



## REQUEST FOR COUNCIL ACTION

---

**MEETING DATE:** February 7, 2022

**PREPARED BY:** Brett Angell, Economic Development Manager

**AGENDA ITEM:** North Grove Medical Center planned unit development stage plan and final plat

---

### PREVIOUS ACTIONS:

At their meeting of Monday, January 31, 2022, the Planning Commission recommended that the City Council direct the City Attorney to draft a Resolution and a Planned Unit Development agreement approving the North Grove Medical Center PUD development stage plan and final plat subject to:

1. The applicant addressing to the satisfaction of the city any remaining applicable comments contained in the memorandums from:
  - a. The Community & Economic Development Department dated January 13, 2022
  - b. The Engineering Department dated January 10, 2022
  - c. The Fire Department dated January 3, 2022
  - d. The Parks & Recreation Department, dated January 24, 2022

The applicant shall acknowledge that Park Dedication requirements are based on staff review and recommendation to the Park and Recreation Board and their subsequent board action. Board meetings are held on the third Thursday of each month.

**Requested Action:** PUD development stage plan and final plat

**Zoning:** B, Business District

### Adjacent Land

#### Use and Zoning:

North: R-A, Single-Family Agricultural District  
East: R-A, Single-Family Agricultural District  
South: B, Business District  
West: R-A, Single-Family Agricultural District

Applicant:	Terrain Holdings, LLC
Application received:	December 27, 2021
60 day review deadline:	February 25, 2022
Address:	Maple Grove Parkway and 105 <sup>th</sup> Avenue North

---

**RECOMMENDED COUNCIL ACTION:**

Motion to direct the City Attorney to draft a Resolution and a Planned Unit Development agreement approving the North Grove Medical Center PUD development stage plan and final plat subject to:

1. The applicant addressing to the satisfaction of the city any remaining applicable comments contained in the memorandums from:
  - a. The Community & Economic Development Department dated January 13, 2022
  - b. The Engineering Department dated January 10, 2022
  - c. The Fire Department dated January 3, 2022
  - d. The Parks & Recreation Department, dated January 24, 2022

The applicant shall acknowledge that Park Dedication requirements are based on staff review and recommendation to the Park and Recreation Board and their subsequent board action. Board meetings are held on the third Thursday of each month.

---

**COMMENTS:**

Terrain Holdings, LLC has submitted a request for development stage plan and final plat approval for the construction of a 42,000 square foot medical office building at the southwest corner of the Maple Grove Pkwy and 105<sup>th</sup> Avenue intersection. A concept stage plan for the parcel was approved in 2021 when the medical office building to the south was approved. The approved concept plan identified this parcel for commercial (retail/office) use with a building of approximately 40,000 square feet.

Property details

The subject property is approximately 4.1 acres in size and is zoned B-PUD, Business- Planned Unit Development, and guided in the 2040 Comprehensive Plan as commercial. The proposed development is consistent with the property zoning and guidance. Adjacent properties which are currently vacant are guided for commercial and mixed-use development. The property is within the 105<sup>th</sup> Area Master Plan.

Building details

The proposed development includes a two-story building totaling 42,000 square feet. The proposed building would be approximately 30 feet in total height. The building would front Niagara Lane. Tenants for the building are anticipated to be medical users. It is anticipated

that there will be more than one tenant within the building. The development includes sidewalk connections along Niagara Lane and 105<sup>th</sup> Avenue.

#### Parking/access

The proposed development includes the construction of 228 surface parking stalls, eight of which would be ADA accessible. The proposed number of accessible spaces exceeds the required number. The proposed number of parking spaces is consistent with other medical office building throughout the city.

Access for the proposed development would come off of Niagara Lane. A full access point would be shared with the development to the south and a secondary access onto Niagara Lane would be located further to the north. A secondary right-in right-out partial access would come off 105<sup>th</sup> Avenue.

#### Landscaping

The proposed landscaping plan includes the planting of 41 overstory trees, 18 ornamental trees, with additional shrubs, grasses and perennials. The proposed number of overstory trees meets the requirement. Following comments by the Arbor Committee and city staff, plans have been updated to meet the 20% maximum by genus of overstory trees.

#### Architecture

The proposed façade of the building includes a mix of brick/stone, composite metal panels and glass. The entrance of the development would feature the higher brick/stone and glass features with a canopy overhang. Proposed renderings of the development are included within this packet.

#### Planning Commission review

This item was reviewed at the January 31<sup>st</sup> Planning Commission meeting. The commission recommend approval of the development stage plan and final plat request.

---

#### **ATTACHMENTS:**

Attachment A: Narrative

Attachment B: Location map

Attachment C: Maps

Attachment D: Memorandums