



ARDEN HILLS
MEMORANDUM

DATE: February 5, 2020

PC Agenda Item **3.A**

TO: Planning Commission Chair and Commissioners

FROM: Joe Hartmann, Associate Planner

SUBJECT: Planning Case #19-018 – No Public Hearing Required

Applicant: Lorne Rothbauer, Boston Scientific

Property Location: 4100 Hamline Avenue N

Request: Amended Planned Unit Development and Site Plan Review

Requested Action

Lorne Rothbauer of Boston Scientific (“The Applicant”) is requesting Amended Planned Unit Development and Site Plan Review for a proposed project on 4100 Hamline Avenue N (“Subject Property”) to renovate a 700 square foot addition to the south side of Building 10 near Innovation Way for the delivery of research resources to the Research Therapies Center (“RTC”) facility.

Background

1. Overview of Request

The Boston Scientific campus at 4100 Hamline Avenue North operates under a Planned Unit Development (PUD) that was originally approved in 2002 for the Guidant Corporation. The last update to the PUD and Campus Master Plan took place in 2017 when the City approved a 5,330 square foot building addition on the northeast corner of Building 9 (Planning Case 17-013). New building construction or site modification identified on the approved Campus Master Plan requires the submittal of a Site Plan Review application prior to construction. For building construction or site modifications not included on the Master Plan, a PUD Amendment is required. The proposed addition to Building 10 (Attachment B) is not shown on the current Master Plan and a PUD Amendment is therefore being requested.

Plan Evaluation

Chapter 13, Zoning Regulations Review

1. District Provisions (I-1 Limited Industrial District) – Section 1320

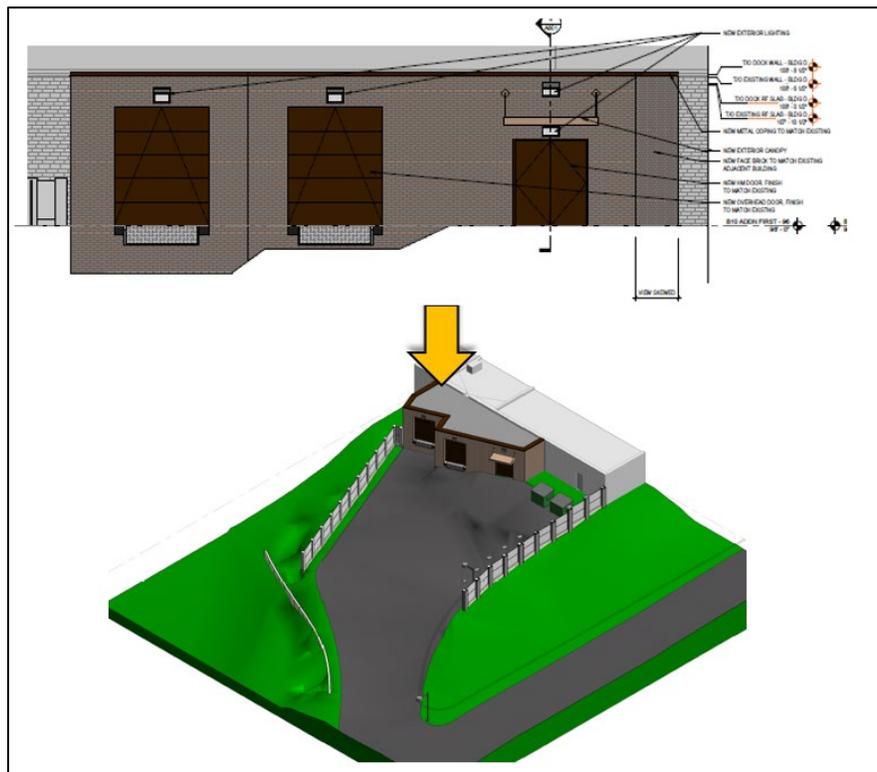
Under the 2040 Comprehensive Plan, the Boston Scientific campus is guided as Light Industrial and Office on the land use plan. The Subject Property is a permitted use as a manufacturer of

medical devices within this district. The changes to the Campus Master Plan that the Applicants propose to add are entirely exterior and complementary to the use of the Subject Property as a medical device manufacturer.

Boston Scientific is regulated under a PUD that permits the Subject Property to operate medical manufacturing provided those uses maintain harmony and compatibility with surrounding uses and are in keeping with the architectural character and design standards of existing uses and development. The underlying Zoning District that guides the uses allowed within the parcel is the I-1 Limited Industrial District.

A. Site Plan Review Design Standards - Section 1325.05, subd. 1

Exterior elevation plans submitted by the Applicant indicate that the proposed addition will utilize metal coping and brick on the face of the RTC building that will match the existing materials on-site. The proposed addition to the site will feature hollow metal doors and new overhead garage doors installed for vehicle loading and unloading that will match the style and finish of other doors found throughout campus. As a condition of approval, staff recommends that The Applicant submit a materials board to compare proposed materials against the existing buildings on campus.



Landscaping- Section 1325.55, subd. 1

According to City Code Section 1325.55, subd. 1, all districts developed uses shall provide and maintain a landscaped area along streets. This area shall be kept clear of all structures, storage, and off-street parking, and except for driveways, the area shall extend along the entire frontage of the lot and along both streets in the case of a corner lot. The Applicant submitted a landscaping

plan highlighting the planting schedule for replacement after the construction is complete. Twenty (20) shrubs will be planted in the vicinity of the project area as well as a mix of annual and perennial plants. The plans call for the replacement of approximately 8,860 square feet of turf to be re-seeded or re-sodded by the completion of the project. As a condition of approval, Staff recommends that prior to the issuance of a building permit, a landscape financial security shall be submitted and held for up to two years to ensure the viability of the landscaping.

Tree Preservation - Section 1325.55, subd. 1

A Tree Preservation Plan is required as part of an application when City grading permit or erosion control permit is required. The Tree Protection Plan submitted by the Applicant shows that 253 caliper inches of trees are set for removal. The majority of the trees in the existing wooded area are invasive Buckthorn or trees that do not meet the City's definition of a significant tree. Only five (5) significant trees will be removed, which accounts for 76 caliper inches. Ordinance requires tree replacement if more than 10 percent of the inches of significant trees on the site are impacted by the project. The proposed project area is four (4) percent the total site area.

Lighting - Section 1325.05, subd 3

Staff determined that a single overhead light will be installed directly underneath the door to the addition. Given the minimal outdoor lighting for the project, the photometric plan shows that none of the light emanating from the source will not reach beyond the project area. Given the project area is interior to the site, Staff do not anticipate any issues with regard to lighting.

Screening and Fencing – Section 1325.05, subd. 4

Screens and fencing help minimize adverse impacts of public nuisances, such as noise. According to City Code Section 1325.05, subd. 4, mechanical equipment requires screening to be constructed and located so as to completely screen them from view of adjacent streets and differing land uses. The Applicant is proposing a retaining wall along the south side of the project area that will further screen the RTC building and contain erosion resulting from the removal of trees in the area. The intent is to match the existing fencing onsite. In addition, the site is screened by a row of shrubs along Innovation Way.

The Applicant is proposing to add rooftop equipment on Building 10 as a part of this request, with a short parapet wall to help screen the equipment. The equipment proposed is approximately four (4) feet tall, and Staff finds that the equipment is positioned on the south wall of the addition, helping to reduce the angle of view. The existing roof top mechanical equipment on the RTC building is not screened, as is not noticeable from the property lines because the addition is internal to the Boston Scientific property.

Parking, Traffic, and Circulation – Section 1325.05, subd. 8, M

The Applicant submitted Proof of Parking calculations along with the site plans for the project area. The Proof of Parking calculations show that an additional 280 parking spaces could be provided on campus near the project area and an additional 319 spaces could be provided elsewhere on campus. Given there is no interior renovation associated with this project, no need

for additional plantings nearby, and no change to the number of staff or visitors on-site, staff does not anticipate the need to devote additional space for a new parking lot in light of this request.

The Applicant submitted turning templates illustrating the movement for a typical garbage truck and a semi-truck navigating the project area once construction is complete. The template indicates that a garbage truck would nose in, back up in the dock area and leave nose out whereas the semi-truck would back into the dock from Innovation Way and leave nose out. According to the Applicant, Boston Scientific does not anticipate parking trucks on Innovation Way, only pausing long enough to make the backing maneuver for semi-trucks. Staff does not anticipate any issues related to traffic or circulation on Innovation Way due to the project.

2. 1355.04 Procedural Requirements for Specific Applications

A public hearing for a PUD Amendment request is required before the request can be brought before the City Council. The applicant or its representative shall be given the opportunity to appear before the Planning Commission to answer questions or give explanations regarding the proposal. Upon completion of the public hearing and its study and consideration of the application, the Planning Commission shall submit its written report, containing its findings, conclusions, and recommendations as to the application, to the City Council.

Under Section 1355.06 subd.4, an application for an amendment shall be administered in the same manner as required for a new application. Any structural alteration, enlargement or intensification change in site plan, or similar change not specially permitted, shall require City Council action and all procedures shall apply as if a new application were being requested; provided, however, that when such changes are deemed to be insignificant by the Zoning Administrator, the requirements of a public hearing may be waived.

The structural alterations, enlargements or intensification changes proposed by the Applicant is entirely internal to the site, so staff deems the changes to the PUD Agreement and Campus master Plan insignificant. The changes to the site that the Applicants propose would impact less than 1% of the total area within the PUD. Given these circumstances, staff waived the requirements of a public hearing in this case.

Additional Review

Building Official

The Building Official has reviewed the plans and has no additional comments at this time. A Building Permit will be required prior to any construction taking place.

Public Works Director/City Engineer

The Public Works Director/City Engineer has reviewed the plans and has provided The Applicant with a comment letter (Attachment D) and all comments shall be adopted herein by reference as a condition of approval.

Findings of Fact

The Planning Commission must make a finding as to whether or not the proposed application would adversely affect the surrounding neighborhood or the community as a whole based on the aforementioned factors. Staff offers the following findings for consideration:

1. The Boston Scientific campus at 4100 Hamline Avenue North operates under a Planned Unit Development (PUD) that was originally approved in 2002 for the Guidant Corporation.
2. The last update to the PUD and Campus Master Plan took place in 2017 when the City approved a 5,330 square foot building addition on the northeast corner of Building 9 (Planning Case 17-013).
3. New building construction or site modification identified on the approved Campus Master Plan requires the submittal of a Site Plan Review application prior to construction.
4. For building construction or site modifications not included on the Master Plan, a PUD Amendment is required.
5. The proposed addition to Building 10 is not shown on the current Master Plan.
6. A public hearing for a PUD Amendment request is required before the request can be brought before the City Council; provided, however, that when such changes are deemed insignificant by the Zoning Administrator, the requirements of a hearing may be waived.
7. The changes to the site that the Applicants propose would impact less than 1% of the total area within the PUD, and given these circumstances, staff waived the requirements of a public hearing in this case.

Options and Motion Language

Staff has provided the following options and motion language for this case. The Planning Commission should consider providing additional findings of fact as part of the motion to support their recommendation for approval or denial.

- **Recommend Approval with Conditions:** Motion to recommend *approval* of Planning Case 19-018 for a Site Plan Review of 4100 Hamline Avenue, based on the findings of fact and the submitted plans, as amended by the conditions in the February 5, 2020 Report to the Planning Commission:
 1. All conditions of the original Planned Unit Development shall remain in full force and effect.
 2. Prior to the issuance of a grading permit, all items identified in the January 24th, 2020 Engineering Division memo shall be addressed. All comments shall be adopted herein by reference.
 3. The project shall be completed in accordance with the plans submitted as amended by the conditions of approval. Any significant changes to these plans, as determined by the City Planner, shall require review and approval by the Planning Commission and City Council.
 4. The proposed structures shall conform to all other regulations in the City Code.
 5. A Grading and Erosion permit shall be obtained from the city's Engineering Division prior to commencing any grading, land disturbance or utility activities. The Applicant shall be responsible for obtaining any permits necessary from other agencies, including but not limited to, MPCA, Rice Creek Watershed District, and Ramsey County prior to the start of any site activities.

6. Heavy duty silt fence and adequate erosion control around the entire construction site shall be required and maintained by the Developer during construction to ensure that sediment and storm water does not leave the project site.
 7. The Applicant shall be responsible for protecting the proposed on-site storm sewer infrastructure and components and any existing storm sewer from exposure to any and all stormwater runoff, sediments and debris during all construction activities.
 8. Prior to the issuance of a building permit, a landscape financial security of \$2,500 shall be submitted. Landscape financial security shall be held for two full growing seasons.
 9. Prior to the issuance of a building permit, the Applicant shall submit a materials board to be approved in writing by staff.
 10. All light poles, including base, shall be a maximum of 25 feet in height and shall be shoebox style, downward directed, with high-pressure sodium lamps or LED and flush lenses. Other than wash or architectural lighting, attached security lighting shall be shoebox style, downward directed with flush lenses. In addition, any lighting under canopies (building entries) shall be recessed and use a flush lens.
- Recommend Approval as Submitted: Motion to recommend *approval* of Planning Case 19-018 for a Site Plan Review of 4100 Hamline Avenue, based on the findings of fact and the submitted plans in the February 5, 2020 Report to the Planning Commission.
 - Recommend Denial: Motion to recommend *denial* of Planning Case 19-018 for a Site Plan Review of 4100 Hamline Avenue, based on the following findings: *findings to deny should specifically reference the reasons for denial and why those reasons cannot be mitigated.*
 - Table: Motion to *table* Planning Case 19-018 for a Site Plan Review of 4100 Hamline Avenue: *a specific reason and information request should be included with a motion to table.*

Public Comments

Staff published a notice in the *Pioneer Press* as per City procedure. Public notices were mailed out on Friday, January 24th and no comments were received from the public.

Deadline for Agency Actions

The City of Arden Hills received the completed application for this request on January 14th, 2020. Pursuant to Minnesota State Statute, the City must act on this request by March 14, 2020 (60 days), unless the City provides the petitioner with written reasons for an additional 60-day review period. With consent of the applicant, the City may extend the review period beyond the initial 120 days.

Attachments

- A. Application
- B. Location Map
- C. Submittal Documents
- D. Engineering Comment letter
- E. Truck Turning Exhibit