

Meier Business Condos

Presentation by Mark Welch / G-Cubed Inc. on behalf of Paul Meier

Tuesday October 1st, 2024

5:00 pm

Overview

- Introductions
- About our Project
- The Application Process
- Exhibits:
 - Site Plan
 - Landscape Plan
 - Grading Plan
 - Building Elevation
 - Photometric Plan – to be added when complete
- Traffic Impacts
- Q&A

Introduction

Mark Welch – P.E., G-Cubed Engineering

- Senior Vice President – Civil Division Chief

Paul Meier

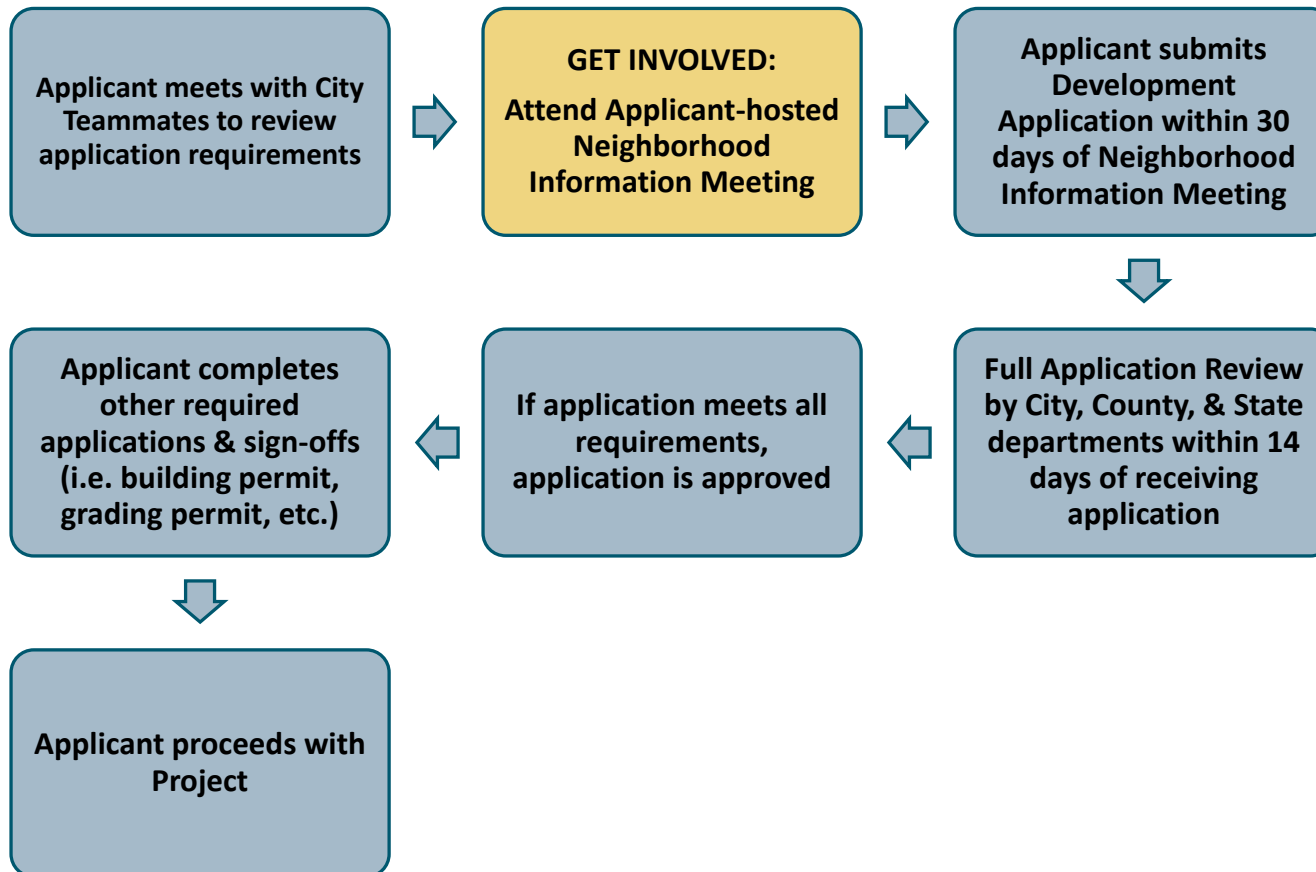
- Owner

About our Project

Location: Commercial Dr SW. South of Pepsi and north of the old Fleet Farm.

Proposal: The construction of 14 buildings with multiple tenants and associated parking and drives.

The Application Process



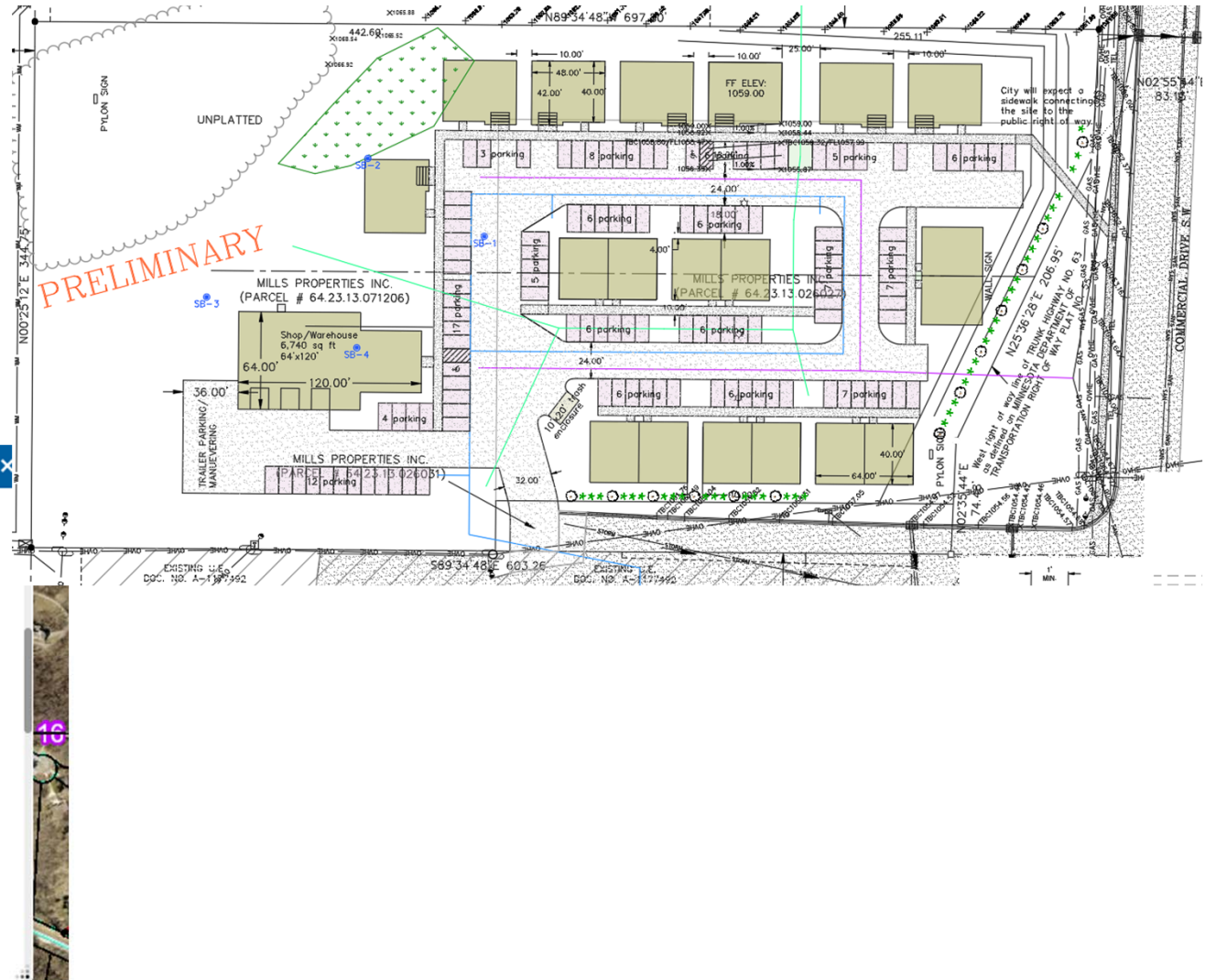
Site Plan

Zoned: MX-G (Mixed Use General)



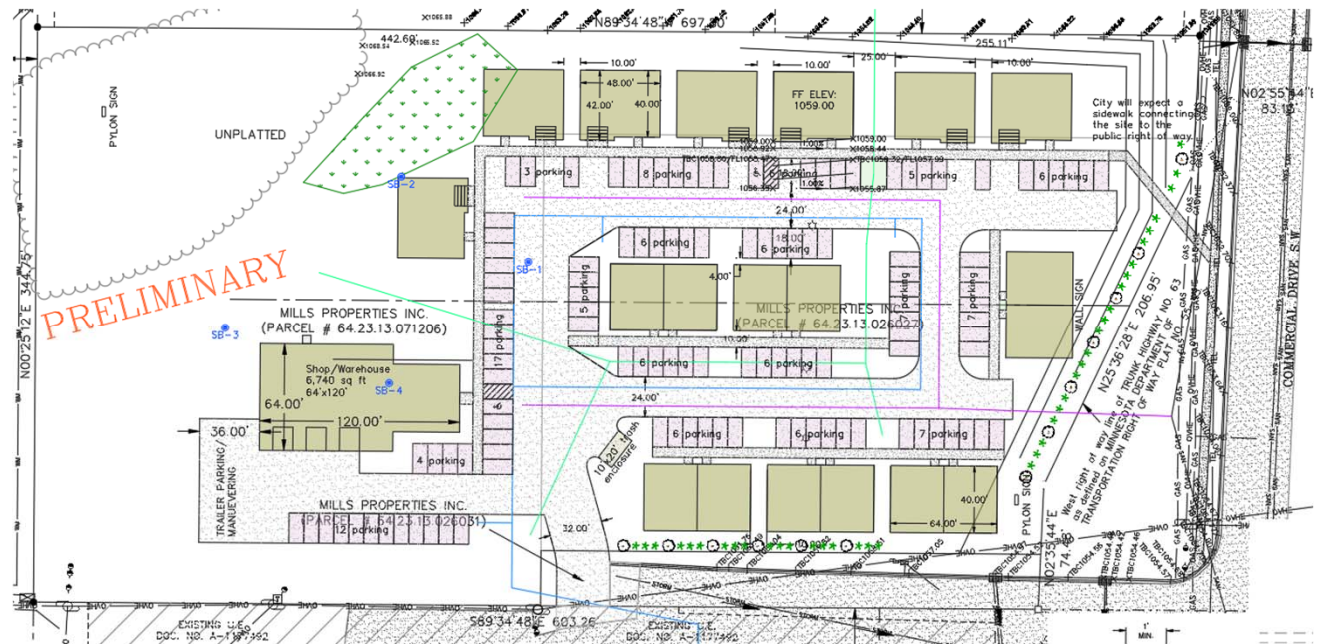
Click grey arrows to view add'l map layers.

- MX-G Mixed Use General
- MX-I Mixed Use Institutional
- MX-D Mixed Use Downtown Business
- MX-D Mixed Use Downtown Fringe
- MX-D Mixed Use Downtown Medical
- MX-T Transit Oriented Development Corridor
- MX-T Transit Oriented Development Node
- MX-T Transit Oriented Development Village
- R-1 Mixed Use Single Family
- R-2 Low Density Small Lot
- R-2x Low Density Residential Infill
- R-3 Medium Density Residential
- R-4 High Density Residential
- BP Business Park
- LI Light Industrial



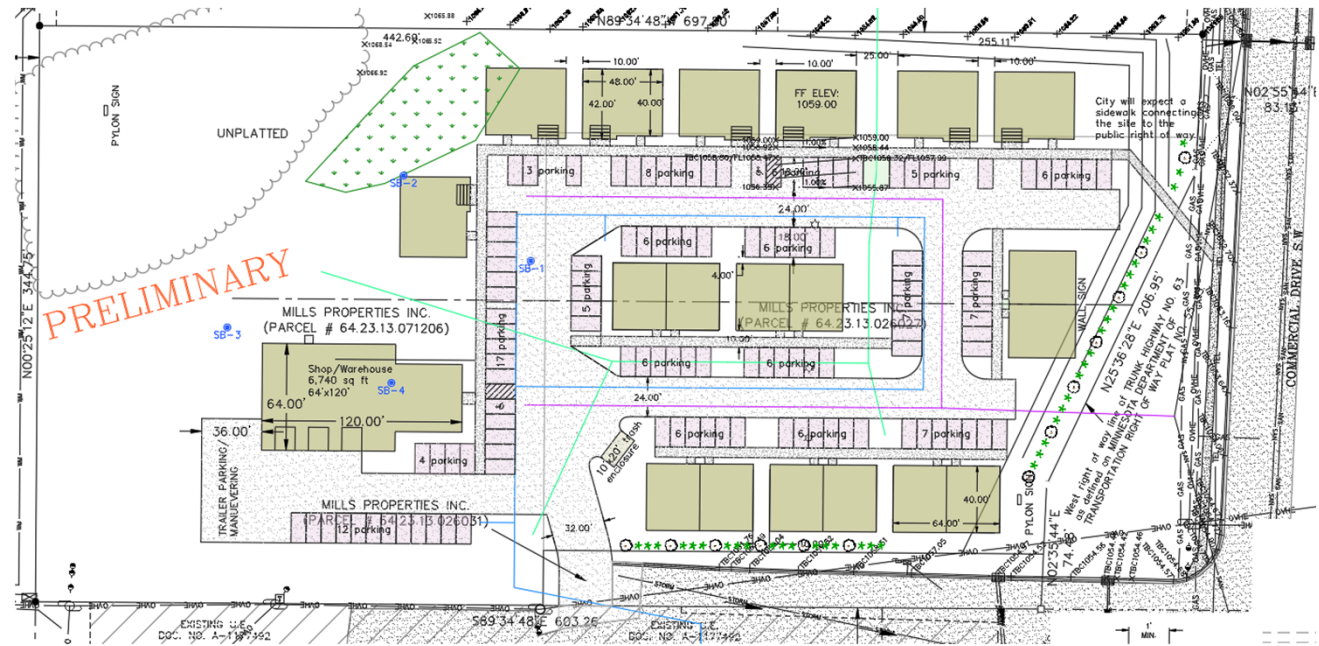
Grading Plan

- Site Slopes from west to east
- Inlets will be installed to capture stormwater runoff and routed to the existing stormwater pond on the Pepsi site to the north.

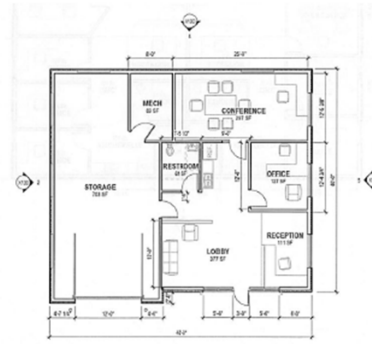


Landscape Plan

- No Boulevard Trees Required (MNDOT R/W)
- For MX-G zoning, there is a minimum standard of 1 understory tree and 3 deciduous or evergreen shrubs of minimum 3-foot-height for every 30 linear feet of lot frontage, planted at least 3 feet part on center. Minimum plant sizes per Table 400.06-2 will need to be adhered to. The Preliminary Landscape Plan takes into account locations where plantings are undesirable due to easements, sight lines or safety reasons.
- 13 understory and 39 deciduous or evergreen shrubs required



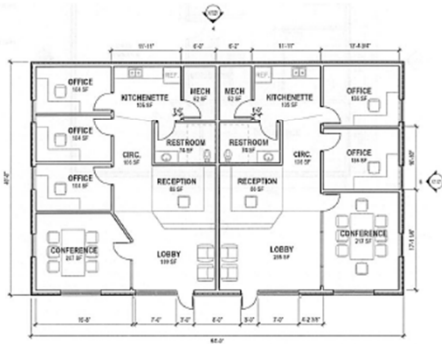
Building Elevation



FLOOR PLAN - FIRST LEVEL - SINGLE TENANT
SCALE: 1/8" = 1'-0"



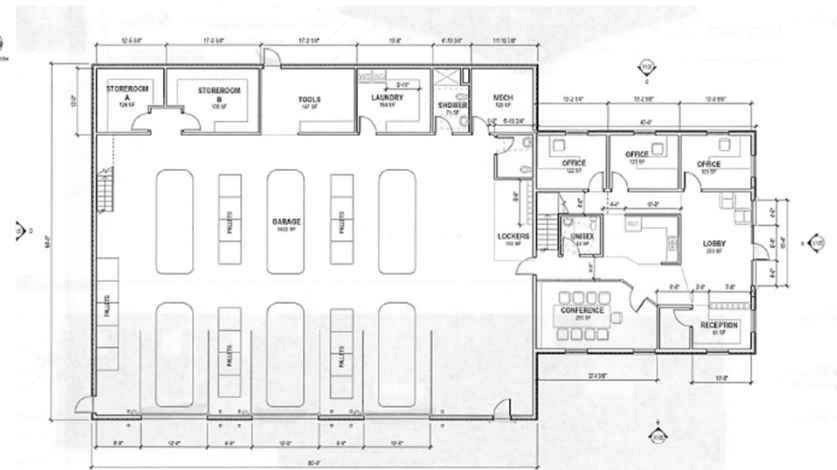
ELEVATION - SINGLE TENANT, NORTH
SCALE: 1/8" = 1'-0"



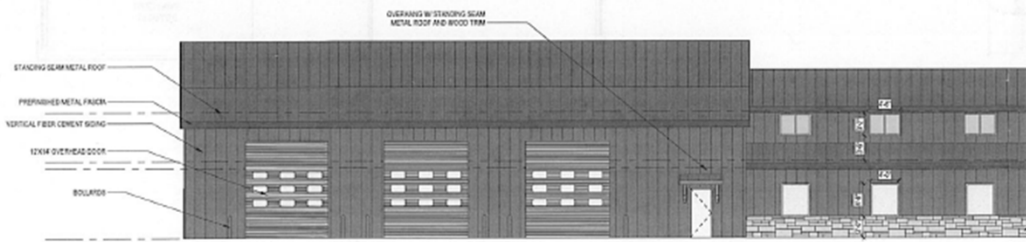
FLOOR PLAN - FIRST LEVEL - DUPLEX
SCALE: 1/8" = 1'-0"



ELEVATION - DUPLEX, NORTH
SCALE: 1/8" = 1'-0"



FLOOR PLAN - FIRST LEVEL - SHOP
SCALE: 1/8" = 1'-0"



ELEVATION - SHOP, EAST
SCALE: 1/8" = 1'-0"



ELEVATION - SHOP, NORTH
SCALE: 1/8" = 1'-0"

Photometric Plan

Description.

Add Exhibit/Pictures

Traffic Impacts

- This business park will generate approximately 446 daily trips.

Q&A