that may deviate from general Township regulations. These deviations and perhaps others were not specifically identified approved as part of the original PUD but must be identified and specified as part of the administrative portion of the PUD amendment. These deviations should be spelled out as part of the approving PUD amendment resolution and carried through as part of the detailed site plan approval process.

Preliminary PUD Plan Review

Staff has conducted a preliminary review of the final PUD site plan and identified the following as preliminary discussion items.

Items Requiring Immediate Decision
**Lighting:**
1. A photometric plan was not available for preliminary review. A full review of the photometric plan for the site will be conducted as part of final site plan approval.

2. The applicant has their desire for light poles of up to 40 feet in height. The maximum height of light poles allowed by right in Industrial areas is 20 feet.

**Signage:**
1. No details have been provided but the applicant is requesting a total of two 8 foot tall, 100 square foot monument signs along their 68th Street and Patterson Avenue frontages. The general standard for monument signs is industrial area is one 5 foot tall, 50 square foot sign per street frontage.

2. No Plans for wall signage have been submitted. If deviations are to be requested, the applicant should be advised to indicate that them so that authorized deviations can be recognized in the approval PUD resolution.

3. An overall signage plan which identifies the location and sizes of traffic control and direction signs should be required as part of final site plan approval.

**Landscaping**
For the most part the proposed landscaping on the property appears to be well designed and meets the general landscaping points. The plan should be discussed in general terms and direction should be given on areas where the Commission feels special attention is warranted. Possible areas or special attention might include:

- Landscaping along one side or the other of the proposed street on the west side of the building.
- The adequacy of berms and landscaping at the southeast corner of the property.
- The incorporation of berms in the frontage green strips along Patterson and 68th street.

**Parking**
The site plan indicates 2,709 parking spaces, which according to the applicant is commensurate with the parking demands for two operational shifts at similar facilities already in operation. The applicant has indicated a willingness to provide documentation on employment estimates during final site plan review.

**Traffic and congestion**
The applicant has thus far worked closely with staff, KCRC and MDOT to define the appropriate parameters for a detail traffic impact study and is now in the process of completing a detailed traffic study for the project. The results are expected to be available in the upcoming weeks and will presented when the study is complete, prior to final approval.

**Sidewalks and pedestrians**
The site plan indicates the intent to install 5 foot wide sidewalks along the 68th Street and Patterson Avenue frontages. Normally, sidewalk would also be required to be installed along the frontage for the proposed public street that will run along the west side of the property. The plan does not show this.
Staff suggests that the provision of a multi-use trail on the South side of 68th St. extending the full length of 68th St. from Patterson Avenue to East Paris should be an objective of the overall PUD, rather than sidewalks on both sides of 68th St. The Paul Henry trail at East Paris will then have the potential of being connected to trail extensions coming out of Caledonia Township from as far east as Davenport College the applicant to install sidewalks along the Patterson. Negotiations with the applicant to bring this about as part of the PUD amendment are suggested.

Staff Recommendations

Staff recommends that the Planning Commission take the following actions:

• Hold the public hearing for the major amendment to the Steelcase PUD-LSP.
• Provide feedback on the proposed final PUD site development plan for the subject property
• Consideration of a motion to recommend approval the PUD amendment to include/rezone the identified A-R exclusions owned by Steelcase so that they are within the Steelcase LSPD (See attached map and legal descriptions)
REM NANT STEELCASE A-R TRACTS TO BE REZONED
AND INCLUDED IN THE STEELCASE PUD RELATIVE TO CURRENT PUD
Attachment 3

TRACTS TO BE REZONED AND INCLUDED IN PUD
RELATIVE TO PROPOSED FINAL PUD DEVELOPMENT