

PROPOSED ORDINANCE AMENDMENT

TO BE CONSIDERED BY THE CITY COUNCIL ON JUNE 8, 2021

City of Oakdale

ORDINANCE xxx

AN ORDINANCE AMENDING THE 3M/IMATION PLANNED UNIT DEVELOPMENT AGREEMENT AND CONCEPT PLAN (ORDINANCE NO. 473) TO DESIGNATE FOUR AREAS IN THE WEST EXPANSION AREA FOR FUTURE DEVELOPMENT AND ESTABLISH THE PURPOSE AND USES FOR THE 4FRONT OFFICE AND INDUSTRIAL AREA (PARCEL A).

The City Council of the City of Oakdale ordains:

Section 1. The 3M/Imation Planned Unit Development Agreement Concept Plan (Ordinance 473) is amended with regard to the west expansion area to denote four areas for future development (Parcels A-D, Exhibit A).

Section 2. Parcel A in the west expansion area is established as the 4Front Office and Industrial Area. This area consists of approximately 24 acres and may accommodate up to 310,000 square feet of building area.

Section 3. The 3M/Imation Planned Unit Development Agreement (Ordinance 473) is amended with regard to the purpose, definitions, and permitted and prohibited uses in the 4Front Office and Industrial Area on Parcel A in the west expansion area as follows:

1. PURPOSE.

The purpose of the 4Front Office and Industrial area is to provide high-quality facilities for office, research and development, light manufacturing, and office-showroom/office-warehouse uses. These uses shall be sited, designed, and operated in a manner compatible with the adjacent 4Front Technology and Office Campus and the Willowbrooke residential neighborhood.

It is the intent of this area to increase the number of living-wage jobs available to the residents of Oakdale. Employment opportunities that offer living wages contribute to a rising standard of living for those employed and contribute to the overall quality of life in the community. The 4Front Office and Industrial area is also intended to support the diversification of the local economy by providing employment opportunities in a variety of industry types.

2. DEFINITIONS.

- a) Building supply stores and yards: Facilities providing retail or wholesale building and/or landscaping materials and supplies.
- b) Bulk storage buildings, yards and terminals: Facilities providing storage for bulk raw materials which could become an airborne nuisance and which are not being used in a manufacturing process on the premises.
- c) Church: A building, together with its accessory buildings and uses, where persons regularly assemble for religious worship and which the building, together with its accessory buildings and uses, is maintained and controlled by a religious body organized to sustain public worship.

- d) Clear Height: Distance from the floor to the lowest-hanging ceiling member or hanging objects, beams, joists or truss work descending down into a substantial portion of the work area.
- e) Cross Dock: Loading docks on opposite sides of a relatively shallow distribution facility that allow for quick loading, sorting or unloading from one vehicle to another (i.e., materials from one truck at a loading dock are unloaded, sorted and reloaded onto one or more trucks).
- f) Heavy Manufacturing: Any operation which assembles, improves, treats, compounds, and/or packages goods or materials in a manner which would not qualify the operation as light manufacturing, including manufacturing that requires outdoor storage of bulk, raw or finished materials used in or resulting from the manufacturing process.
- g) Indoor Community Recreation: Facilities providing indoor entertainment (concerts, theater, music, etc.), indoor exercise or sport clubs (including but not limited to weight lifting, gymnastics, martial arts, tennis, basketball, indoor batting cages, indoor golf, etc.), or similar uses.
- h) Light Manufacturing: Any operation which assembles, improves, treats, compounds, and/or packages goods or materials in a manner which does not create a noticeable amount of noise, dust, odor, smoke, glare, or vibration outside of the building in which the activity takes place, which does not require outside storage of goods or materials and which does not generate (in the opinion of the City Council) objectionable amounts of truck traffic.
- i) Offices: Structures, or portions of structures, in which commercial or professional activities take place but where goods are not produced, sold, or repaired.
- j) Office-showroom/Office-warehouse: A use in which at least twenty-five (25) percent of the floor space is devoted to office activities, the remainder being used for either a showroom (display of materials, goods, or equipment) or warehousing (storage of materials, goods, or equipment). The total percentage of office space required may be spread across several Office-showroom/Office-warehouse users within a multi-tenant building. Compliance with the minimum percentage/square footage requirement shall be verified to the City before approval of any tenant improvement building permit application. Clear height in the warehouse component shall not exceed thirty-two (32) feet.
- k) Open sales, rental, or storage lots, including but not limited to cars, buses, trucks, motorcycles, bicycles, recreational vehicles, trailers, boats, mobile homes, machinery, lumber, building materials, landscape materials, or similar items: Any land used or occupied for the purpose of buying and selling any goods, materials, or merchandise, and for the storing of same under the open sky prior to sale.
- l) Outside storage: Exterior storage of finished or unfinished goods, materials, or equipment.
- m) Research and Development: Medical, chemical, electrical, metallurgical or other scientific research conducted in accordance with the provisions of this Ordinance.
- n) Schools: Unless otherwise specifically described in the ordinances of the City of other applicable laws or regulations, the term school shall mean any building used for educational purposes by five (5) or more persons at one time.
- o) Self-service storage facilities: Real property designed and used for the purpose of renting or leasing individual storage space to occupants who are to have access for the purpose of storing and removing personal property. The term does not include: (1) Property of a financial institution that contains vaults, safe deposit boxes, or other receptacles for the

uses, purposes, and benefits of the financial institution's customers; (2) Warehousing as defined by this Section; or (3) A commercial parking garage or parking lot that provides short-term motor vehicle parking.

- p) Truck terminals, freight terminals, and freight forwarding services: A specialized distribution building that facilitates simultaneous incoming and outgoing inventory, or the immediate redistribution of goods from one truck to another (including cross-docking facilities); a building or area devoted principally to the transfer and/or storage of goods brought by truck.
- q) Warehousing: The storage of materials, goods, or equipment within an enclosed building with no associated office, research and development, or manufacturing component.

3. PERMITTED USES:

- 1. Offices.
- 2. Research and Development.
- 3. Light Manufacturing.
- 4. Office-showroom/Office-warehouse.

4. PROHIBITED USES:

- 1. Truck terminals, freight terminals, and freight forwarding services.
- 2. Warehousing.
- 3. Heavy Manufacturing.
- 4. Self-service storage facilities.
- 5. Open sales, rental, or storage lots.
- 6. Bulk storage buildings, yards and terminals.
- 7. Building supply stores and yards.
- 8. Outside storage.
- 9. Schools.
- 10. Churches.
- 11. Indoor Community Recreation.

Section 4. Screening through additional setbacks and a landscaping buffer strip is required along the northern edge of Parcel A abutting the Willowbrooke neighborhood.