

**BELLE PLAINE PLANNING COMMISSION
RESOLUTION PZ-16-013**

**RECOMMENDING THE CITY COUNCIL APPROVE FINAL STAGE PLANNED UNIT DEVELOPMENT
PLAN AND FINAL PLAT 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 final 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 City Code §1204.02 provides for the processing of preliminary plats; and,

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

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

WHEREAS, the Planning Commission reviewed and discussed the final PUD plan and the final plat at a meeting June 7, 2016; and,

WHEREAS, the Planning Commission finds

1. The subject parcel is within the municipal urban service area, adequately served by existing utilities and transportation facilities, and municipal systems have adequate capacity to serve the development at the density/intensity proposed.
2. The final PUD plan and final plat are consistent with the development stage planned unit development plan and the preliminary plat as approved under City Council Resolutions 16-057 and 16-058, respectively.

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 final stage PUD plan and final plat for Ridgeview Health Campus at 165 Commerce Drive West, subject to the following conditions:

1. Recommendations contained in the Community Development Director's staff memos dated May 9, 2016 and June 7th. Recommendations contained in review memos from the City Engineer dated May 2, 2016 and _____.
2. Execution of a development agreement.
3. Payment of required fees as identified in the development agreement.
4. Issuance of an administrative sign permit.
5. Recording of final plat and easements with Scott County.

6. Submittal of as-builts post project completion.

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:

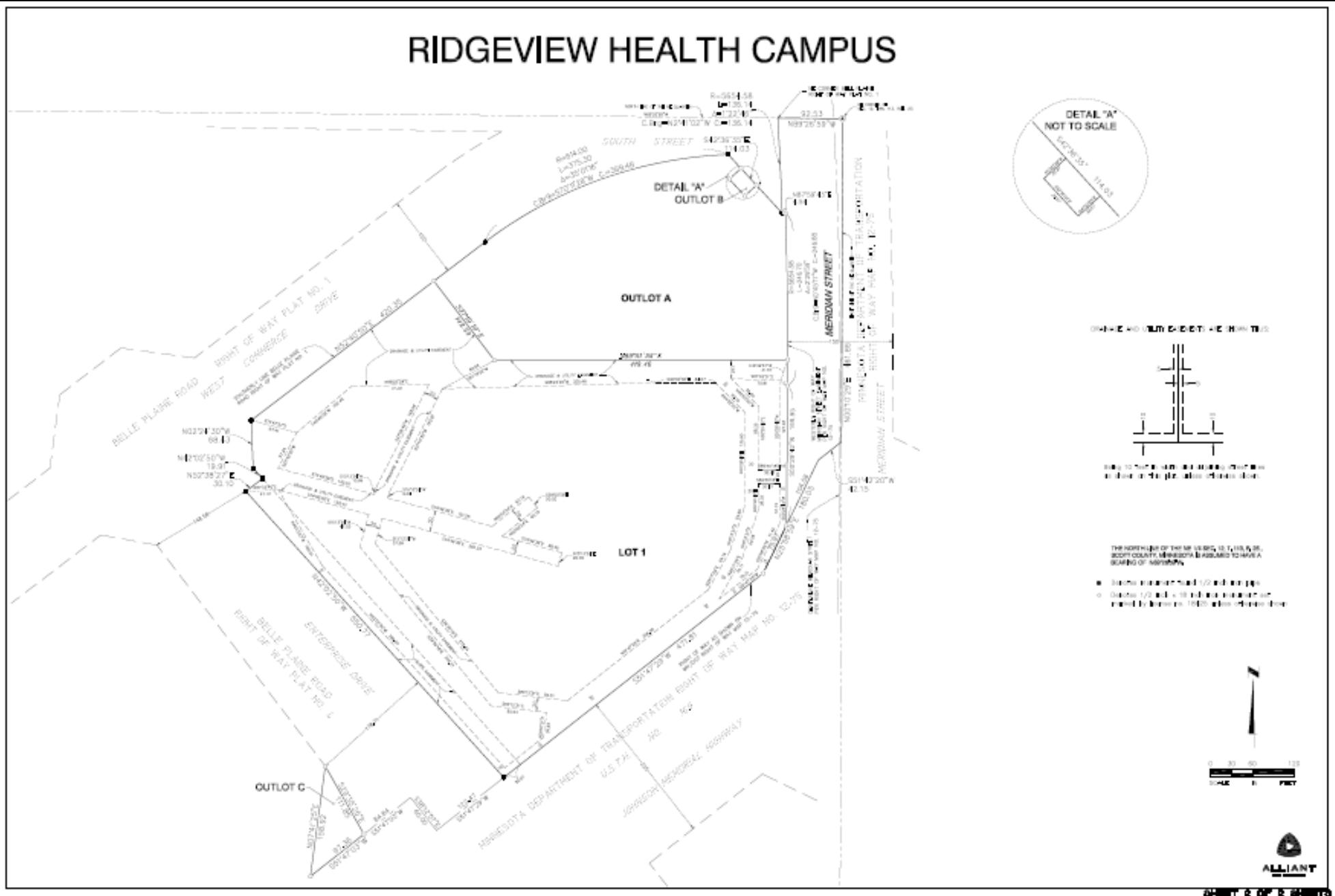
Whereupon said resolution was declared duly passed and adopted. Dated this 7th day of June, 2016.

Nathaniel Hvidsten
Chairperson

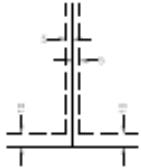
Cynthia Smith Strack
Community Development Director

Attachment B (Resolution 16-013)
Final Plat

RIDGEVIEW HEALTH CAMPUS



OTHER AND UTILITY EASEMENTS ARE SHOWN THIS



THE NORTH EDGE OF THE MERIDIAN, U.S. 74, I-55, & I-55, I-55 COUNTY, MISSOURI IS ASSUMED TO HAVE A GRADE OF 1.00%

THE NORTH EDGE OF THE MERIDIAN, U.S. 74, I-55, & I-55, I-55 COUNTY, MISSOURI IS ASSUMED TO HAVE A GRADE OF 1.00%

- Station is a point on the lot and is not a corner.
- Station is a point on the lot and is not a corner.



**ATTACHMENT C
RESOLUTION 16-013**

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).