RESOLUTION R2023-046
A RESOLUTION OF THE CITY OF SHAKOPEE, MINNESOTA, APPROVING AN AMENDMENT TO THE PLANNED UNIT DEVELOPMENT SOUTH VALLEY HEALTH CAMPUS

WHEREAS, Jonathan Donavan, applicant and Saint Francis Regional Medical Center, property owner, has made application for an amendment to the Planned Unit Development for South Valley Health Campus; and

WHEREAS, the property upon which the request is being made is legally described as:

Outlot A, St. Francis Medical Campus, Scott County, Minnesota;

WHEREAS, on November 15, 1994, the City Council of the City of Shakopee did approve Resolution No. 4120, approving the Preliminary and Final Development Plans for the South Valley Health Campus; and

WHEREAS, the Planning Commission of the City of Shakopee did review the amendment to the Planned Unit Development on November 5, 2015; and

WHEREAS, all required public notices regarding the public hearing for the Planned Unit Development Amendment were duly sent and posted and all persons appearing at the hearing have been given an opportunity to be heard thereon; and

WHEREAS, the City Council of the City of Shakopee did review the amendment to the Planned Unit Development on November 17, 2015; and

WHEREAS, the Planning Commission of the City of Shakopee did review a minor PUD amendment on May 7, 2020; and

WHEREAS, the City Council of the Shakopee of Shakopee did review and adopted the following findings relating to the proposed amendment on April 18, 2023; and

Criteria No. 1: Whether the proposed development is consistent in all respects with the comprehensive plan and with this section.
Finding No.1: The use of the property is in compliance with the approved comprehensive plan, which guides this property for Mixed Employment Center uses.

Criteria No. 2: Whether the proposed development, including deviations from design standards of the underlying zones, is compatible with surrounding land uses.
Finding No. 2: The proposed amendment is for an outpatient surgery center. The proposed new building is compatible with the surrounding land uses and the building design is complementary to the existing Saint Francis campus.

Criteria No. 3: Whether the proposed development, including deviations from development standards of the underlying zone, provides adequate open space, circulation, parking, recreation, screening, and landscaping.
Finding No. 3: The applicant is proposing minor revisions to the existing circulation on the site. Additional landscaping and parking will be required as part of this request.

Criteria No. 4: Whether the primary function of the PUD is to encourage development which will preserve and enhance the worthwhile, natural terrain characteristics and not force intense development to utilize all portions of a given site in order to arrive at the maximum density allowed. In evaluating each individual proposal, the recognition of this objective will be a basic consideration in granting approval or denial.
Finding No. 4: The South Valley Medical Campus PUD has already been approved by the City Council. The proposed amendment is for a new building that was not noted in previously approved plans.

Criteria No. 5: Whether there exists an overall compatibility of land uses and overall appearance and compatibility of individual buildings to other site elements or to surrounding development. However, the architectural style of buildings shall not solely be a basis for denial or approval of a plan.
Finding No. 5: The proposed addition is similar in architectural style to the existing buildings on the campus and is compatible with the surrounding land uses.

Criteria No. 6: Whether the proposed PUD plan would afford a greater general public benefit than would be realized under the underlying zoning district and/or general zoning provisions.
Finding No. 6: The proposed addition allows for additional services at the existing hospital campus. There is a definite public benefit to having a regional medical center in the community.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SHAKOPEE, MINNESOTA, AS FOLLOWS:

That the Planned Unit Development for South Valley Health Campus is hereby amended to allow the construction of the Ambulatory Surgery Center, subject to the following conditions:

1. This proposed amendment does not replace or supersede any of the previous PUD resolutions or requirements.
2. The applicant must comply with the Engineering Department Memo dated March 29, 2023.
3. The applicant must revise plans to address the comments by the Engineering and Planning Department and provide a comment response memo.

4. The applicant must remove the proposed western access to Saint Francis Avenue.
5. The applicant must revise the landscaping plan, specifically addressing the following:
    a. The addition of a second tree to double landscape islands. Existing landscape islands with a tree in the center of the island are not required to have an additional tree due to space requirements.
    b. The addition of boulevard trees along Sarazin Street adjacent to this site in 40' spacing intervals to comply with City Code.
    c. Evergreen trees must be placed south of the loading dock area to screen the loading dock from Valley View Road.
    d. The planting schedule must be revised to meet the diversity requirements in City Code.
    e. The planting detail must be revised to address the maximum soil compaction standards.
    f. Financial security is required for plantings, consistent with City Code.
6. The proposed lighting plan must be adjusted to meet City Code requirements of no more than 1.0 foot-candles at the property line.
7. The applicant must submit a plan for review by the Planning Department that adds additional horizontal design features to the building facades and screening wall to meet City Code.
8. Design of the proposed entrance monument and two directional signs must be generally consistent in construction materials, size / height, and signage area with the other existing entrance monument and directional signs on the medical center campus.
9. Wall signage on the building must meet City Code requirements for the B-2 zone.
10. The final plat of St. Francis Medical Campus 3rd Addition must be recorded prior to the issuance of a building permit.

Adopted by the City Council of the City of Shakopee, Minnesota, held on the 18th day of April, 2023.

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Mayor of Shakopee

ATTEST:

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Michael Kerski,
Director of Planning and Development

PREPARED BY:
City of Shakopee
485 Gorman Street
Shakopee, MN 55379