



File # 25-020 EXT

**Michael Maiden's  
Re-zoning Extension  
Eagle Park  
16600 362<sup>nd</sup> Drive**

City Council  
June 16, 2025

# Vicinity Map



# 1979 – Construction of Michael Maiden Foundry Building



Looking East toward School District Office Building



Looking West towards the Papa Murphy and Burger King site.



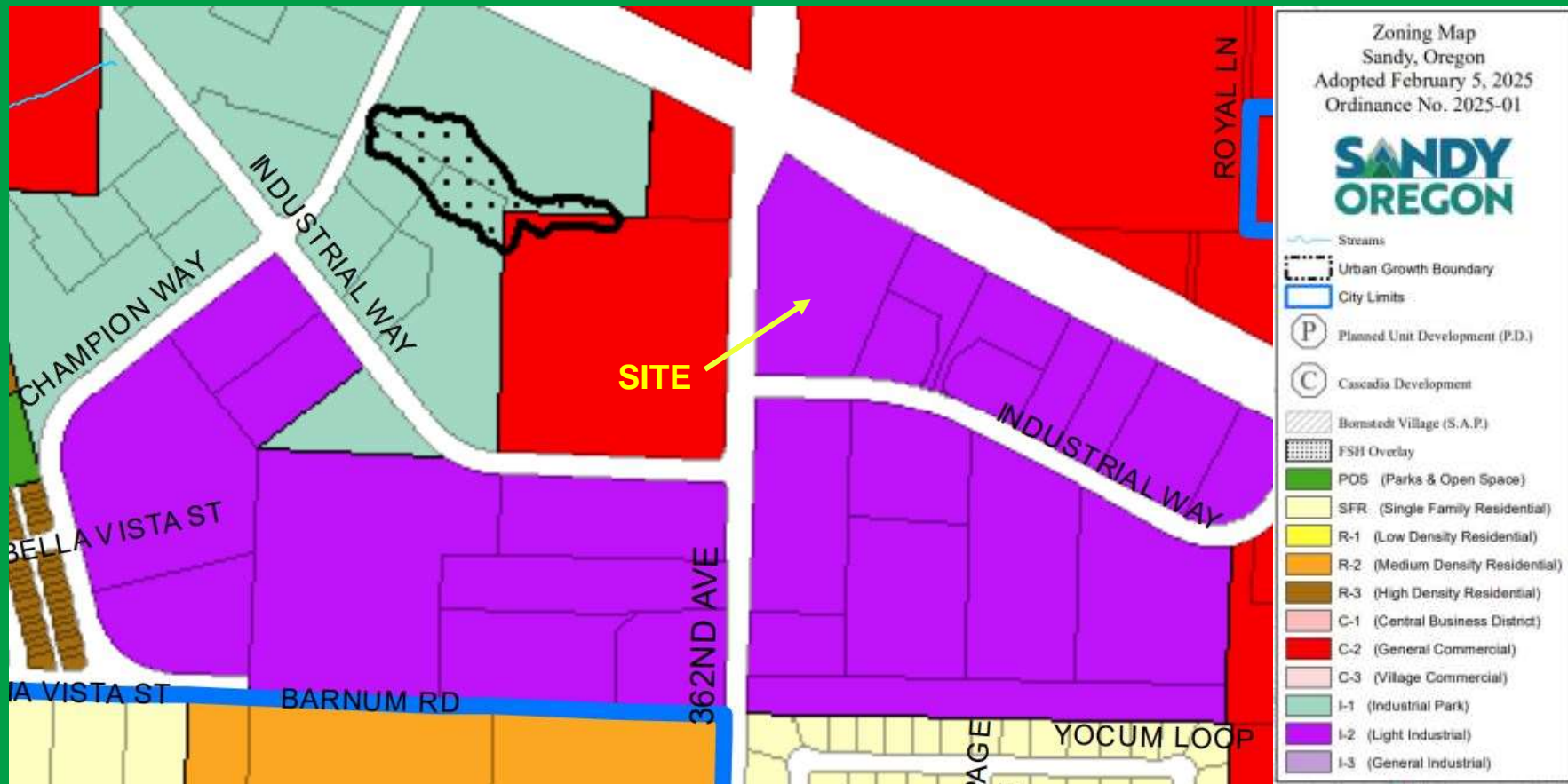
Looking North toward 362<sup>nd</sup> Drive and Hwy 26.

## Timeline of Events for Michael Maiden's Property

- June 2015, the City Council conditionally approved the request for a zoning map amendment.
- Compliance with the conditions of their land use approval and the terms and conditions are contained in a Non-Statutory Development Agreement set in a timeframe of three years from the date of agreement.
- July 2016, Michael Maiden received approval for a design review to incorporate “Sandy Style” elements into the existing buildings.
- In 2018 and 2019, Michael Maiden received two extensions to his approval as allowed in accordance with the development code.
- In early 2020, out of administrative extensions, Michael Maiden requested an additional extension from City Council and received an additional five (5) years to complete the work.
- The five (5) year extension expires on July 29, 2025, and Michael Maiden is requesting additional time to accomplish the remainder of the design review modifications that will lead to completion of the zone map amendment.







**ZONING MAP (2025)**

# Eagle Park Building Layout

- Platt Building
- Maiden Building
- Paleo Building
- Whipper Snapper Building
- Stephenson Building



# Current Tenants

## Platt Building

Platt – Video Surveillance, Energy Solutions, Datacom, Lighting (Storage & Dispatch)

Michael Maidens Studio – Second floor

Multiple Vacancies

## Wipper Snapper Building

Wipper Snappers – Kids Place Space

Wipper Snappers – Day Camp

US World Class Taekwondo

Sanders Automotive Service

Garo Signs – Car Wrap Center

Core – Fitness and Yoga

## Maiden Foundry Building

Construction Company

One vacancy

## Stephenson Automotive Building

Bill's Automotive – entire building

## Paleo Building

Wolf Pack – Cross Fit Trainers – entire building



# Existing Condition



**Platt Building  
West Elevation**



**Platt Building  
North Elevation**



**Paleo Building  
North and West Elevation**



**Platt Building  
East Elevation**



# Sandy Style Improvements



**Maiden Building  
South Elevation**



**Wipper Snapper Building  
North Elevation**



**Wipper Snapper Building  
South Elevation**



**Paleo Building  
South Elevation**

# Proposed Platt Building Elevations



# Proposed Stephenson Building Elevations



# Flex Space Options





# Recommendation

Staff supports granting an extension to the applicant. The City Council may decide whether to grant an extension and if so, set a specific date. If the extension is approved, staff suggests that the City Council authorizes the City Manager to enter into a revised development agreement with Michael Maiden.