

RESOLUTION NO. PC20-004
A RESOLUTION OF THE CITY OF SHAKOPEE, MINNESOTA, APPROVING AN
AMENDMENT TO THE PLANNED UNIT
DEVELOPMENT FOR SOUTH VALLEY HEALTH CAMPUS

WHEREAS, Michael Morris, 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:

Lot 1, Block 1 St. Francis Medical Campus 2nd Addition

And

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 and adopted the following findings to a proposed PUD amendment on May 7, 2020:

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 the expansion of the emergency department and a renovation of the Cancer Center, which are land uses that are existing. The proposed building addition is compatible with the surrounding land uses and materials.

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 only minor revisions to the 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 an addition 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 PLANNING COMMISSION OF THE CITY OF SHAKOPEE, MINNESOTA, AS FOLLOWS:

That the Planned Unit Development for South Valley Health Campus is hereby amended to allow the expansion of the emergency department and renovation to the Cancer Center subject to the following conditions:

1. This amendment impacts less than 10% of the South Valley Health Campus PUD, which only requires review by the Planning Commission. This amendment is strictly for the proposed expansion to the emergency department and renovation of the cancer center. It does not replace or supersede any of the previous PUD resolutions or requirements.
2. The applicant must revise plans to address the provided comments by the Engineering Department and provide a comment response memo.
3. The applicant must pay any Storm Water Management Plan review fees.
4. Easements must be provided and approved by the City Engineer. They include but are not limited to the following: Drainage and Utility Easement encompassing the 100-year high water level of all storm water basins, including subsurface basins.
5. The applicant must obtain final approval of the subdivision's storm water management plan and comply with the comments of the stormwater review memo dated 3/31/2020.

6. Prior to any land disturbing activity, a grading or building permit must be obtained.
7. The owner must enter into a Utility Facilities Easement Agreement with the city. The document must be recorded with Scott County.
8. The contractor must submit a Construction Management Plan to the city prior to any construction activities.
9. Record plans need to be provided per the City of Shakopee Design Criteria, Section 2.5 and Section 11.2 (A-L). The record plans need to be certified and submitted to the engineering department. Provide a letter from the engineer of record certifying all improvements were constructed per approved plans and under the direct supervision of the engineer of record. The developer/engineer of record must provide a full-time onsite inspector during all utility installation.
10. The proposed project may require adjustment to the location of an existing fire hydrant and valve. If relocation is required, the relocation must comply with the Shakopee Public Utilities Commission Water Policy Manual and be approved by the Shakopee Public Utilities Commission.
11. The applicant must provide the Engineering Department a detailed impervious surface drawing for the entire hospital campus. The drawing must denote the total lot area, and total impervious surface area, including gravel.
12. The applicant shall provide the Engineering Department a detailed stormwater management plan in order to verify that the downstream stormwater basin is adequately sized to accommodate the proposed expansion.
13. Sign permits are required for new exterior signage intended for off-site view.
14. The applicant must provide a pedestrian connection with pedestrian ramps to the existing trail along Marschall Road. The connection may either be made across the parking lot west of the addition, or along the north side of the existing entrance drive from Marschall Road to connect to the sidewalk northwest of the ambulance garage. Work in Scott County right-of-way requires a right-of-way permit. The applicant must also provide a pedestrian connection to the southern part of the campus, as this project is displacing an existing sidewalk.
15. The applicant must provide a landscape plan for review and approval by Planning and Engineering staff for the remaining 21 required trees on the site prior to issuance of the building permit for the expansion. Financial security consistent with City Code requirements for landscaping is required prior to issuance of the building permit.

Adopted by the Planning Commission of the City of Shakopee, Minnesota, held on the 7th day of May, 2020.

Chair of Planning Commission

ATTEST:

**Michael Kerski,
Director of Planning and Development**

PREPARED BY:
City of Shakopee
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