



MEMORANDUM

DATE: May 9, 2016
TO: Chairperson Hvidsten, Members of the Planning Commission, Administrator Kreft
FROM: Cynthia Smith Strack, Community Development Director
RE: Item 4.2 Comprehensive Plan Amendment, Rezoning, Development Stage PUD, and Preliminary Plat Ridgeview Health Campus

REQUEST SUMMARY

PZ Task: Public hearing and recommendations to Council:

1. Resolution PZ 16-006, Recommending the City Council Authorize and Direct Submittal of the Comprehensive Plan Amendment to the Metropolitan Council and Place the Comprehensive Plan Amendment Into Effect If So Authorized by the Metropolitan Council.
2. Resolution PZ 16-007, Recommending the City Council Approve Ordinance 16-08 Rezoning a Portion of Property at 165 Commerce Drive West to R-7 Mixed Housing.
3. Resolution PZ 16-008, Recommending the City Council Approve a Development Stage Planned Unit Development Plan for Ridgeview Health Campus.
4. Resolution PZ 16-009, Recommending the City Council Approve a Preliminary Plat for Ridgeview Health Campus.

Overview: Ridgeview Medical Center proposes a mixed use development at 165 Commerce Drive West. Phase I of the project includes a 12,900 sf medical clinic, a 10,000 sf fitness/wellness center, and a 54 unit senior independent living center. Phase II includes vertical expansion of the clinic. The project is being processed as a planned unit development (PUD) concurrent with platting. The development proposal is at the development stage for review purposes. This is the most consequential review stage.



Applicant: Ridgeview Medical Center

Attachments to Report: (a) Staff analysis of request dated May 9, 2016;
(b) City Engineer's memo dated May 2, 2016;
(c) Development stage plan application and material submittal;
(d) Draft Resolutions

Action Options: Approve, deny, or postpone pending receipt of additional pertinent information.

Staff Recommendation: Approval, with conditions.

Notes: Representatives from RMC are expected to be in attendance: John Prondzinski, Sara Aulizia, Basem Hammami, Mark Rausch, Marianne Wiebusch.

May 9, 2016

TO: Chairperson Hvidsten
Members of the Planning Commission
Administrator Kreft

FROM: Cynthia Smith Strack, Community Development Director

SUBJECT: Development Stage Review: Ridgeview Health Campus PUD

1. Resolution PZ 16-006, Recommending the City Council Authorize and Direct Submittal of the Comprehensive Plan Amendment to the Metropolitan Council and Place the Comprehensive Plan Amendment Into Effect If So Authorized by the Metropolitan Council.
2. Resolution PZ 16-007, Recommending the City Council Approve Ordinance 16-08 Rezoning a Portion of Property at 165 Commerce Drive West to R-7 Mixed Housing.
3. Resolution PZ 16-008, Recommending the City Council Approve a Development Stage Planned Unit Development Plan for Ridgeview Health Campus.
4. Resolution PZ 16-009, Recommending the City Council Approve a Preliminary Plat for Ridgeview Health Campus.

The purpose of this memo is to provide the Commission with information regarding development stage review for Ridgeview Health Campus Planned Unit Development subdivision on approximately seven acres at 165 Commerce Drive West. The project consists of a mixed use development including a three story, 54-unit senior independent living center (21,975 sf footprint), a 12,900 sf medical clinic with vertical expansion, and a 10,000 sf health/wellness center.

MINOR COMPREHENSIVE PLAN AMENDMENT

The 2008 Comprehensive Plan assigns commercial planned land use for the subject parcel. City Council Resolution 16-010 approved a medium density residential component as part a conceptual PUD. A change to the subject property's planned use is required to remedy inconsistency between planned and proposed land use.

The proposed Comprehensive Plan amendment has been approved for minor (administrative) processing under Metro Council policies. A local public hearing is required, but the adjacent jurisdiction review requirement has been waived and Met Council staff will act internally on the amendment. The proposed administrative amendment applies to approximately four acres within the seven and a half acre mixed use (commercial/residential) development.

Comprehensive Plan amendments are appropriate when changes or issues arise which were not anticipated by the Plan. Overall, Ridgeview Health Campus is consistent with Comprehensive Plan policies and associated systems plans (transportation, parks/trails, economic development, utilities, housing, land use).

A public hearing, recommendation by the Planning Commission, and approval of the amendment request by a super-majority of the City Council is required. Council approval is a two-step process. First the Council must authorize submittal of the amendment to the Metropolitan Council. After Met Council approval the City Council may consider formal approval/acceptance of the amendment.

Resolution 16-006, recommending the City Council authorize submittal of the Comprehensive Plan amendment is provided for consideration.

REZONING: FROM B-2 HIGHWAY COMMERCIAL TO R-7 MIXED HOUSING

PUD standards provide for combining of land uses and performance standard flexibility in favor of resultant desirable and creative environments. Code §1105.15 (PUD) is an overlay with allowable uses and baseline density and intensity standards reverting to underlying zoning classifications.

The City previously reviewed Ridgeview Health Campus in concept and authorized submittal of development stage plan. Concept plan review identified comprehensive plan amendment and rezoning requirements.

Code §1103.06 prescribes the following review criteria for rezoning requests:

1. Rezoning request to be consistent with Comprehensive Plan.
2. Use to be compatible with present and future land uses in the area.
3. Use to conform to applicable lot performance standards.
4. Use to be accommodated by municipal utility systems.
5. Traffic generation from the use to be within capabilities of streets serving the property.

Staff supports the rezoning request based on the following:

1. The subject parcel is within the City's municipal service area and utilities and roadways are to the site.
2. The proposed rezoning is for a small acreage and will not measurably alter transportation, utility, park/recreation, housing or land use plans as contained in the Comprehensive Plan.
3. The proposed planned land use change is broadly consistent Comprehensive Plan policies related to managed growth, promotion of infill development, and acceptance of mixed use development.
4. The proposed mixed senior living, wellness, and clinic space uses are complementary and add value to the individual project components.
5. Present and planned uses in the area feature a mix of residential densities (north and west) and commercial uses (south and east).
6. Existing water production and distribution facilities and sanitary sewer collection/treatment systems are designed and planned to accommodate development of similar density/intensity at the subject site.
7. The City Engineer has conducted traffic analysis indicating the streets adjacent to the development are adequately sized to support the development.

Sample resolution 16-007 recommending approval of Ordinance 16-08 (rezoning) is provided for consideration.

PUD DEVELOPMENT PLAN REVIEWProposed Density/Intensity

For the purpose of this review the net acreage to be developed is seven and a half (7.5) acres. The calculation excludes Outlot A, B, and C in the proposed preliminary plat. Concept plan entitlements contemplated under approved City Resolution 16-010 include maximum residential density of 9 du/ac and maximum commercial intensity of .20 sf/net ac sf. Proposed residential density is 7.2 dwelling units/acre consistent with guidelines for medium to high density residential development contained in the Comprehensive Plan (8 du/ac). Proposed commercial intensity under maximum proposed build-out scenario is .145 sf of floor area for each sf of net lot area. Proposed development density and intensity are less than conceptual entitlement maximums.

Project Phasing

A 21,975 sf (foundation) three story senior care center with a 36 space underground parking facility, a 10,000 sf fitness/wellness center, and a 12,900 sf single story medical clinic with pharmacy are included in Phase I of the project. The clinic is designed to accommodate vertical expansion up to three stories as part of Phase II of the project.

Financial Impact

Private financing of improvements is proposed.

Water and sanitary sewer main will extend onto the property with separate services to the housing and the clinic/wellness center. The City will be reimbursed for costs associated with preparation of construction documents and services provided in conjunction with construction.

Changes to the median at Commerce Drive West will be approved by the City Engineer and financed by the Developer.

Other development fees apply as defined in the 2016 fee schedule, except that water/sewer connection charges and park dedication fees are as addressed in the property purchase agreement between the City (land owner) and Ridgeview (purchaser).

The Council will hold a public hearing prior to closing on the property as required by business subsidy law as a write down of land cost by City is proposed.

Transportation

Conceptual traffic analysis has been conducted by the City Engineer. The site is to be served by single point of ingress/egress, 40 feet in width, from Commerce Drive West. The proposed ingress/egress is approximately 330 feet from Enterprise Drive. Conceptual parking, vehicular circulation, and pedestrian circulation patterns are illustrated in the plan submittal and appear to be reasonable. An internal sidewalk network is proposed with a connection to the public sidewalk adjacent to Commerce Drive. To assist in on-site circulation, staff suggested wayfinding signage as identified in the signage plan sheet.

Parking & Loading

Parking and loading requirements may vary from district requirements under PUD. Parking space analysis is included on Sheet C3.0. A total of 203 parking spaces (167 surface spaces plus 36 underground), are proposed for phase I. Proof of parking for the clinic addition is illustrated on Sheet C3.0; 93 additional spots are illustrated bringing the total proposed to 296.

Total aggregate parking required under code without PUD flexibility for both phases is 275 space are required.

Staff highly favors PUD flexibility and a reduction in required parking from that illustrated due to (a) joint-use nature of parking, (b) the presence of age-restricted senior housing, and (c) visual/design impact of proof of parking stall positioning i.e. north of senior housing structure, northeast of delivery/fire access road, and with landscaped parking lot island near front entrance to senior housing.

Parking lot landscaping requirements for property adjacent to Highway 169 (one tree per 30' or shrubs/fencing) directly conflicts with building Highway 169 architectural standards contained in the design manual. As such flexibility is envisioned through the PUD process.

All other off-street parking requirements appear to be met.

Code §1107.13, Subd. (7) requires two loading berths for each commercial or industrial building exceeding 10,000 square feet of floor area and one loading berth for each multiple family structure exceeding four dwelling units. Under this standard a total of five loading berths would be required. Loading berths are broadly defined under §1101 as "an open, hard surfaced area, other than the street or public right of way".

A shipping/receiving area is included in the underground/lower level area accessed by the underground garage entrance. The clinic has access to the rear of the structure for emergency transport and garbage collection purposes. At this time there is a break in the durable surface between the accessway and the building. Comment from the Developer has been requested.

For the proposed use staff recommends employing flexibility in off-street loading standards as five loading berths seems excessive and disproportionate to the intended occupancy.

Landscaping

Sheet L0001 of the plan set details proposed site landscaping. The plan features a variety of overstory deciduous, evergreen, and ornamental trees along with perennial and shrub beds, native grasses, and turf. Access drives, parking islands, driplines, and non-impervious surfaces are landscaped.

The landscape design appears to meet minimum spacing, type, and size requirements.

Staff recommends screening of any/all mechanical equipment placed external to a structure and/or roof-mounted.

Parkland Dedication

Fee in lieu of parkland dedication is proposed as identified in the purchase agreement (i.e. \$2935/ac). No common open space either public or private in nature is proposed. The Park Board will review the proposed parkland/fee in lieu of parkland at a meeting May 16, 2016.

Environmental

The project is not large enough to necessitate formal environmental review under state thresholds.

Stormwater/Grading/Drainage

The City Engineer has reviewed aspects of the proposed development related to stormwater management, grading, and erosion control. Recommendations from the City Engineer's memo dated May 2, 2016 are hereby incorporated by reference.

Lighting

The development plan illustrates overhead lighting in the proposed parking areas. Additional information including lighting specifications and a photometric plan will be available after an electrical contractor for the project is secured.

Staff recommends authorization for administrative review/approval of lighting plan in conjunction with PUD approval.

Signage

A conceptual signage plan is included with the submittal illustrating the general location of wayfinding (i.e. directional), instructional, and development (monuments, pylon) signs. High level review of the location of intended signage has been conducted. The purchase agreement between Ridgeview and the City provides specific authorization for placement of development signs.

Staff recommends approval of signage be contingent on administrative review of a required sign permit at a future date when sign details are available.

Building Official/Fire

Building Official McCarty has examined the development plan and notes fire lane access appears to be sufficient. Construction plans have not been developed at this time. Building, plumbing, electrical, etc. permits are required prior to initiation of construction of structures.

Public Works

The Public Works Superintendent Fahey has examined the development plan and concurs with comments submitted by the City Engineer.

Fire Department

Plans were forwarded to Fire Chief Stier for input. No comments have been received as of the drafting of this memo.

Engineering

The City Engineer Duncan has examined the development plan. Comments contained in the City Engineer's project memo dated May 2, 2016 are attached hereto.

Design Committee Recommendation

The DC reviewed the proposed architecture and design details. The DC worked with the Applicant to address color palette which now reflects red and cream colored brick found in the Downtown and manufactured at the Krenz Brickyard and the Becker Brickyard.

Staff/Consultant Recommendation

Sample resolution 16-008 recommending conditional approval of development stage PUD is provided for consideration.

Staff recommend approval of the development stage PUD subject to the following conditions:

1. Acceptance of a minor comprehensive plan amendment.
2. Prior rezoning of a portion of the subject parcel from B-2 Highway Commercial to R-7 Mixed Housing.
3. Entitlements for the PUD are as follows:

Entitlements	PUD
Planned Use	Highway Commercial, Mixed Residential
Base Zone	B-2 Highway Commercial, R-7 Mixed Residential
Residential Density	9 dwelling units/acre, maximum
Commercial Intensity	.20 sf/net ac, maximum
Residential Uses	Senior independent housing units (54)
Commercial	Primary and specialty medical clinic, wellness space, medical office building, pharmacy with drive-thru, home medical equipment sales wholesale or retail, therapy services, fitness center, day care, other retail with drive thru, restaurant or coffee shop with drive thru, financial institution with drive thru, general office space, and/or uses associated with or ancillary to the above-listed items.
Financing	Developer financed
Open space, Park Dedication	Fee in lieu of land dedication
Performance Standards	<p>A. Parking spaces required. Future parking required for vertical expansion of the medical clinic may be reduced by 50 spaces, due to the joint parking arrangement and nature of uses. The City highly favors:</p> <p>i. The 25 spaces identified for future proof of parking located north of the residential structure adjacent to the access road/Outlot A remain open space;</p>

	<ul style="list-style-type: none"> ii. The six (6) spaces identified for future proof of parking adjacent to Meridian Street in the northeast corner of the lot remain as open space. iii. The four (4) spaces identified for proof of parking within the parking lot island adjacent to the main entrance to the residential facility remain open space. <ul style="list-style-type: none"> B. Parking lot landscaped buffer requirements for placement of trees adjacent TH 169 under §1107.12, Subd. 4(8)(K) of the Code may be reduced due to extensive nature of the PUD landscape plan. C. Curb cut width under §1107.12, Subd. 5(B) has been approved by the City Engineer (40 foot throat width at property line). D. Off-street loading arrangements as contemplated in the development stage PUD are acceptable due to the nature of the intended uses. As such requirements of Code §1107.13, Subd. (7) are waived. E. The City has requested Outlots B and C of the companion plat (Ridgeview Health Campus) be created in response to approved sign locations. Proposed lot size and dimension are approved. Signage may encroach into required setbacks. Sign permits may be issued for Outlot B and Outlot C provided they relate to the use at Lot 1 of Ridgeview Health Campus. Outlots B and C are not to be sold independently of Lot 1 Ridgeview Health Campus. F. General locations and types of signs as presented in the signage plan are approved; however, a sign permit is required under Code §1107.20, Subd. 6. as sign specifications and details are developed. G. The proposed landscape plan is approved as presented; however, screening is required for utility and/or mechanical equipment placed external to a structure and/or roof-mounted. Said screening is subject to administrative approval prior to building permit issuance.
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4. Recommendations contained in the staff memo dated May 9, 2016 and a memo from the City Engineer dated May 2, 2016 are satisfactorily addressed.
5. Approval of preliminary and final plat and final stage PUD plan.
6. Execution of a development agreement.
7. Administrative review and approval of photometric plan and proposed lighting standards.
8. Issuance of an administrative sign permit.

PRELIMINARY PLAT REVIEW

A preliminary plat of Ridgeview Health Campus has been submitted as a companion to planned unit development stage review. The pre-plat illustrates one lot and three outlots. Outlot A is to be retained by the City as it contains a stormwater structure.

Lot 1 appears to meet the performance standards of applicable zoning classifications in consideration of PUD overlay.

City staff requested the creation of Outlot B and Outlot C to recognize non-contiguous parcels which are approved for signage related to uses on Lot 1, but otherwise not buildable. Staff recommends a condition be established in the Developer's Agreement indicating Outlot B and Outlot C are not to be sold separately from Lot 1 Ridgeview Health Campus.

Water and sanitary sewer main will be extended within Lot 1; as such, easements in the favor of the City are required. Drainage and utility easements on the perimeter of Lot 1 are also required. As indicated above, utility mains will be designed by the City and construction supervised by the City. Design and construction service cost related to the extension of utility main is the responsibility of the Developer.

Private financing of the project is contemplated. A fee in lieu of parkland dedication of \$2,935/acre is contemplated under the purchase agreement (Ridgeview & City). The Park Board is to meet (May 16th) and provide a recommendation to the City Council.

Copies of the plat have been distributed to Scott County and MnDOT Metro District for review/comment. Permits are required from applicable jurisdiction if working within a corresponding right of way is proposed.

The City Engineer has reviewed the proposed plat, comments contained in the City Engineer's review letter dated May 2, 2016 are hereby incorporated by reference.

Sample resolution 16-009 recommending approval of Ridgeview Health Campus preliminary plat is provided for consideration.

Staff/consulting staff recommend approval of the preliminary plat subject to recommendations contained herein and approval of minor comprehensive plan amendment, rezoning, and development stage PUD.

**BELLE PLAINE PLANNING COMMISSION
RESOLUTION PZ-16-006**

**RECOMMENDING THE CITY COUNCIL AUTHORIZE AND DIRECT SUBMITTAL OF THE
COMPREHENSIVE PLAN AMENDMENT TO THE METROPOLITAN COUNCIL AND PLACE THE
COMPREHENSIVE PLAN AMENDMENT INTO EFFECT IF SO AUTHORIZED BY THE
METROPOLITAN COUNCIL**

WHEREAS, the City Code §1105.15 provides for processing of planned unit developments which favor resultant desirable and creative environments; and,

WHEREAS, Ridgeview Medical Center proposes an integrated, cohesive collection of uses entitled 'Ridgeview Health Campus' a mixed use planned unit development at 165 Commerce Drive West, the "Development"; and,

WHEREAS, the Development consists of a three story, 54-unit independent senior living center, a 10,000 square foot health/wellness center, and a 12,900 square foot, three story medical clinic; and,

WHEREAS, under Code planned unit development review defers to underlying zoning classifications as a baseline for appropriate use, density, and intensity standards; and,

WHEREAS, the Ridgeview Medical Center has applied for a minor amendment to the 2008 Belle Plaine Comprehensive Plan relating to the Development and for the purpose of reassigning planned land use for approximately four acres to medium – high residential from commercial; and,

WHEREAS, the comprehensive plan amendment was accepted for administrative review by the Metropolitan Council (i.e. minor comprehensive plan amendment); and,

WHEREAS, a public hearing was scheduled and held by the Planning Commission, the City's designated Planning Agency, on May 9, 2016 following duly published notice to accept public comment on the proposed minor comprehensive plan amendment; and,

WHEREAS, the Planning Commission accepted public input and discussed the minor comprehensive plan amendment request; and,

WHEREAS, the Planning Commission finds

1. Comprehensive Plan amendments are appropriate when changes or issues arise which were not anticipated by the Plan, such as the integrated, cohesive collection of uses proposed in the Development;
2. The Development is consistent with Comprehensive Plan policies to maximize development potential of parcels serviced by existing municipal utilities;
3. The Development is consistent with Comprehensive Plan policies to promote innovative and cohesive designs and mixed uses;
4. The Development is consistent with Comprehensive Plan policies to promote a variety of life-cycle housing;
5. The Development is within the municipal urban services area; and,
6. Due to the small amount of acreage involved and the limited intensity of the Development, the Comprehensive Plan amendment will not substantially impact systems plans (transportation, parks/trails, economic development, utilities, housing, land use)

NOW, THEREFORE BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF BELLE PLAINE, SCOTT COUNTY, MINNESOTA, THAT: It recommends the City Council authorize submittal of the minor comprehensive plan to the Metropolitan Council.

BE IT FURTHER RESOLVED: The Planning Commission recommends the City Council place the comprehensive plan amendment into effect if so authorized by the Metropolitan Council.

The adoption of the foregoing resolution was duly moved by Commissioner _____ and seconded by Commissioner _____, and after full discussion thereof and upon a vote being taken thereon, the following Commissioners voted in favor thereof:

and the following voted against the same:

Whereupon said resolution was declared duly passed and adopted. Dated this 9th day of May, 2016.

Nathaniel Hvidsten
Chairperson

Cynthia Smith Strack
Community Development Director

**BELLE PLAINE PLANNING COMMISSION
RESOLUTION PZ-16-007**

**RECOMMENDING THE CITY COUNCIL APPROVE ORDINANCE 16-08 REZONING A PORTION OF
PROPERTY AT 165 COMMERCE DRIVE WEST TO R-7 MIXED HOUSING**

WHEREAS, the City Code §1103.06 provides for the processing of rezoning requests and §1105.15 provides for the processing of planned unit developments; and,

WHEREAS, under Code planned unit development review defers to underlying zoning classifications as a baseline for appropriate use, density, and intensity standards; and,

WHEREAS, Ridgeview Medical Center proposes rezoning of a portion of the property at 165 Commerce Drive West from B-2 Highway Commercial to R-7 Mixed Housing to accommodate an integrated, cohesive collection of uses entitled 'Ridgeview Health Campus' a proposed mixed use planned unit development, the "Development"; and,

WHEREAS, the Development consists of a three story, 54-unit independent senior living center, a 10,000 square foot health/wellness center, and a 12,900 square foot, three story medical clinic; and,

WHEREAS, a public hearing was scheduled and held by the Planning Commission, the City's designated Planning Agency, on May 9, 2016 following duly published notice to accept public comment on the proposed rezoning request; and,

WHEREAS, the Planning Commission accepted public input and discussed Ordinance 16-08 a copy of which is attached as **Exhibit A**; and,

WHEREAS, the Planning Commission finds

1. The subject parcel is within the City's municipal service area and utilities and roadways are to the site.
2. The proposed rezoning is for a small acreage and will not measurably alter transportation, utility, park/recreation, housing or land use plans as contained in the Comprehensive Plan.
3. The proposed planned land use change is broadly consistent with the Comprehensive Plan policies related to managed growth, promotion of infill development, and acceptance of mixed use development.
4. The proposed mixed senior living, wellness, and clinic space uses are complementary and add value to the individual project components.
5. Present and planned uses in the area feature a mix of residential densities (north and west) and commercial uses (south and east).
6. Existing water production and distribution facilities and sanitary sewer collection/treatment systems are designed and planned to accommodate development of similar density/intensity at the subject site.
7. The City Engineer has conducted traffic analysis indicating the streets adjacent to the development are adequately sized to support the development.

NOW, THEREFORE BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF BELLE PLAINE, SCOTT COUNTY, MINNESOTA, THAT: It recommends the City Council approve Ordinance 16-08, an Ordinance rezoning a portion of the property at 165 Commerce Drive West from B-2 Highway Business to R-7 Mixed Housing.

The adoption of the foregoing resolution was duly moved by Commissioner _____ and seconded by Commissioner _____, and after full discussion thereof and upon a vote being taken thereon, the following Commissioners voted in favor thereof:

and the following voted against the same:

Whereupon said resolution was declared duly passed and adopted. Dated this 9th day of May, 2016.

Nathaniel Hvidsten
Chairperson

Cynthia Smith Strack
Community Development Director

EXHIBIT A

CITY OF BELLE PLAINE ORDINANCE 16-08

AN ORDINANCE REZONING A PORTION OF THE PROPERTY AT 165 COMMERCE DRIVE WEST FROM B-2 HIGHWAY COMMERCIAL TO R-7 MIXED HOUSING

THE CITY COUNCIL OF THE CITY OF BELLE PLAINE ORDAINS:

Section 1. Section 1105.01, SUBD. 2, the Official Zoning Map, is hereby amended as follows:

A portion of the property legally described in Attachment A and identified as PID #209120112 is hereby rezoned from B-2 Highway Commercial to R-7 Mixed Housing.

Section 2. This Ordinance shall become effective upon publication in the official newspaper of the City.

Passed and duly adopted by the City Council of the City of Belle Plaine this 16th day of May, 2016.

BY: _____
Michael Pingalore, Mayor

ATTEST:

Holly J. Kreft, City Administrator

Published in the Herald on May 26, 2016.

EXHIBIT A

ATTACHMENT A ORDINANCE 16-08

LEGAL DESCRIPTION: RIDGEVIEW HEALTH CAMPUS

The following were provided in First American Title Insurance Company Commitment Number 150893, Effective Date of November 2, 2015, at 8:00 a.m., Schedule A.

Parcel 1:

That part of the the Northeast Quarter of the Northeast Quarter of Section No. 12, Township 113 North, Range 25 West, Scott County, Minnesota, described below:

Lying North of State Trunk Highway No. 169, per Right of Way Map No. 12-75; and lying West of Meridian Street per Right of Way Map No. 12-75; and lying southerly of and adjacent to the following described line:

Commencing at the northeast corner of Section 12, thence North 89 degrees 26 minutes 59 seconds West, assumed bearing, on the North line of the Northeast Quarter, 92.46 feet to the northeast corner of BELLE PLAINE ROAD RIGHT OF WAY PLAT NO. 1; thence southerly 382.60 feet on the East line of said BELLE PLAINE ROAD RIGHT OF WAY PLAT NO. 1 and its southerly extension on a non-tangent curve to the right having a radius of 5654.58 feet, a central angle of 3 degrees 52 minutes 35 seconds and a 382.53 foot chord which bears South 01 degrees 26 minutes 34 seconds East; thence South 00 degrees 29 minutes 44 seconds West tangent to said curve, 21.92 feet to the point of beginning of the tract to be described; thence North 89 degrees 30 minutes 16 seconds West 480.55 feet; thence South 80 degrees 12 minutes 46 seconds West, 150.15 feet; thence South 52 degrees 37 minutes 58 seconds West, 200.65 feet; thence North 37 degrees 19 minutes 38 seconds West, 76.00 feet to the southerly line of said BELLE PLAINE ROAD RIGHT OF WAY PLAT NO. 1; thence South 52 degrees 40 minutes 22 seconds West on said southerly line, 179.88 feet to a westerly line of OFFICIAL MAP NO. 1 and there terminating.

Excepting therefrom Parcel 7N1, City of Belle Plaine Road Right of Way Plat No. 4 Enterprise Drive, according to the recorded plat thereof (Document A982431).

Parcel 2:

All that part of the Northeast Quarter of the Northeast Quarter of Section No. 12, Township 113 North, Range 25 West, Scott County, Minnesota, lying southerly of BELLE PLAINE ROAD RIGHT OF WAY PLAT NO. 1, according to the recorded plat thereof, and lying right of and adjacent to the following described line: Commencing at the northeast corner of Section 12; thence North 89 degrees 26 minutes 59 seconds West, assumed bearing, on the North line of the Northeast Quarter, 92.46 feet to the northeast corner of BELLE PLAINE ROAD RIGHT OF WAY PLAT NO. 1; thence southerly 136.12 feet on the East line of said BELLE PLAINE ROAD RIGHT OF WAY PLAT NO. 1 on a non tangent curve to the right having a radius of 5654.58 feet, a central angle of 1 degree 22 minutes 45 seconds and a 136.12 foot chord which bears South 02 degrees 41 minutes 30 seconds East to the point of beginning of the line to be described; thence continuing southerly 246.48 feet on said 5654.58 foot radius curve to the right having a central angle of 2 degrees 29 minutes 51 seconds and a 246.46 foot chord which bears South 00 degrees 45 minutes 12 seconds East; thence South 00 degrees 29 minutes 44 seconds West tangent to said curve, 21.92 feet; thence North 89 degrees 30 minutes 16 seconds West 480.55 feet; thence South 80 degrees 12 minutes 46 seconds West, 150.15 feet; thence South 52 degrees 37 minutes 58 seconds West 200.65 feet; thence North 37 degrees 19 minutes 38 seconds West, 76.00 feet to the southerly line of BELLE PLAINE ROAD RIGHT OF WAY PLAT NO. 1 and there terminating.

Excepting therefrom Parcel 8N1, City of Belle Plaine Road Right of Way Plat No. 4 Enterprise Drive, according to the recorded plat thereof (Document A982431).

**BELLE PLAINE PLANNING COMMISSION
RESOLUTION PZ-16-008**

**RECOMMENDING THE CITY COUNCIL APPROVE A DEVELOPMENT STAGE PLANNED UNIT
DEVELOPMENT PLAN FOR RIDGEVIEW HEALTH CAMPUS**

WHEREAS, the City Code §1105.15 provides for the processing of planned unit developments; and,

WHEREAS, Ridgeview Medical Center has submitted for consideration a development stage PUD plan as presented in Attachment A affixed hereto; and

WHEREAS, 'Ridgeview Health Campus' a mixed use planned unit development (the 'Development') at 165 Commerce Drive West; and,

WHEREAS, the Development consists of a three story, 54-unit independent senior living center, a 10,000 square foot health/wellness center, and a 12,900 square foot, three story medical clinic; and,

WHEREAS, the Development is proposed for property identified as PID #209120112 and legally described in Attachment B affixed hereto; and,

WHEREAS, a public hearing was scheduled and held by the Planning Commission, the City's designated Planning Agency, on May 9, 2016 following duly published notice to accept public comment on the proposed development stage plan; and,

WHEREAS, the Planning Commission accepted public input and discussed the development stage plan; and,

WHEREAS, the Planning Commission finds

1. The subject parcel is within the municipal urban service area.
2. The Development complies with entitlements established in City Council Resolution 16-010, A Resolution Approving a Concept Plan for Ridgeview Medical Center Belle Plaine Campus Planned Unit Development (PUD) approved January 19, 2016.
3. The Development is broadly consistent Comprehensive Plan policies related to managed growth, promotion of infill development, and acceptance of mixed use development.
4. The proposed mixed senior living, wellness, and clinic space uses are complementary and add value to the individual project components.
5. Present and planned uses in the area feature a mix of residential densities (north and west) and commercial uses (south and east).
6. Existing water production and distribution facilities and sanitary sewer collection/treatment systems are designed and planned to accommodate development of similar density/intensity at the subject site.
7. The City Engineer has conducted traffic analysis indicating the streets adjacent to the development are adequately sized to support the development.

NOW, THEREFORE BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF BELLE PLAINE, SCOTT COUNTY, MINNESOTA, THAT: It recommends the City Council approve a development stage PUD plan for Ridgeview Health Campus at 165 Commerce Drive West, subject to the following conditions:

1. Acceptance of a minor comprehensive plan amendment.

2. Prior rezoning of a portion of the subject parcel from B-2 Highway Commercial to R-7 Mixed Housing.
3. Entitlements for the PUD are as follows:

Entitlements	PUD
Planned Use	Highway Commercial, Mixed Residential
Base Zone	B-2 Highway Commercial, R-7 Mixed Residential
Residential Density	9 dwelling units/acre, maximum
Commercial Intensity	.20 sf/net ac, maximum
Residential Uses	Senior independent housing units (54)
Commercial	Primary and specialty medical clinic, wellness space, medical office building, pharmacy with drive-thru, home medical equipment sales wholesale or retail, therapy services, fitness center, day care, other retail with drive thru, restaurant or coffee shop with drive thru, financial institution with drive thru, general office space, and/or uses associated with or ancillary to the above-listed items.
Financing	Developer financed
Open space, Park Dedication	Fee in lieu of land dedication
Performance Standards	<p>A. Parking spaces required. Future parking required for vertical expansion of the medical clinic may be reduced by 50 spaces, due to the joint parking arrangement and nature of uses. The City highly favors:</p> <ul style="list-style-type: none"> i. The 25 spaces identified for future proof of parking located north of the residential structure adjacent to the access road/Outlot A remain open space; ii. The six (6) spaces identified for future proof of parking adjacent to Meridian Street in the northeast corner of the lot remain as open space. iii. The four (4) spaces identified for proof of parking within the parking lot island adjacent to the main entrance to the residential facility remain open space. <p>B. Parking lot landscaped buffer requirements for placement of trees adjacent TH 169 under §1107.12, Subd. 4(8)(K) of the Code may be reduced due to extensive nature of the PUD landscape plan.</p> <p>C. Curb cut width under §1107.12, Subd. 5(B) has been approved by the City Engineer (40 foot throat width at property line).</p> <p>D. Off-street loading arrangements as contemplated in the development stage PUD are acceptable due to the nature of the intended uses. As such requirements of Code §1107.13, Subd. (7) are waived.</p> <p>E. The City has requested Outlots B and C of the companion plat (Ridgeview Health Campus) be created in response to approved sign locations.</p>

	<p>Proposed lot size and dimension are approved. Signage may encroach into required setbacks. Sign permits may be issued for Outlot B and Outlot C provided they relate to the use at Lot 1 of Ridgeview Health Campus. Outlots B and C are not to be sold independently of Lot 1 Ridgeview Health Campus.</p> <p>F. General locations and types of signs as presented in the signage plan are approved; however, a sign permit is required under Code §1107.20, Subd. 6. as sign specifications and details are developed.</p> <p>G. The proposed landscape plan is approved as presented; however, screening is required for utility and/or mechanical equipment placed external to a structure and/or roof-mounted. Said screening is subject to administrative approval prior to building permit issuance.</p>
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4. Recommendations contained in the staff memo dated May 9, 2016 and a memo from the City Engineer dated May 2, 2016 are satisfactorily addressed.
5. Approval of preliminary and final plat and final stage PUD plan.
6. Execution of a development agreement.
7. Administrative review and approval of photometric plan and proposed lighting standards.
8. Issuance of an administrative sign permit.

The adoption of the foregoing resolution was duly moved by Commissioner _____ and seconded by Commissioner _____, and after full discussion thereof and upon a vote being taken thereon, the following Commissioners voted in favor thereof:

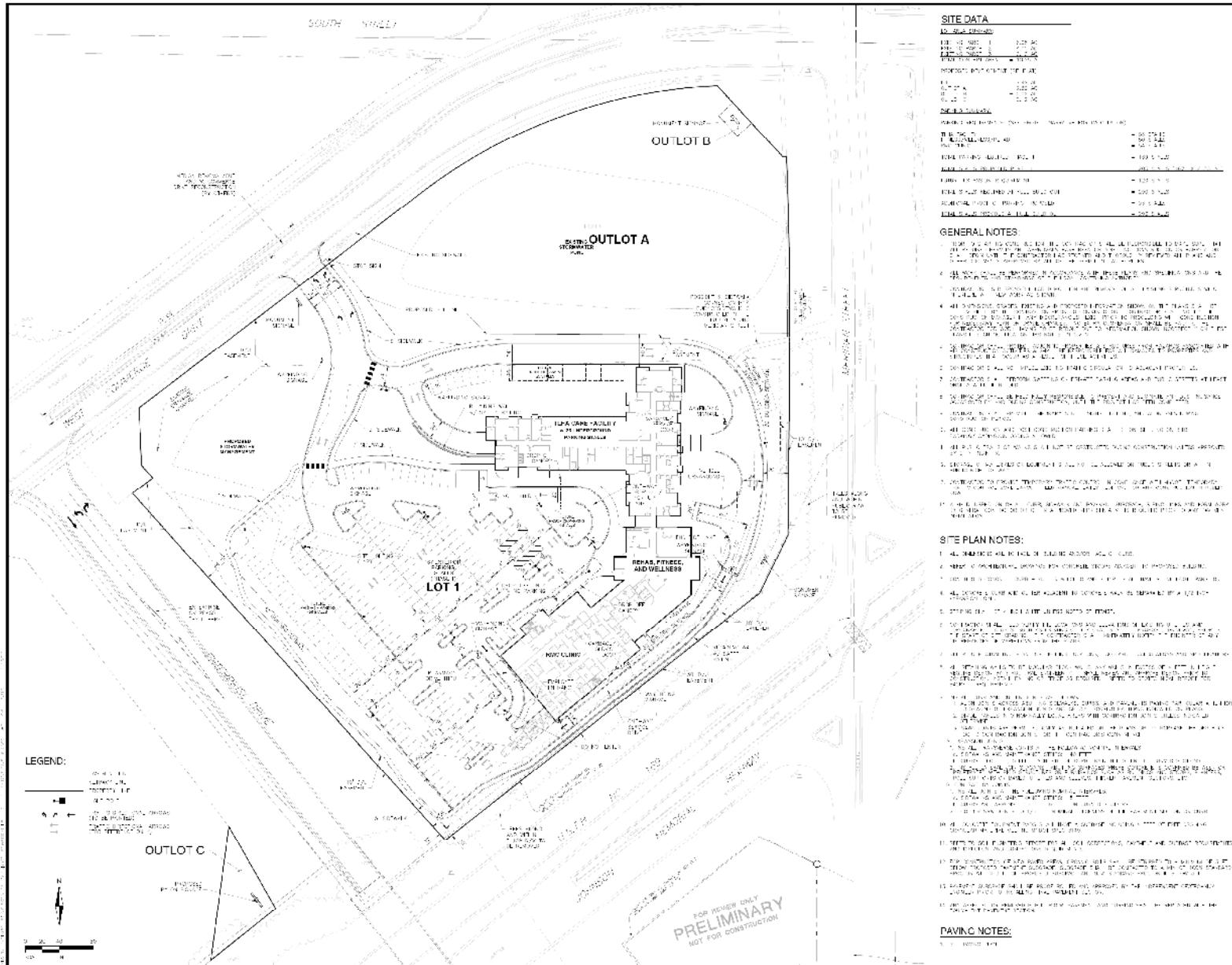
and the following voted against the same:

Whereupon said resolution was declared duly passed and adopted. Dated this 9th day of May, 2016.

Nathaniel Hvidsten
Chairperson

Cynthia Smith Strack
Community Development Director

Attachment A (Resolution 16-008) Development Stage PUD Plan



SITE DATA

AS SHOWN

LOT AREA	1,000,000
NET AREA	1,000,000
PERCENTAGE OF LOT AREA	100.00%

PERCENTAGE OF LOT AREA

LOT AREA	1,000,000
NET AREA	1,000,000
PERCENTAGE OF LOT AREA	100.00%

PERCENTAGE OF LOT AREA

LOT AREA	1,000,000
NET AREA	1,000,000
PERCENTAGE OF LOT AREA	100.00%

PERCENTAGE OF LOT AREA

LOT AREA	1,000,000
NET AREA	1,000,000
PERCENTAGE OF LOT AREA	100.00%

GENERAL NOTES:

1. THIS PLAN IS A PRELIMINARY DEVELOPMENT STAGE PUD PLAN. IT IS NOT TO BE USED FOR CONSTRUCTION. ALL INFORMATION IS FOR INFORMATIONAL PURPOSES ONLY. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND OTHER AGENCIES. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND OTHER AGENCIES.
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SITE PLAN NOTES:

1. ALL BUILDINGS SHALL BE BUILT TO MEET ALL LOCAL AND STATE REQUIREMENTS. ALL BUILDINGS SHALL BE BUILT TO MEET ALL LOCAL AND STATE REQUIREMENTS.
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PLANNING NOTES:

1. ALL BUILDINGS SHALL BE BUILT TO MEET ALL LOCAL AND STATE REQUIREMENTS. ALL BUILDINGS SHALL BE BUILT TO MEET ALL LOCAL AND STATE REQUIREMENTS.



RIDGEVIEW HEALTH CAMPUS

Theory Fitness Center & Associated Building

PRELIMINARY PLAN AND PUD SUBMITTAL 4/16/16

DATE:	2/10/2016
LOCATION:	LOT 1
SCALE:	1/8"=1'-0"
DATE:	4/16/16

PRELIMINARY PLAN AND PUD SUBMITTAL 4/16/16

SITE PLAN

C3.0

**ATTACHMENT B
RESOLUTION 16-008**

LEGAL DESCRIPTION: RIDGEVIEW HEALTH CAMPUS

The following were provided in First American Title Insurance Company Commitment Number 150893, Effective Date of November 2, 2015, at 8:00 a.m., Schedule A.

Parcel 1:

That part of the the Northeast Quarter of the Northeast Quarter of Section No. 12, Township 113 North, Range 25 West, Scott County, Minnesota, described below:

Lying North of State Trunk Highway No. 169, per Right of Way Map No. 12-75; and lying West of Meridian Street per Right of Way Map No. 12-75; and lying southerly of and adjacent to the following described line:

Commencing at the northeast corner of Section 12, thence North 89 degrees 26 minutes 59 seconds West, assumed bearing, on the North line of the Northeast Quarter, 92.46 feet to the northeast corner of BELLE PLAINE ROAD RIGHT OF WAY PLAT NO. 1; thence southerly 382.60 feet on the East line of said BELLE PLAINE ROAD RIGHT OF WAY PLAT NO. 1 and its southerly extension on a non-tangent curve to the right having a radius of 5654.58 feet, a central angle of 3 degrees 52 minutes 35 seconds and a 382.53 foot chord which bears South 01 degrees 26 minutes 34 seconds East; thence South 00 degrees 29 minutes 44 seconds West tangent to said curve, 21.92 feet to the point of beginning of the tract to be described; thence North 89 degrees 30 minutes 16 seconds West 480.55 feet; thence South 80 degrees 12 minutes 46 seconds West, 150.15 feet; thence South 52 degrees 37 minutes 58 seconds West, 200.65 feet; thence North 37 degrees 19 minutes 38 seconds West, 76.00 feet to the southerly line of said BELLE PLAINE ROAD RIGHT OF WAY PLAT NO. 1; thence South 52 degrees 40 minutes 22 seconds West on said southerly line, 179.88 feet to a westerly line of OFFICIAL MAP NO. 1 and there terminating.

Excepting therefrom Parcel 7N1, City of Belle Plaine Road Right of Way Plat No. 4 Enterprise Drive, according to the recorded plat thereof (Document A982431).

Parcel 2:

All that part of the Northeast Quarter of the Northeast Quarter of Section No. 12, Township 113 North, Range 25 West, Scott County, Minnesota, lying southerly of BELLE PLAINE ROAD RIGHT OF WAY PLAT NO. 1, according to the recorded plat thereof, and lying right of and adjacent to the following described line: Commencing at the northeast corner of Section 12; thence North 89 degrees 26 minutes 59 seconds West, assumed bearing, on the North line of the Northeast Quarter, 92.46 feet to the northeast corner of BELLE PLAINE ROAD RIGHT OF WAY PLAT NO. 1; thence southerly 136.12 feet on the East line of said BELLE PLAINE ROAD RIGHT OF WAY PLAT NO. 1 on a non tangent curve to the right having a radius of 5654.58 feet, a central angle of 1 degree 22 minutes 45 seconds and a 136.12 foot chord which bears South 02 degrees 41 minutes 30 seconds East to the point of beginning of the line to be described; thence continuing southerly 246.48 feet on said 5654.58 foot radius curve to the right having a central angle of 2 degrees 29 minutes 51 seconds and a 246.46 foot chord which bears South 00 degrees 45 minutes 12 seconds East; thence South 00 degrees 29 minutes 44 seconds West tangent to said curve, 21.92 feet; thence North 89 degrees 30 minutes 16 seconds West 480.55 feet; thence South 80 degrees 12 minutes 46 seconds West, 150.15 feet; thence South 52 degrees 37 minutes 58 seconds West 200.65 feet; thence North 37 degrees 19 minutes 38 seconds West, 76.00 feet to the southerly line of BELLE PLAINE ROAD RIGHT OF WAY PLAT NO. 1 and there terminating.

Excepting therefrom Parcel 8N1, City of Belle Plaine Road Right of Way Plat No. 4 Enterprise Drive, according to the recorded plat thereof (Document A982431).

**BELLE PLAINE PLANNING COMMISSION
RESOLUTION PZ-16-009**

**RECOMMENDING THE CITY COUNCIL APPROVE A PRELIMINARY PLAT FOR RIDGEVIEW
HEALTH CAMPUS**

WHEREAS, the City Code §1204.02 provides for the processing of preliminary plats; and,

WHEREAS, Ridgeview Medical Center has submitted for consideration a preliminary plat entitled 'Ridgeview Health Campus' as presented in Attachment A affixed hereto; and

WHEREAS, the Development is proposed for property identified as PID #209120112 and legally described in Attachment B affixed hereto; and,

WHEREAS, a public hearing was scheduled and held by the Planning Commission, the City's designated Planning Agency, on May 9, 2016 following duly published notice to accept public comment on the proposed preliminary plat; and,

WHEREAS, the Planning Commission accepted public input and discussed the preliminary plat; and,

WHEREAS, the Planning Commission finds

1. The subject parcel is within the municipal urban service area.
2. The plat is broadly consistent Comprehensive Plan policies related to managed growth, promotion of infill development, and acceptance of mixed use development.
3. Present and planned uses in the area feature a mix of residential densities (north and west) and commercial uses (south and east).
4. Existing water production and distribution facilities and sanitary sewer collection/treatment systems are designed and planned to accommodate development of similar density/intensity at the subject site.
5. The City Engineer has conducted traffic analysis indicating the streets adjacent to the development are adequately sized to support the development.

NOW, THEREFORE BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF BELLE PLAINE, SCOTT COUNTY, MINNESOTA, THAT: It recommends the City Council approve a preliminary plat for Ridgeview Health Campus at 165 Commerce Drive West, subject to the following conditions:

1. Acceptance of a minor comprehensive plan amendment.
2. Prior rezoning of a portion of the subject parcel from B-2 Highway Commercial to R-7 Mixed Housing.
3. Approval of Resolution 16-007 recommending approval of a development stage planned unit development plan.
4. Recommendations contained in the staff memo dated May 9, 2016 and a memo from the City Engineer dated May 2, 2016 are satisfactorily addressed.
5. Approval of final plat and final stage PUD plan.
6. Execution of a development agreement.
7. Recording of legally defined easements.

The adoption of the foregoing resolution was duly moved by Commissioner _____ and seconded by Commissioner _____, and after full discussion thereof and upon a vote being taken thereon, the following Commissioners voted in favor thereof:

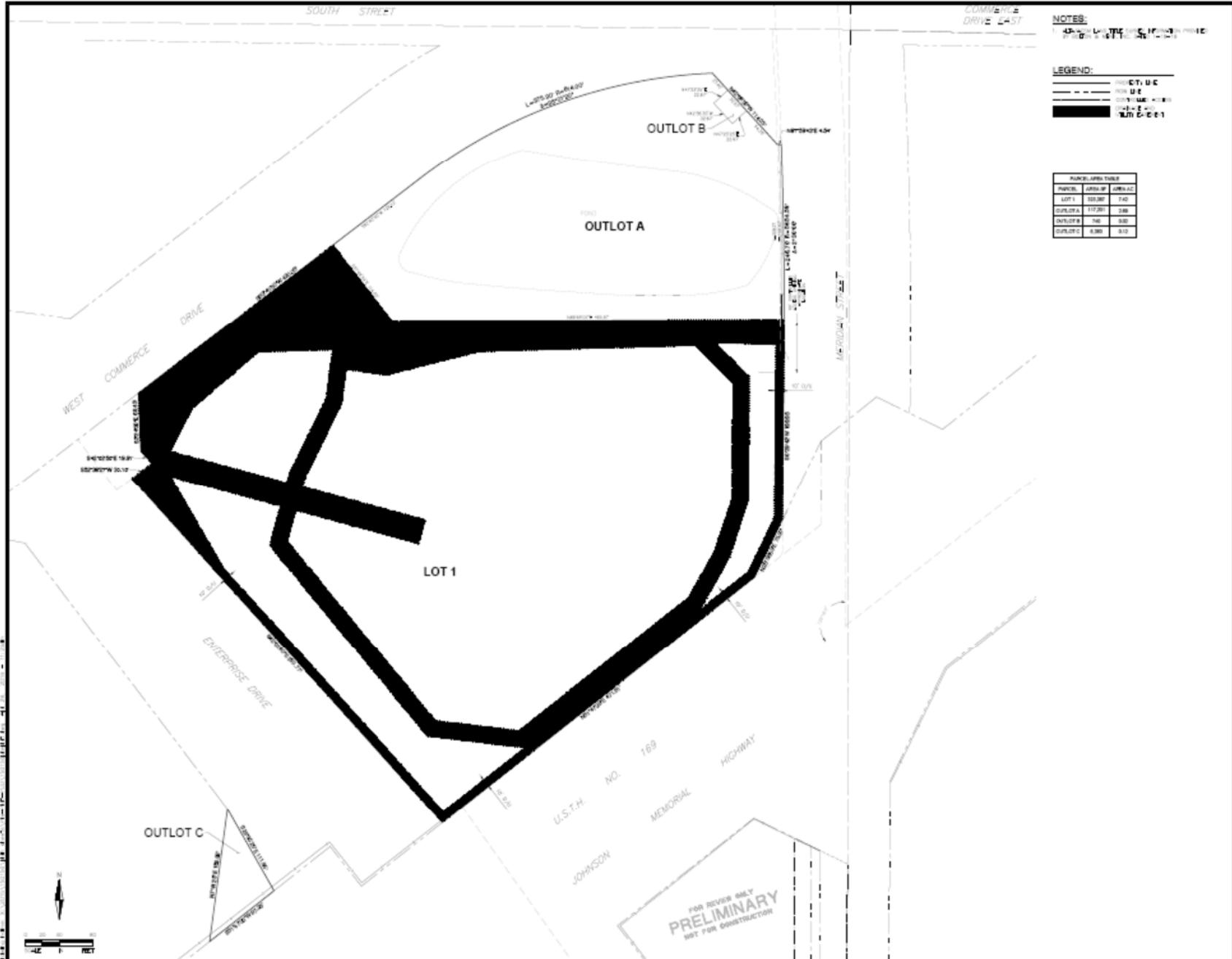
and the following voted against the same:

Whereupon said resolution was declared duly passed and adopted. Dated this 9th day of May, 2016.

Nathaniel Hvidsten
Chairperson

Cynthia Smith Strack
Community Development Director

Attachment A (Resolution 16-009) Preliminary Plat



NOTES:
1. ALL LOTS SHALL BE CONVEYED TO THE CITY OF RIVERVIEW.

LEGEND:
 - - - - - PROJECT, U.C.
 - - - - - FOR U.C.
 - - - - - FOR U.C. - 10' W.P.
 - - - - - FOR U.C. - 10' W.P. - 10'

PARCEL	AREA SF	AREA AC
LOT 1	333,387	7.62
OUTLOT A	117,291	2.68
OUTLOT B	746	0.02
OUTLOT C	8,389	0.13



RSP Architects
 15000 West Street
 Suite 100
 Riverview, MI 48069
 Phone: 313.281.1100
 Fax: 313.281.1101
 www.rsparchitects.com



I hereby certify that this plat, as submitted to me, complies with all applicable laws, rules and regulations of the State of Michigan and the County of Macomb, Michigan, and that the same are correct and true to the best of my knowledge and belief.

Signature: _____
 Title: _____
 Date: _____



RIDGEVIEW HEALTH CAMPUS
 Therapy/Fitness Center & Assisted Living

PRELIMINARY PLAT AND PUD SUBMITTAL 4/18/16

Project: 150-0100-0
 Owner: RSP
 Designer: RSP
 Date: 4/18/16

APPLICANT'S CERTIFICATION: I, the undersigned, being a duly qualified and licensed professional engineer, architect, or other professional person, do hereby certify that this plat, as submitted to me, complies with all applicable laws, rules and regulations of the State of Michigan and the County of Macomb, Michigan, and that the same are correct and true to the best of my knowledge and belief.

Lot	Area	Acres
1	333,387	7.62
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PRELIMINARY PLAT

**ATTACHMENT B
RESOLUTION 16-009**

LEGAL DESCRIPTION: RIDGEVIEW HEALTH CAMPUS

The following were provided in First American Title Insurance Company Commitment Number 150893, Effective Date of November 2, 2015, at 8:00 a.m., Schedule A.

Parcel 1:

That part of the the Northeast Quarter of the Northeast Quarter of Section No. 12, Township 113 North, Range 25 West, Scott County, Minnesota, described below:

Lying North of State Trunk Highway No. 169, per Right of Way Map No. 12-75; and lying West of Meridian Street per Right of Way Map No. 12-75; and lying southerly of and adjacent to the following described line:

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Excepting therefrom Parcel 7N1, City of Belle Plaine Road Right of Way Plat No. 4 Enterprise Drive, according to the recorded plat thereof (Document A982431).

Parcel 2:

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