City Council Item

May 18, 2026

Item	Development Sketch Plan Review: 1371 Pioneer Trail	
File No.		**Item No:** A.2
Agenda Section	**5:30 P.M. - WORK SESSION**	
Prepared By	Eric Maass, Community Development Director	
Reviewed By	Laurie Hokkanen	

SUGGESTED ACTION No formal action; general discussion only.	
Motion Type	N/A
Strategic Priority	Development & Redevelopment

SUMMARY

Opus, a local developer of commercial industrial property has a purchase agreement with the long-time owners of the 30-acre property located at 1371 Pioneer Trail (NW corner of Powers and Pioneer). Opus has been marketing the property for potential development for several months. They have an interested end user and would now like to get initial feedback from the city on the development proposal.

BACKGROUND

The property is guided by the 2040 Comprehensive Plan as "Office". If developed, it would be eligible to be rezoned to "Office Institutional District". The 2040 Comprehensive Plan was adopted in 2018.

With the evolution of the office environment since the adoption of the 2040 Comprehensive Plan, Opus has been marketing the property for potential light industrial end users. However, in order for the property to be developed as light industrial, the City would have to approve a Comprehensive Plan amendment and reguide the property to "Office Industrial". If guided as Office Industrial, then upon development, it would need to be rezoned to Industrial Office Park "IOP".

"Light Industrial" is considered a permitted use within the IOP zoning district. The zoning code defines light industrial as the manufacturing, compounding, processing, assembling, packaging or testing of goods or equipment or research activities entirely within an enclosed structure, with no outdoor storage. There shall be negligible impact upon the surrounding environment by noise, vibration, smoke, dust or pollutants.

Outdoor Storage is considered a conditional use within the IOP zoning district. The zoning code defines outdoor storage as the storage of any goods, junk equipment, fuel, materials, merchandise, supplies or motor vehicles not fully enclosed in a building for more than a 24-hour period.

Land guided as "Office" and land guided as "Industrial" within the 2040 comprehensive plan are both designations that are used to identify land intended to create employment opportunities and conform with metropolitan council projections for land necessary to support job growth.

In addition to policy discussions regarding future land use and zoning designations, the property currently has access to city water but not to city sewer. To service this property with city sewer, a lift station must be constructed on the property just east of the subject site across Powers Boulevard. A feasibility study for said lift station was completed in 2024 and could be advanced into design and construction upon approval by the City Council.

DISCUSSION

We are seeking feedback from the City Council on the following:

1. Is the proposed project something that the City Council could support or think is worthy of additional refinement?
2. If it is worth additional refinement, what aspects of the project would the City Council want to see refined? Any specifics that could be provided are helpful.
3. What questions or expectations does the City Council have as it relates to the construction and financing of the necessary lift station?

BUDGET

N/A

RECOMMENDATION

No formal recommendation. General discussion only.

ATTACHMENTS

Sketch Plan
Building Design Examples
Industrial Office Park Zoning District
Office Institutional Zoning District