



MAYOR & COUNCIL COMMUNICATION

DATE: July 1, 2014

CONSENT

ITEM # 12

AGENDA ITEM: Eagle Point Medical Preliminary and Final PUD Development Plans

SUBMITTED BY: Kyle Klatt, Community Development Director

THROUGH: Dean Zuleger, City Administrator

REVIEWED BY: Planning Commission
Nick Johnson, City Planner
Lake Elmo Development Review Committee

SUGGESTED ORDER OF BUSINESS:

- Introduction of ItemCommunity Development Director
- Report/Presentation.....Community Development Director
- Questions from Council to Staff..... Mayor Facilitates
- Call for Motion Mayor & City Council
- Discussion..... Mayor & City Council
- Action on Motion..... Mayor Facilitates

POLICY RECCOMENDER: The Planning Commission is recommending approval of a preliminary and final development plans for a new medical building to be located within the Eagle Point Business Park. As a part of the Planning Commission recommendation and findings, the Commission did review the project for conformance with the Lake Elmo Design Guidelines and Standards Manual.

FISCAL IMPACT: None – all utilities and improvements have either been installed as part of the Eagle Point Business Park or will be completed by the applicant at the time a building permit is issued for the building.

SUMMARY AND ACTION REQUESTED: The City Council is being asked to consider a request from Davis Real Estate Services, 222 South 9th Street, #3255, Minneapolis, MN for approval of preliminary and final Planned Unit Development (PUD) plans associated with a 28,500 square foot, two story, multi-tenant medical building to be located within the Eagle Point Business Park. Because the site under consideration has previously been platted as a buildable lot, Staff is recommending that the City process its review of the preliminary and final development plans simultaneously.

The Planning Commission is recommending approval of the preliminary plat with conditions of approval. *If removed from the consent agenda*, the suggested motion to adopt the Planning Commission recommendation is as follows:

“Move to adopt Resolution No. 2014-54 approving the preliminary and final PUD plans for the Eagle Point Medical Building.”

LEGISLATIVE HISTORY/PLANNING COMMISSION REPORT: The attached staff report to the Planning Commission provides an overview of the request and a detailed description of the issues associated with the request as identified by Staff. The Planning Commission considered the PUD plans at its June 23, 2014 meeting and conducted a public hearing on the applicant’s request at this time. The Commission did not receive any public comments concerning the proposed building. Representatives of the applicant addressed the Commission and provided additional information concerning the design of the building and the future tenants of the facility.

The Planning Commission reviewed the project for consistency with the Lake Elmo Design Guidelines and Standards Manual, and found that the project complied with all applicable provisions for development in the City’s BP – Business Park Zoning District.

The Planning Commission adopted a motion to recommend approval of the preliminary and final development with the findings and conditions as noted in the attached Resolution 2014-054. The motion passed unanimously.

BACKGROUND INFORMATION (SWOT):

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| Strengths | <ul style="list-style-type: none">• The proposed building is consistent with the Lake Elmo Design Guidelines and Standards Manual• The project is consistent with the Lake Elmo Comprehensive Plan and BP – Business Park Zoning• The proposed development will occupy an existing, platted, vacant lot within the Eagle Point Business Park |
| Weaknesses | <ul style="list-style-type: none">• None |
| Opportunities | <ul style="list-style-type: none">• The proposed development will bring a very well-regarded neurological center to the community• The proposed building will fit in very well with the Eagle Point Business Park |
| Threats | <ul style="list-style-type: none">• None identified. |

RECOMMENDATION: Based upon the above background information, Staff report and Planning Commission recommendation, it is recommended that the City Council approve the preliminary and final PUD development plan for the Eagle Point Medical Center with the seven

conditions of approval as documented in the resolution of approval by taking the following action / with the following motion (*if removed from the consent agenda*):

“Move to adopt Resolution No. 2014-54 approving the preliminary and final PUD plans for the Eagle Point Medical Building.”

ATTACHMENTS:

1. Resolution No. 2014-54
2. Planning Commission Report (6/23/14)
3. Application Form
4. Project Narrative Letter
5. Site Development Summary
6. Legal Description
7. Storm Water Narrative
8. Eagle Point Business Park Development Standards
9. Lake Elmo Design Guidelines and Manual – Business Park Development
10. Review Comments
 - a. City Engineer
 - b. Washington County
11. PUD Development Plans
 - a. Cover Sheet
 - b. Landscape Plan
 - c. Existing Conditions Survey
 - d. Site Plan
 - e. Grading Drainage and Erosion Control Plan
 - f. Utility Plan
 - g. Details
 - h. Photometric (Lighting) Plan
 - i. Easement Sketch
 - j. Architectural Drawings (3)
12. Color Building Rendering
13. Eagle Point Business Park 7th Addition Final Plat