



## MAYOR & COUNCIL COMMUNICATION

**DATE:** 8/18/15  
**REGULAR**  
**ITEM # 14**  
**RESOLUTION 2015-065**

**AGENDA ITEM:** Auto Owners Insurance Preliminary and Final PUD Development Plans

**SUBMITTED BY:** Ben Gozola, Consulting City Planner

**THROUGH:** Kyle Klatt, Community Development Director

**REVIEWED BY:** Planning Commission  
Nick Johnson, Former City Planner  
Jack Griffin, City Engineer

### **SUGGESTED ORDER OF BUSINESS:**

- Introduction of Item ..... Consulting City Planner
- Report/Presentation ..... Consulting City Planner
- 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 conditional approval of preliminary and final development plans for an office 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 Auto Owners Insurance Company, 6101 Anacapri Boulevard, Lansing, MI, 48917, for approval of preliminary and final Planned Unit Development (PUD) plans associated with an approximate 30,000 square foot, one story, office 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. The suggested motion to adopt the Planning Commission recommendation is as follows:

***“Move to adopt Resolution No. 2015-065 approving the preliminary and final PUD plans for the Auto Owners Insurance Building.”***

**LEGISLATIVE HISTORY/PLANNING COMMISSION REPORT:** The attached staff report to the Planning Commission, updated for the City Council, 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 August 10<sup>th</sup> meeting and conducted a public hearing on the applicant’s request. 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 one area of concern voiced by the Commission was that roof articulation could be improved. The applicant’s appreciated the feedback, and will be adding additional articulation to the final design at the time of building permit.

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 2015-065. The motion passed unanimously.

**BACKGROUND INFORMATION (SWOT):**

- |                      |  |
|----------------------|--|
| <b>Strengths</b>     | <ul style="list-style-type: none"><li>• The proposed building is consistent with the Lake Elmo Design Guidelines and Standards Manual</li><li>• The project is consistent with the Lake Elmo Comprehensive Plan and BP – Business Park Zoning</li><li>• The proposed development will occupy an existing, platted, vacant lot within the Eagle Point Business Park</li></ul> |
| <b>Weaknesses</b>    | <ul style="list-style-type: none"><li>• Roof articulation meets minimum requirements, but will be improved with the final plans.</li></ul>   |
| <b>Opportunities</b> | <ul style="list-style-type: none"><li>• The proposed development will bring a significant employer to the City of Lake Elmo (up to 255 jobs once complete).</li></ul>  |

**Threats**

- The proposed building and landscaping will be a nice addition to the Eagle Point Business Park
- 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 15 conditions of approval as documented in the resolution of approval by taking the following action / with the following motion:

***“Move to adopt Resolution No. 2015-065 approving the preliminary and final PUD plans for the Auto Owners Insurance Building.”***

**ATTACHMENTS:**

1. Resolution No. 2015-065
2. Area Map
3. Planning Commission Report (updated) (7/10/15)
4. City Engineer’s Memo
5. Applicant Submittals
  - a. Preliminary Plat
  - b. Final Plat
  - c. Grading, Drainage and Erosion Control Plan
  - d. Utility Plan
  - e. Paving and Geometric Plan
  - f. SWPPP
  - g. Landscape Plan
  - h. Lighting Plan
  - i. Color Renderings & Floor Plan
6. Eagle Point Business Park Development Standards
7. Lake Elmo Design Guidelines and Manual – Business Park Development