



NOTE: Meeting Time is 6:00 PM

BELLE PLAINE PLANNING & ZONING COMMISSION
NOTICE OF SPECIAL MEETING AND AGENDA
CITY HALL, 218 NORTH MERIDIAN STREET
PLEASE USE THE NORTH ENTRANCE

MONDAY, JUNE 20, 2016
6:00 P.M.

6:00
P.M.

1. CALL TO ORDER. 1.1. Roll Call.

2. BUSINESS.

2.1. PUBLIC HEARING - Ridgeview Health Campus - Replat and Amended PUD. The Planning Commission will consider public comment on a request by Ridgeview Medical Center for a replat of Ridgeview Health Campus. The replat will allow for the creation of an additional lot for the subject property at 165 Commerce Drive West.

2.1.1. Resolution PZ 16-014 Revised Planned Unit Development and Re-Plat for Ridgeview Medical Campus.

3. ADJOURNMENT.



MEMORANDUM

DATE: June 20, 2016
TO: Chairperson Hvidsten, Members of the Planning Commission, Administrator Kreft
FROM: Cynthia Smith Strack, Community Development Director
RE: Item 3.1 PUD Amendment and Replat: Ridgeview Health Campus

REQUEST SUMMARY

PZ Task: Public hearing and recommendation to Council: Resolution PZ 16-014, Recommending the City Council Approve an amendment to a Planned Unit Development and Replat for Ridgeview Health Campus.

Overview: Ridgeview Medical Center and The Lutheran Home Association have applied for PUD amendment and replat of Ridgeview Health Campus.

The proposed replat is attached and includes a second lot, the perimeter of which is coterminous with the residential component of the mixed use attached structure. The replat will create the potential to transfer fee ownership of Lot 2 to a different property owner.

The lot/structure concurrent boundary is possible under amendment of the PUD (setback flexibility).

The replat will requires a public hearing.

Any building code related issues resulting from the property boundary will be addressed administratively as construction plans are filed.

Applicant: Ridgeview Medical Center

Attachments to Report: (a) Replat;
(b) Draft Resolution

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

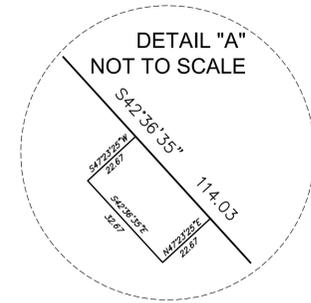
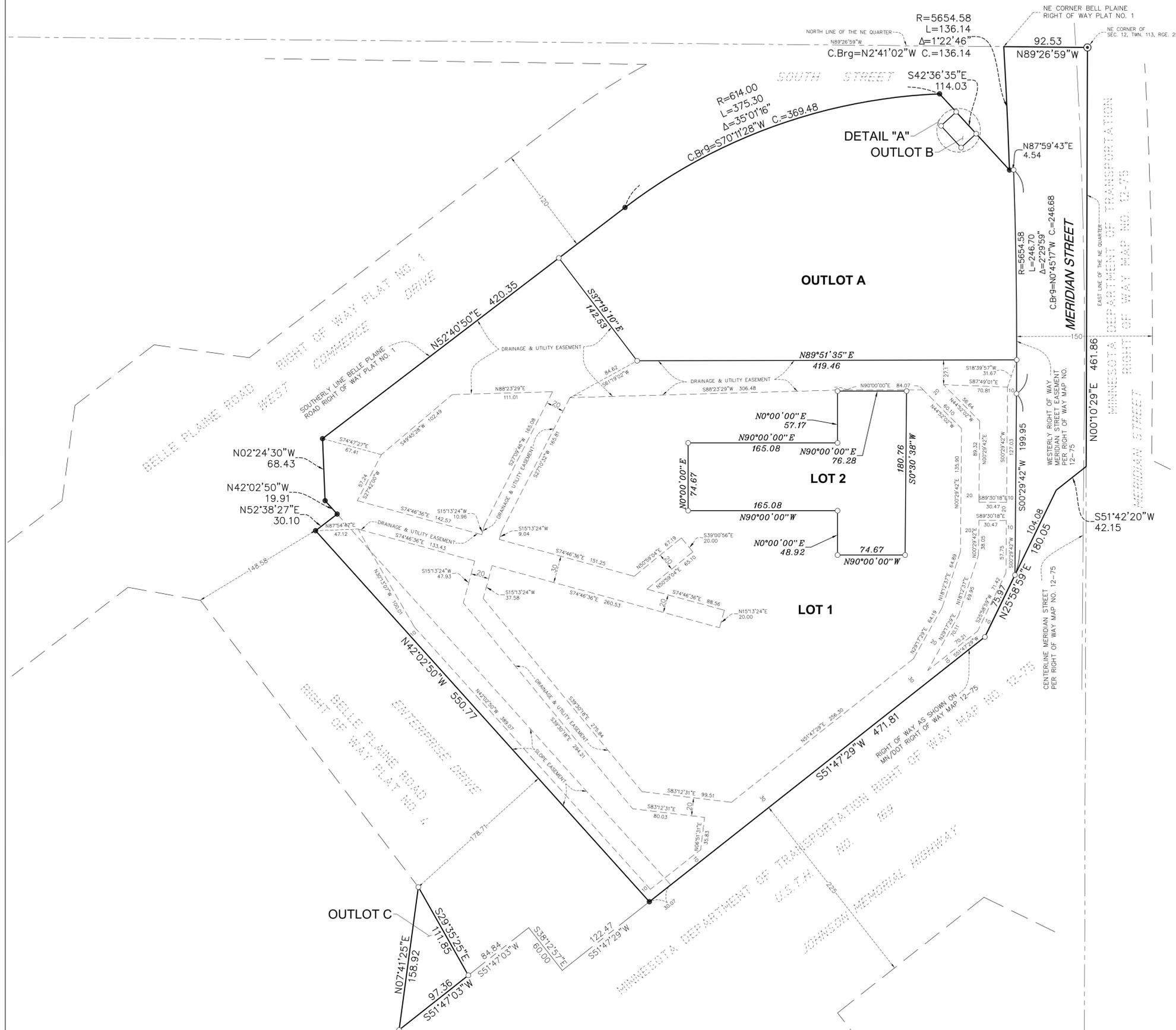
Staff Recommendation: Approval, with conditions.

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

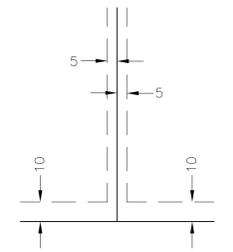


**PROJECT LOCATION
(Approx. 10+ ac)**

RIDGEVIEW HEALTH CAMPUS



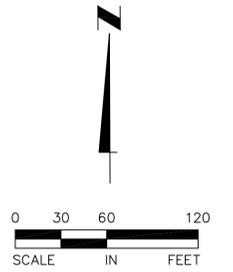
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



Being 10 feet in width and adjoining street lines as shown on this plat, unless otherwise shown.

THE NORTH LINE OF THE NE 1/4 SEC. 12, T. 113, R. 25, SCOTT COUNTY, MINNESOTA IS ASSUMED TO HAVE A BEARING OF N89°26'59"W.

- Denotes monument found 1/2 inch iron pipe
- Denotes 1/2 inch x 18 inch iron monument set marked by license no. 18425 unless otherwise shown



**BELLE PLAINE PLANNING COMMISSION
RESOLUTION PZ-16-014**

**RECOMMENDING THE CITY COUNCIL APPROVE AN AMENDMENT TO A PLANNED UNIT
DEVELOPMENT PLAN AND REPLAT FOR RIDGEVIEW HEALTH CAMPUS**

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

WHEREAS, Ridgeview Health Campus, received preliminary plan approval on May 16, 2016 and final plan approval on June 20, 2016; 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, Section 1105.15 provides for flexibility in site design, building layout, lot configuration, and other performance standards in favor of resultant desirable and creative environments; and,

WHEREAS, the City Code §1204 provides for the processing of plats; and,

WHEREAS, the Development is proposed for property identified as PID #209120112 and legally described in the replat; and,

WHEREAS, the Planning Commission reviewed and discussed the PUD plan amendment and the replat at a meeting June 20, 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 plan amendment and replat is 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 and the final stage PUD plan approved under City Council Resolution 16-079.

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. Recording of plat and easements with Scott County.

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:

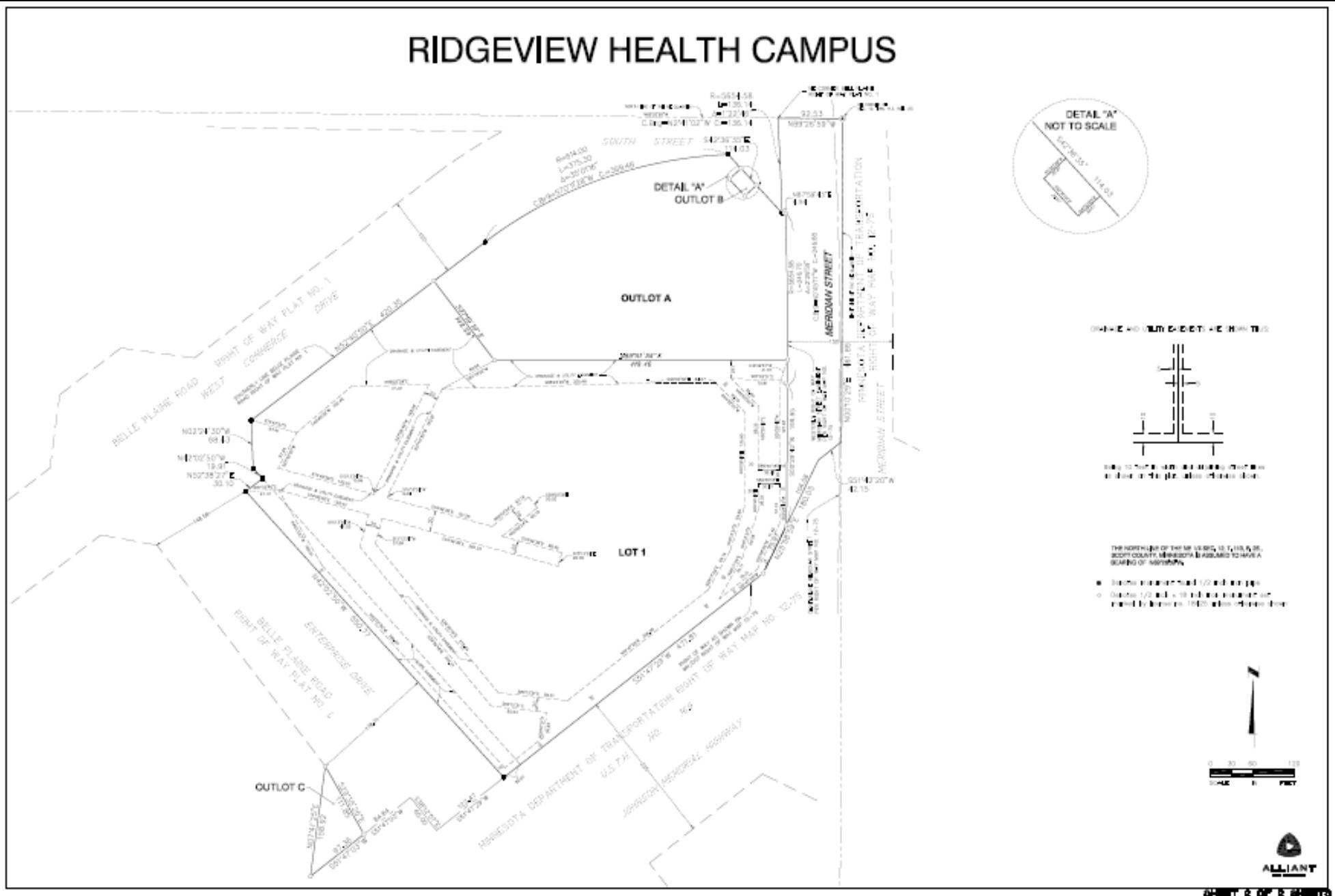
Whereupon said resolution was declared duly passed and adopted. Dated this 20th day of June, 2016.

Nathaniel Hvidsten
Chairperson

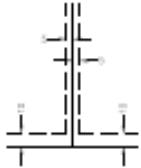
Cynthia Smith Strack
Community Development Director

Attachment B (Resolution 16-013)
Final Plat

RIDGEVIEW HEALTH CAMPUS



OTHER AND ULTIMATE RIGHTS RESERVED



THIS IS NOT A CONSTRUCTION DOCUMENT AND IS NOT TO BE USED AS SUCH.

THE NORTHLINE OF THE MERIDIAN, U.S. 74, U.S. 52, AND COUNTY HIGHWAY 10 ARE ASSUMED TO HAVE A BEARING OF N00°00'00" E.

- Station and point marked with a black circle.
- Station and point marked with a white circle.



**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).