



DATE: April 7, 2021 PC Agenda Item **3.A**

TO: Planning Commission Chair and Commissioners

FROM: Jane Kansier, AICP, Planning Consultant, Bolton & Menk

SUBJECT: Planning Case #21-001 – 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 17,450 square foot addition to the south side of Building 14, in the northwest corner of the Arden Hills campus near Innovation Way. The purpose of this facility is the development and production of lithium batteries for use in medical devices. The primary space in the facility is a ‘dry room,’ a space maintained at less than 1% relative humidity, which is required for handling lithium. Ancillary functions in the addition include office and conference space.

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 2020 when the City approved a loading dock addition to the South side of Building 10. Before that, in 2017, 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 14 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. Building and Landscaping Coverage – Meets Requirements

The Zoning Code requirements for the I-1 district allow a maximum building footprint of 30% and a minimum landscape area of 35 percent. Landscaping is defined as all plantings, including trees, grass, and shrubs. The table below identifies the proposed percentages.

	Proposed Master PUD (Sq. Ft.)	Proposed Master PUD (PCT)	Permitted (I-1 District)
Structure Coverage	614,740 sq. ft.	18.16%	Max. of 30%
Landscape Coverage	1,610,953 sq. ft.	47.58%	Min. of 35%

B. Height – Flexibility Requested

The proposed building has a flat roof, with a height of 40 feet. Maximum height in the I-1 district is 35 feet. The first floor of the building is 21' in height. The remaining height is attributed the mechanical equipment penthouse, which encloses equipment that would typically be mounted on the roof.



Flexibility is requested from the maximum height of 35 feet.

C. Setbacks – Meets Requirements

Setbacks in the I-1 District are 50 feet for the front yard, 20 feet for the side yard with minimum of 40 feet total for both side yards, and 20 feet for the rear yard. The proposed addition meets all of the required setbacks.

2. Design Standards - Section 1325.05 and 1325.055

A. Aesthetics – Meets Requirements

Exterior elevation plans submitted by the Applicant indicate that the proposed addition will utilize precast panels and prefabricated metal panels complimentary in color and texture to the existing building. As a condition of approval, staff recommends that The Applicant submit a materials board to compare proposed materials against the existing buildings on campus.

B. Lighting – Meets Requirements

Architectural lighting strips are located in the south wall of the addition, and there is a wall mounted light on the west side of the building. In addition, parking lot lighting on the south and east side of the building is proposed. Given the minimal outdoor lighting for the project and the distance from the adjacent residential areas, staff do not anticipate any issues with regard to lighting. However, as a condition of approval staff recommends the Applicant be required to provide photometric calculations for the lighting at the west property line.

C. Screening and Fencing – Meets Requirements

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. In addition to the mechanical penthouse, the Applicant is proposing a parapet wall to screen rooftop mechanical equipment. The height of this wall has been increased to meet the noise standards.

D. Tree Preservation – Meets Requirements

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 95 caliper inches of significant trees are set for removal. The Ordinance allows 10% (36.2 caliper inches) to be removed without replacement. The remaining 58.8 caliper inches to be removed must be replaced at a ratio of 1 caliper inch for each 2 inches removed. The Applicant is required to replant 29.4 caliper inches. The proposed landscaping plan identifies a total of 63.5 caliper inches of replacement trees. The proposed replacement trees included a variety of deciduous and evergreen trees. As a condition of approval, staff recommends a landscaping letter of credit or escrow be required.

E. Parking, Traffic, and Circulation – Meets Requirements

The Applicant is proposing to provide an additional 10 parking spaces, and submitted Proof of Parking calculations for an addition 88 spaces. The addition of 17,450 square feet of floor area requires an additional 18 spaces. The new spaces plus proof of parking meets this requirement.

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.

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 in 2020 when the City approved a loading dock addition to the South side of Building 10 (Planning Case 19-018).
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 14 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.
7. The Planning Commission conducted a public hearing on April 7, 2021.

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 21-001 for a PUD Amendment and Site Plan Review of 4100 Hamline Avenue, based on the findings of fact and the submitted plans, as amended by the conditions in the April 7, 2021 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 February 17, 2021 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 equal to 125% of the cost of the landscaping to be installed on the site shall be submitted. The Applicant must submit a detailed cost estimate for the landscaping so staff can determine the final amount. 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. The applicant must provide photometric calculations for the lighting at the west property line.
 11. Once construction is complete and the equipment is operational, the Applicant must conduct a noise study to ensure the facility does not exceed maximum noise standards. If necessary, steps shall be taken to correct any deficiencies.

- **Recommend Approval as Submitted:** Motion to recommend *approval* of Planning Case 21-001 for a PUD Amendment and Site Plan Review of 4100 Hamline Avenue, based on the findings of fact and the submitted plans in the April 7, 2021 Report to the Planning Commission.
- **Recommend Denial:** Motion to recommend *denial* of Planning Case 21-001 for a PUD Amendment and 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 21-001 for a PUD Amendment and Site Plan Review of 4100 Hamline Avenue: *a specific reason and information request should be included with a motion to table.*

Public Comments

The Applicant conducted a neighborhood meeting via Zoom on December 15, 2020. Following the meeting, a letter signed by several residents of the residential area to the west was submitted (see Attachment E). The Applicant reviewed these comments and addressed them at a City Council Workshop on March 22, 2021, and submitted the attached letter (see Attachment F). The applicant was planning to have an informal meeting with several residents on March 31, 2021. Any information received as a result will be presented to the Planning Commission at the meeting.

Staff published a notice in the *Pioneer Press* as per City procedure. Public notices were mailed out on Friday, March 26, 2021.

Deadline for Agency Actions

The City of Arden Hills received the completed application for this request on March 9, 2021. Pursuant to Minnesota State Statute, the City must act on this request by May 8, 2021 (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 Narrative
- B. Location Map
- C. Submittal Documents
- D. Engineering Comment letter
- E. Neighborhood Letter
- F. Response Letter
- G. Summary of Noise Study
- H. March 22, 2021 City Council Presentation