



MAYOR & COUNCIL COMMUNICATION

DATE: 9/1/15
REGULAR
ITEM # 16
RESOLUTION 2015-072

AGENDA ITEM: Northeast Metro Intermediate School District 916 Preliminary and Final Plat and PUD Development Plans

SUBMITTED BY: Kyle Klatt, Community Development Director

THROUGH: Clark Schroeder, Interim City Administrator

REVIEWED BY: Planning Commission
Ben Gozola, Consulting 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 and a preliminary and final plat for a new public school building for special needs students 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 for public infrastructure – 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. The applicant has entered into a services agreement with the City that will require payment of \$30,000 on an annual basis to cover the City's increase costs for providing services to the facility.

SUMMARY AND ACTION REQUESTED: The City Council is being asked to consider a request from Northeast Metro Intermediate School District 916, 2450 County Road Road F East, White Bear Lake, MN, for approval of preliminary and final plat and preliminary and final Planned Unit Development (PUD) plans to construct a 75,000 square foot public school facility for children with special needs in grades kindergarten through eighth grade on Outlot A of Eagle Point 7th Addition. Because the site under consideration has previously been subdivided and the proposed platting into a buildable lot will not change the boundaries of the previously platted outlot, 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 and final plat and PUD plans with conditions of approval. The suggested motion to adopt the Planning Commission recommendation is as follows:

“Move to adopt Resolution No. 2015-072 approving the preliminary and final plat and preliminary and final PUD plans for the Northeast Metro Intermediate School District 916 school facility”

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 August 24th 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 operation of the school.

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 the proposed roof design; the Commission wanted to see additional articulation included in the final design and supported the inclusion of a condition of approval to address this matter. The Commission also requested the addition of a requirement that the developer address all review comments from the City Engineer in his memorandum dated August 21, 2015.

The Planning Commission adopted a motion to recommend approval of the preliminary and final plat and preliminary and final PUD development plans with the findings and conditions as noted in the attached Resolution 2015-072. The motion passed unanimously.

BACKGROUND INFORMATION (SWOT):

Strengths

- 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 requirements

- Weaknesses**
 - The proposed development will occupy an existing, platted, vacant lot within the Eagle Point Business Park
 - Roof articulation meets minimum requirements, but will be improved with the final plans.
- Opportunities**
 - The proposed development will bring a active into Lake Elmo to the City of Lake Elmo (with 75 new jobs anticipate within the facility).
 - The proposed building and landscaping will be a nice addition to the Eagle Point Business Park
- Threats**
 - The facility will bring bus traffic onto Eagle Point Boulevard.

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 plat and preliminary and final PUD development plans to allow Northeast Metro Intermediate School District 916 to construct a public school facility for special needs students to be located within the Eagle Point Business Park with the 16 conditions of approval as documented in the resolution of approval by taking the following action / with the following motion:

“Move to adopt Resolution No. 2015-072 approving the preliminary and final plat and preliminary and final PUD plans for the Northeast Metro Intermediate School District 916 school facility”

ATTACHMENTS:

1. Resolution No. 2015-072
2. Area Map
3. Planning Commission Report 8/24/15
4. City Engineer’s Memo
5. Staff Report
6. Engineering Memo
7. Resolution Approving the CUP authorizing the school use
8. Applicant’s Submittals
9. Fire Chief Review Comments
10. Applicant Letter to Bremer Bank
11. Services Agreement