



City of Blaine Anoka County, Minnesota

Blaine City Hall
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Blaine MN 55449

Legislation Text

File #: TMP 13-1287, **Version:** 1

Sponsor

Lori Johnson, Planner III

Public Hearing Case File No. 13-0054 // Fairview Urgency Center // 3640 Pheasant Ridge Drive NE

The applicant is requesting the following:

- a) Preliminary Plat approval to subdivide 19.44 acres into one lot and one outlot to be known as CSM Lexington Fourth Addition.
- b) Conditional Use Permit to allow for construction of a 11,000 square foot medical clinic in a PBD (Planned Business District) zoning district.

Zoning:	PBD (Planned Business District)
Land Use:	PI (Planned Industrial)
Area:	19.44 Acres
Applicable Regulations:	Section 31.30 of the Zoning Ordinance
Attachments:	Zoning and Location Map Preliminary Plat Site Plan Grading Plan Landscape Plan Floor Plan Elevations
Schedule:	Planning Commission Public Hearing: 11/12/13 City Council: 11/21/13

Fairview Urgency Center is proposing to locate on a current outlot within the CSM Business Park that is along Pheasant Ridge Drive and I35W. The Urgency Center will staff emergency physicians and will provide a combination of urgent care and emergency room services. Ambulances will not, however, bring patients to this location.

Preliminary Plat

The lot on which the Fairview Urgency Center will be located is currently an outlot in CSM Lexington 3rd Addition. The applicant is requesting the approval of a preliminary plat that includes one 6.08 acre lot and one 13.36 acre outlot. Lot 1 is where the Urgency Center will be located and Outlot A will be reserved for future development.

Park dedication will be due for the one lot being platted. The required park dedication fee, based on the 2013 rate for industrial land is \$5,166 per acre, and Lot 1 is 6.08 acres. A total park dedication fee of \$31,409 will be due if platted in 2013 and paid prior to release of mylars for recording at Anoka County.

Conditional Use Permit

The Fairview Urgency Center will be 11,000 square feet in the first phase of development. As you can see, Lot 1 is fairly large and the applicant hopes to expand the building and parking area in the future. A floor plan is attached that depicts the layout of the building.

A total of 44 parking spaces are required for the site and 82 parking stalls are provided.

The City Council has required in the past that all PBD developments include the Highway 65 Overlay District requirements for the exterior materials on the building and the District's increased landscaping requirements. The following landscaping is required on site per the Highway 65 Overlay District requirements:

Overstory Trees	20
Conifer Trees	10
Ornamental Trees	10

The landscape plan that has been provided does not meet these requirements and must be amended as such. Additionally, 25% of the trees must be oversized. Overstory trees must be oversized to 3 inch caliper and conifer trees must be oversized to 8 feet in height. It is not recommended that ornamental trees be oversized.

The building elevations for the Urgency Center meet the Highway 65 Overlay District requirements. The building incorporates brick, concrete block, glass and metal.

All lighting on site must meet current ordinance requirements and be downlit and shielded to prevent glare or spill onto adjacent properties and roadways.

All signage for the site is issued under separate permits.

Site plan approval is required prior to issuance of building permits.

The original EAW prepared for the CSM development anticipated improvements to the intersection of Pheasant Ridge Drive and Lexington Avenue. As development continues within the Pheasant Ridge Drive corridor the Level of Service (LOS) of this intersection continues to degrade. CSM should acknowledge that their next development review in the Pheasant Ridge Drive area that is brought forward will require an updated evaluation of the intersection LOS to determine if any mitigation measures will be required and what cost participation is needed from the developer.

In Planning Case File No. 13-0054(a) it is recommended that the Planning Commission recommend approval of the preliminary plat for CSM Lexington Fourth Addition based on the following conditions:

1. Park dedication will be due for the one lot being platted. The required park dedication fee for industrial land is \$5,166 per acre (2013 rate). Lot 1 is 6.08 acres which would require a park dedication fee of \$31,409 that is due prior to release of mylars for recording at Anoka County. If not paid in 2013 it will be recalculated at the rate in effect at that time. Outlot A will be subject to future park dedication at time of future subdivision.
2. City Council approval of this development shall be contingent upon RCWD approval. No site work will be allowed until a RCWD permit has been obtained.
3. A National Pollutant Discharge Elimination System (NPDES) Phase II permit is required from the MN Pollution Control Agency.
4. All internal utilities shall be maintained privately by the development association, including storm sewer piping, infiltration basins, and storm water sediment ponds.
5. Water Availability Charges (WAC) and Sewer Availability Charges (SAC) become due with each building permit.
6. Dedication of utility and drainage easements along lot lines, over delineated wetlands and created wetlands, storm water sediment ponds, water main extending to southern property line.

In Planning Case File No. 13-0054(b) it is recommended that the Planning Commission recommend approval of the conditional use permit to allow for construction of a 11,000 square foot medical clinic in a PBD (Planned Business District) zoning district based on the following conditions:

1. The following landscaping must be provided on site:

Overstory Trees 20

Conifer Trees 10

Ornamental Trees 10

Shrubs are also required

25% of the trees must also be oversized

2. The site and building must meet the requirements of the Highway 65 Overlay District.

3. Underground irrigation must be provided for the entire site.

4. All site lighting shall be downlit and shielded. Pole-mounted lights are limited to 20 feet in height.

5. Site plan approval is required.

6. Permanent signage requires a separate permit approval process.

7. Developer shall explore the use of created ponds, existing wells, or new wells as a source water supply for landscaping systems with a moisture sensor. The developer must obtain City concurrence before connection to the public water system.

8. RCWD permit is required prior to City approval of construction plans and specifications.

9. All internal utilities shall be maintained privately by the development association, including storm sewer piping, infiltration basins, and storm water sediment ponds.

10. Separate fire lines and domestic water services are required for each structure from the water lateral lines.

11. Water main will need to be looped for future phase(s). Coordinate hydrant locations with Fire Department.

12. Water Availability Charges (WAC) and Sewer Availability Charges (SAC) become due with each building permit.

13. Future phases of this development will require a conditional use permit amendment prior to construction.
14. The original EAW prepared for the CSM development anticipated improvements to the intersection of Pheasant Ridge Drive and Lexington Avenue. As development continues within the Pheasant Ridge Drive corridor the Level of Service (LOS) of this intersection continues to degrade. CSM should acknowledge that their next development review in the Pheasant Ridge Drive area that is brought forward will require an updated evaluation of the intersection LOS to determine if any mitigation measures will be required and what cost participation is needed from the developer.