



**Proposed Project PUD Narrative**  
**Four Seasons Mall Site**  
4108 Lancaster Lane North  
Plymouth, MN 55441

This application is an updated formal request for a PUD amendment to allow the proposed mixed use, multi-generational development. The original application was submitted on August 16, 2019.

The PUD amendment request includes a 24'-3" setback from the property line along Lancaster Lane, a 24 foot buffer averaging minimum from the wetland delineation with 15 foot setback from the buffer per the City's current requirements, less than 50% of the land use for residential, and density of less than 25 units per acre. The City's parking requirement is 2 stalls per unit for family housing and 1.5 stalls per unit for senior housing, which are currently under review by the City. The PUD amendment would allow a lower parking ratio of 1.62 for family and 1.15 for senior. Dominium has proposed this ratio after a review of actual parking use at current properties in similar suburban markets within Minnesota. Furthermore, a third party parking analysis shows that the proposed residential parking ratio is adequate.

The development will meet the PUD's enhanced design standards and will include cohesive lighting, above and beyond stormwater treatment site design, a network of trails with local and regional connections, and public plazas including public art. The retail has reduced the number of drive-through restaurants and added additional landscaping and a public plaza. An emphasis on cohesive design and complementary materials and enhanced public space and amenities is now incorporated into the proposed plans, including the lighting and landscape plans. Pedestrian circulation is a key component of the project, with landscaped sidewalks and trails, raised concrete and color variation to promote pedestrian traffic from housing and park and ride to retail, a future trail connection along Rockford Road, and a trail system throughout the site that incorporates natural features including the wetland to the southeast and stormwater improvements.

Over the course of reviewing the sketch plan with Planning Commission, City Council, City Staff and the neighborhood, the development team has updated the proposed site plan to respond to feedback. The family building has been reduced in scale to respond to density and height concerns. The proposed family building is three stories in height along Lancaster Lane and 163 units. Additionally, there are generous setbacks of a minimum of 24'-3" up to 68 feet from the property line along Lancaster Lane. The senior building is now six stories and 255 units.

The redevelopment will bring 418 units of multi-generational housing, a Metrolink Park and Ride, and retail, developed by partner Launch Properties. Retail is to the North, with high visibility on Rockford Road and Highway 169 and easy access from Lancaster Lane. The Park and Ride is to the West, with access off Lancaster Lane for both patrons and busses. Residential is concentrated to the South, with access to the wetland amenity and trails that weave throughout the site.

The to-be-named senior community will be six stories in height and total 255 units. The unit mix includes 43% one-bedroom units, 36% two-bedroom units and 21% three-bedroom units. The senior project encompasses approximately 3.00 acres of the site. The entrance to the senior building is marked by a grand entry and porte cochere at the end of the main boulevard off Lancaster Lane. Common area amenities will include a salon, library, fitness center, theater, community kitchen, card and craft room, club room with access to outdoor amenities and a smaller community room for group events. The outdoor amenities will include a large patio with grills and a water feature connected to walking trails throughout the site.



The family project will be comprised of two buildings, with 74 and 89 units, or 163 units total. The unit mix includes 19% one-bedrooms, 52% two-bedrooms and 29% three-bedrooms. This mix, with many two and three-bedroom units, will serve the critical need of quality affordable housing for families with children that is currently not being met across the metro. The family project will be built on 5.36 acres of the site. The two family buildings will be bisected by a grand boulevard leading to the senior building. Common area amenities will include a fitness center, community kitchen, club room with access to outdoor amenities and a smaller community room for group events. The outdoor amenities will include a pool, two playgrounds, ample green space, a large patio with grills and connections to walking trails throughout the site.

The retail uses contemplated include national retailers such as free-standing family restaurants, quick-service restaurants, and general retail. The initial sketch plan submission included three drive-through buildings in the retail portion of the site. The drive-through at commercial 4 was eliminated to respond to community feedback, while a public plaza was added between commercial buildings 3 and 4. Monument signage along Rockford will draw patrons to the retail portion of the site. The mix of uses across the 17.351-acre site are 48.2% housing, 21.8% retail, 8.6% Park and Ride and 21.4% greenspace, City utilities, and storm-water treatment.