



REQUEST FOR PLANNING COMMISSION ACTION

MEETING DATE: May 30, 2023
PREPARED BY: Peter Vickerman, Planning Manager
AGENDA ITEM: Minnesota Science and Technology Center planned unit development concept stage plan

PREVIOUS ACTIONS:

None

Requested Action: Planned unit development concept stage plan

Zoning: FF (Freeway Frontage District)

Adjacent Land

Use and Zoning:

North: R-A (Single-Family Agricultural District)
East: FF (Freeway Frontage District)
South: I-694
West: FF (Freeway Frontage District)

Applicant:	Ryan Companies US, Inc.
Application received:	April 24, 2023
60 day review deadline:	June 23, 2023
Additional 60 day review deadline:	August 22, 2023
Address:	Gravel Mining Area north of I-694

RECOMMENDED PLANNING COMMISSION ACTION:

Motion to recommend that the City Council direct the City Attorney to draft a resolution approving the Minnesota Science and Technology Center PUD concept stage plan 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 May 22, 2023
- b. The Fire Department dated May 3, 2023

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:

The applicant is requesting planned unit development concept stage plan approval for 400,000 square feet, three to four story, office/lab building with the potential of a 150,000 square feet addition on approximately 46 acres of land adjacent to I-694.

The development of the site would include extensions of Revere Lane North south from the roundabout with Fountains Drive North, and 73rd Place North that would connect on the west and east sides with this street in the Arbor Lakes Business Park and Project Libre sites respectively.

The site is in the Gravel Mining Area (GMA) South Master Plan area and is identified for multi-story office buildings. The site is guided Regional Mixed Use – Freeway Frontage that also calls for high quality, multi-story office buildings.

From the site plan proposed, narrative description, and renderings, it appears to be a use that is completely in-line with the city's vision for the site and we applaud the work of the applicant and property owner in bringing it forward.

As noted in the applicant's narrative, there is approximately 60 acres of additional land north of this site that will come in with subsequent approvals in the future. The uses anticipated in these areas would conform to the comprehensive plan guiding and vision set forth in the GMA South Master Plan.

More detailed plans would follow with a subsequent development stage plan review on this site but from a conceptual level, staff has no issues with the proposal.

ATTACHMENTS:

Attachment A: Narrative

Attachment B: Location and notification maps

Attachment C: Maps

Attachment D: Memorandums