



# MEMORANDUM

DATE: January 11, 2016  
TO: Members of the Planning Commission, Administrator Kreft  
FROM: Cynthia Smith Strack, Community Development Director  
RE: Item 6.2 Concept Plan Ridgeview Medical Center Project

## REQUEST SUMMARY

**PZ Task:** Review concept plan and make a recommendation to the City Council.

**Overview:** Ridgeview Medical Center proposes a mixed use development at 165 Commerce Drive West. Phase I of the project includes a 12,500 sf medical clinic, a 9,500 sf fitness/wellness center, and a 55 unit senior care center (25 senior apartments & 30 assisted living/memory care units). Phase II could include vertical expansion of the clinic and the addition of a pharmacy. The project is being processed as a planned unit development (PUD) concurrent with platting. The initial PUD review phase is concept plan.



**PROJECT LOCATION**  
(Approx. 10+ ac)

**History/Locale:** The Applicant and the City have entered into a purchase agreement for the subject property. The property is bounded by roadways on all sides. Surrounding parcels consist of raw land and/or commercial development.

**Applicant:** Ridgeview Medical Center

**Planned Use & Zoning Classification:** Planned (2008 Comprehensive Plan): Highway Commercial  
Zoning, current: B-2 Highway Commercial  
Zoning, proposed: B-2 Highway Commercial & R-7 Mixed Housing

**Attachments to Report:** (a) Staff analysis of request dated January 7, 2016;  
(b) City Engineer's memo dated December 29, 2015;  
(c) Concept plan application and material submittal;  
(d) Property legal description;  
(e) Draft Resolution No. 16-003.

**Action Options:** Action on Resolution 16-003 recommending approval or denial (specify) of concept plan to City Council. Alternatively the PZ may postpone action pending receipt of additional information.

**Staff Recommendation:** Approval, with conditions specified in Resolution 16-003.

**Notes:** Representatives from RMC are expected to be in attendance.

**January 7, 2016**

TO: Planning Commission Members

FROM: Cynthia Smith Strack, Community Development Director

SUBJECT: Resolution 16 – 003: Concept Plan Ridgeview Medical Center Planned Unit Development (PUD)

The purpose of this memo is to provide the Commission with information regarding a Concept Plan for the Ridgeview Medical Center PUD subdivision on approximately seven acres at 165 Commerce Drive West.

### ***LAND USE REVIEW***

City PUD standards provide for contract development on multiple parcels for mixed uses. Under Code Chapter 1105.15 PUD is an overlay with allowable uses and baseline density/intensity reverting to underlying zoning classifications. Flexibility in site design, building layout, lot configuration, and other performance standards are allowed in favor of resultant desirable and creative environments. As such deviations from site circumstances such setbacks, building height, lot area, lot width, site coverage, etc. are allowed without variance. PUD review is in three stages: concept plan, development stage, and final stage.

PUD concept plan review allows the Applicant to receive feedback on the nature and intent of the proposed development without incurring substantial costs. At this stage the City provides comment/feedback on items such as: consistency with the Comprehensive Plan, appropriateness of intended land use, appropriateness of proposed development density/intensity, adequacy of proposed utilities/facilities, appropriateness of architectural & landscape design, adequacy of ingress/egress, and other development issues. The nature of concept plan review is non-binding as to consistency with requirements of zoning and subdivision review processes and is intended to provide guidance to the Applicant.

#### Consistency with Comprehensive Plan

The proposed development appears to be largely consistent with housing, economic development, land use, transportation, public utility, and water management goals, objectives, and policies contained in the 2008 Comprehensive Plan and associated system plans. The subject site is within the urban growth boundary and municipal utilities are adjacent to the property. Planned land use for the site is highway commercial. The proposed residential component will necessitate an administrative amendment to the future land use map contained in the Comprehensive Plan. Staff recommends said administrative amendment is required as a condition of concept approval.

#### Proposed Land Use

The proposed medical clinic, fitness/wellness center, and senior care center uses appear to be complementary. Orientations of uses appear in harmony with the site and the adjacent locale i.e. senior care center oriented toward pond and fitness center connection to the care center and medical center. Additionally, the three proposed structures will be internally connected to ensure care center residents and clinic patients may take advantage of services and offerings. The subject property is currently zoned B-2 Highway Commercial, as such rezoning of a portion of the site to R-7 Mixed Housing would appear to be necessary to accommodate the proposed mix of uses under PUD overlay. Staff recommends rezoning of a portion of the site to R-7 as a condition of concept approval.

### Proposed Density/Intensity

For the purpose of this review the net acreage to be developed is seven (7) acres. The calculation excludes a proposed outlot and has been rounded to the nearest whole number. Proposed residential density is 7.9 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 .11 sf of commercial for each sf of net lot area, a minimal intensity. Proposed development density and intensity appear to be reasonable.

### Project Phasing

A 28,000 sf (foundation) two story senior care center with underground parking facility, a 9,500 sf fitness/wellness center, and a 12,500 sf medical clinic are included in Phase I of the project. A potential vertical clinic expansion and drive-thru pharmacy could be added as part of Phase II of the project.

### Financial Impact

Private financing of the development is proposed. Development fees apply as defined in the 2016 fee schedule. The City and RMC have entered into a purchase agreement for the subject property. A business subsidy hearing is required prior to closing on the property due to write down of land cost by City.

### Transportation

Trip generation analysis is not envisioned due to the limited scale of the proposed development. The site is to be served by single point of ingress/egress on to Commerce Drive West approximately 375 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. Clarification of sidewalk location is recommended as discrepancy appears to exist between conceptual landscape and site plans. The majority of the parking will be shared by the proposed uses with the exception of 48 underground stalls below the senior care center. Parking and loading requirements may vary from district requirements under PUD.

### Architectural/Landscaping

A conceptual landscape plan is included with the submittal. The Applicant is aware of building architectural detail requirements which will be reviewed at the next PUD review stage. At this time the nature of landscape design appears to be acceptable.

### Open Space, Parkland Dedication

Fee in lieu of parkland dedication is proposed. No common open space either public or private in nature is proposed. A simple land lease is envisioned for the senior care center component with RMC as the property owner. The required fee in lieu of parkland dedication shall be as defined in the 2016 fee schedule.

### Utilities

Municipal drinking water and sanitary sewer infrastructure is available to the site. The City Engineer has reviewed conceptual utility plans in a review letter dated December 29, 2015 which is hereby incorporated by reference.

### Environmental

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

### Stormwater/Grading/Drainage

Stormwater management, grading, and erosion control to be reviewed at development stage of the PUD.

### Lighting

The concept plan illustrates overhead lighting in the proposed parking areas. A photometric plan will be reviewed during the development stage along with lighting details.

### Signage

The concept plan illustrates development monument signage and directional signage. Details will be considered during the development stage and/or under a separate sign permit application.

**DEPARTMENTAL REVIEW**

Building Official/Fire

Building Official McCarty has examined the concept plan and notes further discussion is envisioned as the development stage submittal is prepared relative to fire lane. 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 concept plan and concurs with comments submitted by the City Engineer. Mr. Fahey presumes utility mains will be within easements.

Engineering

The City Engineer Duncan has examined the concept plan. Comments contained in the City Engineer's project memo dated December 29, 2015 are attached hereto.

**STAFF/CONSULTANT RECOMMENDATION**

Approval subject to the following conditions:

1. The overall conceptual entitlements\* for the PUD are as follows:

<b>Entitlements</b>	<b>PUD</b>
Planned Use	Highway Commercial, Mixed Residential
Base Zone	B-2 Highway Commercial, R-7 Mixed Residential
Residential Density	8 dwelling units/acre, maximum
Commercial Intensity	.20 sf/net ac, maximum
Residential Uses	Senior apartments (25), assisted living/memory care (30 units)
Commercial	Primary and specialty medical clinic, 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	Flexibility in parking and loading facility design and signage are envisioned

\* Conceptual entitlements only, demonstrated compliance with zoning code is required

2. Recommendations contained in the staff memo dated January 7, 2016 and a memo from the City Engineer dated December 29, 2015 are satisfactorily addressed.
3. The Concept Plan, the exhibits accompanying the Concept Plan, and all conditions and restrictions placed upon the Concept Plan by the Belle Plaine Planning Commission shall be made a part of this Resolution and that a permanent record of the Concept Plan, the exhibits accompanying the concept plan, and all conditions and restrictions shall be kept on file at the City of Belle Plaine.

4. The Applicant shall submit applications for: development and final stage PUD, preliminary and final plat, comprehensive plan (administrative) amendment, and rezoning.
5. Concept plan approval is limited to major development issues and not intended as or construed to be: development stage or final stage planned unit development approval; preliminary or final plat approval; approval of rezoning; nor acceptance of an administrative comprehensive plan amendment.



# BOLTON & MENK, INC.<sup>®</sup>

## Consulting Engineers & Surveyors

1960 Premier Drive • Mankato, MN 56001-5900  
Phone (507) 625-4171 • Fax (507) 625-4177  
www.bolton-menk.com

December 29, 2015

Cynthia Smith-Strack, Community Development Director  
City of Belle Plaine  
Belle Plaine Government Center  
218 N Meridian Street  
PO Box 129  
Belle Plaine, MN 56011

RE: Concept Review  
Ridgeview Medical Center Belle Plaine Campus

Dear Cynthia,

I have reviewed the Concept Plan prepared by RSP Architects. I offer the following comments from an engineering perspective:

1. The proposed landscaping differs from what the City currently maintains for other City ponds/outlots. The landscape plan shows a fountain, landscaping, and trail in Outlot A. This pond is designed to infiltrate stormwater and historically has not had standing water. I understand that Outlot A would continue to be City owned and maintained, therefore additional discussion with the developer is warranted as the concept proceeds to the preliminary plat stage.
2. The concept indicates a full access intersection with West Commerce Drive, as has been previously discussed with the developer. Assuming the project moves to final design, this intersection is to be located as far from Enterprise Drive as possible without impacting the existing stormwater pond. In addition, Bolton & Menk will need to review the traffic analysis performed with the Enterprise Drive Overpass Project in order to recommend necessary lane configuration modifications on West Commerce Drive.
3. Sanitary sewer accepting flows from structures that are owned or potentially owned by separate entities, as well as looped watermain qualify as "City" utilities. As such, these are to be constructed by the developer according to City plans and specifications and accepted by the City following completion and approval.
4. The project proposes removal of trees within the TH169 and County Road 3 (Meridian) rights of way. This work will require authorization and permits from both Mn/DOT and Scott County.

Please contact me at (507) 625-4171 ext. 2357 if you have any questions.

Sincerely,  
BOLTON & MENK, INC.

D. Joseph Duncan II, P.E.  
City Engineer

cc: Holly Kreft, City Administrator  
Al Fahey, Public Works Superintendent

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Annex	CUP	Home Occ.	Interim Use	Move Building	Non - Conform	Plan Consid.	PUD	Variance
Driveway	Land Excavation		Land Fill	Rental		ROW	Sign	



City of Belle Plaine  
218 N. Meridian Street  
P.O. Box 129  
Belle Plaine, MN 56011

Community Development Department  
Phone: 952-873-5553  
Fax: 952-873-5509  
www.belleplainemn.com

Fee: \$500.00 <sup>100.00</sup>

**PLANNED UNIT DEVELOPMENT APPLICATION**

Permit Number: D-150020

PROPERTY Address: Belle Plaine, MN P.I.N: 209120111, 209120112

Lot(s): Block(s): Subdivision:

Zoning: B2 Highway Commercial

APPLICANT  Owner Name: Ridgeview Medical Center, Sara Aulizia Phone: 952.442.2191

Address: 500 South Maple Street Waconia, MN 55387 Cell: 612.490.6421

E-mail: sara.aulizia@ridgeviewmedical.org Fax: N/A

OWNER Name: Phone:

Address: Cell:

E-mail: Fax:

ENGINEER Name: Alliant Engineering, Mark Rausch Phone: 612.758.3080

Address: 233 Park Avenue South Suite 300 Minneapolis, MN 55415 Cell: 612.767.9339

E-mail: mrausch@alliant-inc.com Fax: N/A

SURVEYOR Name: Bolton & Menk, Inc. Joe Duncan Phone: 507.625.4171

Address: 1960 Premier Drive Wankato, MN 56001 Cell: 507.381.9909

E-mail: joedu@bolton-menk.com Fax: N/A

ATTORNEY Name: Michael Melchert Phone: 952.442.7788

Address: 121 West Main St. #200 Waconia, MN 55387 Cell: N/A

E-mail: jmelchert@mhsllaw.com Fax: N/A

Planned Unit Development is requested to: develop Assisted Living, Memory care, medical clinic, rehab, pharmacy, and associated retail space.

Has the land owner(s) submitted an application requesting a PUD for this property (as a unified whole)?

Yes  No

Is the request consistent with the City's Comprehensive Plan?

Yes  No

Explain: It is consistent with the land use plan for the site. It also fits within existing zoning for the site.

Is the request consistent with the sanitary sewer plan for the City?

Yes  No

Explain: The City, as part of the enterprise drive project, is extending sewer and water to the site.

Does the request meet common open space requirements?  Yes  No  
 Explain: N/A

Does the request meet operating and maintenance requirements for the Planned Unit Developments common open space/service facilities policy?  Yes  No  
 Explain: N/A

Which form of ownership will control the open space and service facilities of the Planned Unit Development?  
 Dedicated to public, where a community-wide use is anticipated  
 Landlord control, where only use by tenants is anticipated  
 Property Owners Association, provided all of the following conditions are met:  
N/A

**SUBMISSION OF APPLICATION MUST INCLUDE:**

- Attached site plan (to scale) depicting present and proposed improvements.

I certify that I am the applicant named herein; that I have familiarized myself with the rules and regulations with respect to preparing and filing this application that the foregoing statements and answers herein contained and the information on the attached maps or site plans and any other documents submitted herewith are in all respects true and accurate to the best of my knowledge and behalf.

APPLICANT SIGNATURE: Sam Aufin Director of Construction & Real Estate DATE: 12/17/15

OWNER(S) SIGNATURE: Sam Aufin DATE: 12/17/15

**OFFICE USE ONLY**

Zoning:	Application Fee: \$ 100.00	Form of Payment: <u>CHK 430 714</u>
<input checked="" type="checkbox"/> Site Plan	Other Fee: \$ <del>100.00</del>	Date: <u>12/22/15</u>
	Total: \$ 100.00	Transaction Number: <u>121081.1287</u>
		Collected By: <u>CLS</u>

Reviewed by Community Development Director	<input type="checkbox"/> Application Complete	Date:
Reviewed by Planning Commission	<input type="checkbox"/> Tabled <input type="checkbox"/> Approved <input type="checkbox"/> Denied	Date:
Reviewed by City Council	<input type="checkbox"/> Tabled <input type="checkbox"/> Approved <input type="checkbox"/> Denied	Date:

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.

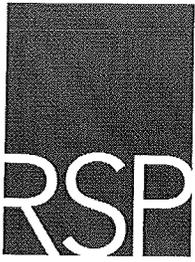
Excepting therefrom Parcel 7N1, City of Belle Plaine Road Right of Way Plat No. 4 Enterprise Drive, according to the recorded plat thereof (Document A982431).

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).



12/21/2015

**Ridgeview Medical Center Belle Plaine Campus- Concept submittal  
Project Narrative and Development schedule**

**Project Description**

Ridgeview Medical Center (RMC) and The Lutheran Home Association (TLHA) plan to develop a new Health campus in Belle Plaine, MN. Initial Community outreach and visioning meeting has generated great response and enthusiasm among the Belle Plaine Community who sees a lot of value and need for such a project. The project site is located along Minnesota Highway 169, just south of Commerce Drive and west of County Rd 3 within the city limits of Belle Plaine. The official project name is yet to be determined.

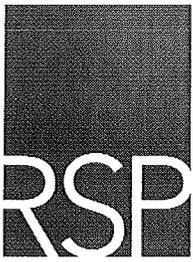
**Campus Development Vision:** Ridgeview Medical Center and The Lutheran Homes Association are committed to developing a community-focused campus that consists of the following elements.

1. **RMC Clinic:** The initial phase will be approximately 8,000-12,000 SF designed with future vertical expansions to a total of 15,000-20,000 SF. The clinic building will have a drive through pharmacy and provisions for an advanced imaging trailer to be parked alongside and integrated with the clinic.
2. **TLHA Care Center:** A two-level plus basement (parking), 55-unit care center with the following living unit distribution.
  - 25 Independent Living units
    - 2 two bedroom units, 23 single bedroom and single bedroom/den units
  - 16 Assisted Living units
  - 14 Memory Care units
3. **Rehab Facility:** A 10,000- 15,000 SF Rehab facility that serves both the Clinic and the Care Center.

**General Campus arrangement:**

The Site layout in this Concept phase submittal presents the basic and general arrangement of the Campus elements as follows:

- A single entry and exit point to the site as agreed during the initial meeting with the City officials on Dec. 4<sup>th</sup> 2015. The placement of the entry point is located 375 feet from the new proposed overpass. This entry point leads to a shared planted boulevard the branches out to provide a dedicated entrance to the Care center lower level parking.
- A code compliant service/fire lane surrounds the entire campus to provide access to service and trash vehicles.
- The Care Center is located towards the existing dry pond to provide residents with a private internal courtyard overlooking the pond.



- The Rehab building is located in between the care center and the clinic as it provides service to both. This building will also have a food venue that will become a destination for the entire campus
- The Clinic building is located towards the South end of the site to enable a drive through pharmacy pick up window and a close proximity to a future mobile imaging trailer to be parked adjacent to the building for Staff and Patients convenience.
- The 3 buildings will be connected internally to ensure the Care Center residents and the Clinic Patients take full advantage of the services and the synergy this Campus provides

#### **Landscaping:**

The submittal includes our preliminary Land scape conceptual plan prepared by Damon Farber and Associates, which entails a code compliant design in terms of minimum planting and several focus landscape feature areas such as the Care Center Courtyard, walking paths, drop off zones and screening of service areas. The landscape feature areas will be a destination for the Campus Users and will be provided with adequate seating areas.

#### **Site Lighting:**

The Site lighting scheme will entail code compliant parking lighting utilizing a full cut off fixture poles, bollard specialty lighting at walkways, drop off zones and courtyard in addition to feature landscape up light fixtures.

#### **Architectural language:**

The Owner and Design team envision a cohesive design that ties the Campus component in a holistic form. Within that cohesive Campus feel, we will pay attention to each building requirements that are required for that specific building type.

An architectural iconic feature with eccentuated height will be incorporated into the design to act as the project branding and wayfinding element visible from HW 169. Special attention to exterior and interior lighting of this architectural feature to ensure visibility.

#### **Development Schedule:**

- Schematic Design end of January 2016
- Design Development end of March 2016
- Construction Documents end of June 2016
- 9 months construction







## RIDGEVIEW MEDICAL CENTER

Therapy/Fitness Center & Assisted Living/Memory Care Unit



OAK/MAPLE WOODLAND WITH NATIVE GRASS POLLINATOR MEADOW

EVERGREEN TREES (TYP.)

SHADE TREES (TYP.)

### LEGEND

- SHADE TREE
- ORNAMENTAL TREE
- NATIVE OAK/MAPLE
- SHRUB/PERENNIAL
- SOD/LAWN
- NATIVE GRASS & POLLINATOR MEADOW



**BELLE PLAINE PLANNING COMMISSION  
RESOLUTION PZ 16-003**

**A RESOLUTION RECOMMENDING THE CITY COUNCIL APPROVE A CONCEPT PLAN FOR  
RIDGEVIEW MEDICAL CENTER BELLE PLAINE CAMPUS PLANNED UNIT DEVELOPMENT (PUD)**

WHEREAS, The PUD process is a review procedure that is intended to encourage desirable and creative environments through flexibility in site design, building layout, lot configuration, and conventional performance standard criteria; and,

WHEREAS, the PUD review process is divided into three phases: concept plan review, development stage review, and final stage review; and,

WHEREAS, the PUD concept plan review phase addresses major development issues such as land use, density/intensity of development, public facilities, transportation, infrastructure, park dedication, and the like; and,

WHEREAS, Ridgeview Medical Center, a Minnesota Non-Profit Corporation, 500 South Maple Street Waconia, MN (Applicant) has submitted a complete application for PUD concept plan review; and,

WHEREAS, the subject property is located at 125, 145, and 165 Commerce Drive West; and,

WHEREAS, the property is legally defined in Attachment A, hereto attached; and,

WHEREAS, the Planning Commission examined conceptual site, utility, and landscaping plans and a project narrative submitted by the Applicant; and,

WHEREAS, the Planning Commission has reviewed a staff memo dated January 7, 2016 and a memo from the City Engineer dated December 29, 2015 relating to the concept plan; and,

WHEREAS, The Planning Commission has reviewed the PUD concept plan and found:

1. The proposed development appears to be largely consistent with housing, economic development, land use, transportation, public utility, and water management goals, objectives, and policies contained in the 2008 Comprehensive Plan and associated system plans.
2. The proposed medical clinic, fitness/wellness center, and senior care center uses appear to be complementary. Orientations of uses appear in harmony with the site and the adjacent locale.
3. \_\_\_\_\_
4. \_\_\_\_\_

NOW THEREFORE BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF BELLE PLAINE THAT: It hereby recommends the City Council approve the concept plan for Ridgeview Medical Center, contingent upon the following:

1. The overall conceptual entitlements\* for the PUD are as follows:

<b>Entitlements</b>	<b>PUD</b>
Planned Use	Highway Commercial, Mixed Residential
Base Zone	B-2 Highway Commercial, R-7 Mixed Residential
Residential Density	8 dwelling units/acre, maximum
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Residential Uses	Senior apartments (25), assisted living/memory care (30 units)
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Financing	Developer financed
Open space, Park Dedication	Fee in lieu of land dedication
Performance Standards	Flexibility in parking and loading facility design and signage are envisioned

\* Conceptual entitlements only, demonstrated compliance with zoning code is required

2. Recommendations contained in the staff memo dated January 7, 2016 and a memo from the City Engineer dated December 29, 2015 are satisfactorily addressed.
3. The Concept Plan, the exhibits accompanying the Concept Plan, and all conditions and restrictions placed upon the Concept Plan by the Belle Plaine Planning Commission shall be made a part of this Resolution and that a permanent record of the Concept Plan, the exhibits accompanying the concept plan, and all conditions and restrictions shall be kept on file.
4. The Applicant shall submit applications for: development and final stage PUD, preliminary and final plat, comprehensive plan (administrative) amendment, and rezoning.
5. Concept plan approval is limited to major development issues and not intended as or construed to be: development stage or final stage planned unit development approval; preliminary or final plat approval; approval of rezoning; nor acceptance of an administrative comprehensive plan amendment.

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 11<sup>th</sup> day of January, 2016.

\_\_\_\_\_  
Henry Pressley  
Planning Commission Chairperson

\_\_\_\_\_  
Cynthia Smith Strack  
Community Development Director

**ATTACHMENT A**  
**RESOLUTION PZ 16-003**  
**LEGAL DESCRIPTION: RIDGEVIEW MEDICAL CENTER**

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:

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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:

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).