

CITY OF PLYMOUTH

RESOLUTION No. 2024-101

RESOLUTION APPROVING A PUD GENERAL PLAN AND PRELIMINARY PLAT FOR SPRC LAND VENTURES PLYMOUTH FOR “SPRC LAND VENTURES PUD” FOR ROUGHLY 75.5 ACRES LOCATED AT 13001 COUNTY ROAD 10 (2023082)

WHEREAS, SPRC Land Ventures Plymouth has requested approval of a PUD general plan and preliminary plat for roughly 75.5 acres located at 13001 County Road 10; and

WHEREAS, the affected property is currently legally described as follows:

PARCEL 1:

That part of Government Lot 5 and that part of the Northwest Quarter of the Northwest Quarter of Section 2, Township 118, Range 22, Hennepin County, Minnesota, lying North of the center line of County Road No. 47 as platted in the recorded plat of Bass Lake Highlands and lying Westerly and Southerly of the center line of county State Aid Highway No. 10 as platted in the recorded plat of Hennepin County State Aid Highway No. 10, Plat 8.

PARCEL 2:

That part of the South Half of the Southeast Quarter of Section 34, Township 119, Range 22, Hennepin County, Minnesota, lying Southeasterly of the East line of Interstate Highway 494 as described in warranty Deed filed in Book 2460 of Deeds on page 33, as Document Number 3499559, and lying Southwesterly of the Southerly line of Hennepin County State Aid Highway No. 10 as shown on Highway Plat Document No. 3867013.

PARCEL 3:

That part of the West Half of the Northeast Quarter of Section 3, Township 118, Range 22, Hennepin County, Minnesota, lying North of the center line of County Road No. 47 and lying North and East of Interstate Highway 494 as described in Final certificate filed as Document Number 4040272.

PARCEL 4:

The East Half of the Northeast Quarter of Section 3, Township 118, Range 22, Hennepin County, Minnesota, EXCEPT that part of the Northeast Quarter of the Northeast Quarter of Section 3, Township 118, Range 22, lying Northerly and Easterly of the centerline of Hennepin County State Aid Highway No. 10 and its extension Northwesterly; and EXCEPT that part of the East Half of the Northeast Quarter of Section 3, Township 118, Range 22, lying southerly of the following-described line:

Commencing at the Southeast corner of said East Half of the Northeast Quarter; thence on an assumed bearing of North along the East line of said East Half of Northeast Quarter, 1,156.67 feet to the point of beginning of the line to be described; thence South 55 degrees 14 minutes 12 seconds west, 105.39 feet; thence Southwesterly 378.94 feet along a 2-degree tangential curve concave to the Southeast having a central angle of 7 degrees 34 minutes 44 seconds; thence Westerly 382.11 feet along a non-tangential curve concave to the Southwest having a central angle of 27 degrees 38 minutes 34 seconds, a radius of 792.00 feet and a chord bearing North 69 degrees 52 minutes 02 seconds west to the Southerly line of Hennepin County Highway No. 47, Plat 13; thence South 79 degrees 42 minutes 49 seconds West, along said Southerly line and not tangent to last-described curve, 598.08 feet to the west line of said East Half of the Northeast Quarter and there terminating; and also EXCEPT that part of the East Half of the Northeast Quarter of Section 3, Township 118, Range 22, Hennepin County, Minnesota, described as commencing at the Southeast corner of said East Half of the Northeast Quarter; thence northerly along the East line of said East Half of the Northeast Quarter, 1,156.67 feet to the point of beginning of the line to be described; thence Southwesterly deflecting to the left 124 degrees 45 minutes 48 seconds, 105.39 feet; thence Southwesterly 378.94 feet along a 2-degree tangential curve, concave to the Southeast, having a central angle of 7 degrees 34 minutes 44 seconds, and a radius of 2,865.79 feet; thence Westerly 382.11 feet along a non-tangential curve, concave to the Southwest, having a central angle of 27 degrees 38 minutes 34 seconds, a radius of 792.00 feet and the chord of said curve deflects to the right 62 degrees 28 minutes 30 seconds to a point on the southerly line of Hennepin county Highway No. 47, Plat 13, on file and of record in the office of the Hennepin County Recorder; thence Northeasterly along said Southerly line and not tangent to last described curve to the East line of said East half of the Northeast Quarter; thence South along said East line to the point of beginning.

WHEREAS, the Planning Commission has reviewed said request at a duly called public hearing and recommends approval.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLYMOUTH, MINNESOTA, that it should and hereby does approve the request by SPRC Land Ventures Plymouth for a PUD general plan and preliminary plat, subject to the following conditions:

1. A PUD general plan and preliminary plat are approved to allow a mixed-use development, in accordance with the plans received by the city on February 1, 2024 with revisions received on February 9, 2024, except as may be amended by this resolution.
2. Approval is contingent upon City Council approval of the request to rezone the site from B-C (business campus) to PUD (planned unit development).
3. Development standards not otherwise described herein shall be as indicated on the approved PUD general plan, except as may be amended by the conditions of this resolution.
4. Allowable land uses within the PUD shall be as described in the "SPRC Land Ventures PUD" in Section 21655.79 of the Plymouth Zoning Ordinance.

5. Maximum building height within the PUD shall be as described in the “SPRC Land Ventures PUD” in Section 21655.79 of the Plymouth Zoning Ordinance.
6. Building design and materials within the PUD shall be as follows:
 - a. Business Park.
 - 1) The business park building(s) shall be constructed of high-quality durable materials that have varied detail to create visual interest.
 - 2) Materials shall be cohesive with the overall development and shall include a mix of brick, cast-in brick or stone, composite panels, decorative precast concrete, architectural metals, and glass. Decorative precast concrete shall include reveals, change-in color or texture, or other design enhancements. Large exterior walls shall include horizontal and vertical articulation.
 - b. Office and Retail.
 - 1) The office and retail buildings shall be constructed of high-quality durable materials that have varied detail to create visual interest.
 - 2) Materials shall be cohesive with the overall development and shall include a mix of brick, cast-in brick or stone, composite panels, stucco, decorative block, architectural metals, and glass.
 - c. Residential Apartments.
 - 1) The apartment buildings shall be constructed of a combination of high-quality durable materials including brick, stone accents, large windows, fiber cement board siding (panel and lap) with fiber cement trim banding.
 - 2) The trash for the apartment buildings shall be collected and stored within the buildings, with dumpsters being wheeled out on pick up days.
7. All buildings, parking areas and their related drive aisles, retaining walls, and other improvements shall be set back a minimum of ten feet from all front lot lines (which are lot lines abutting a public street) and a minimum of five feet from side and rear lot lines. Required drainage and utility easements shall encumber the minimum setbacks described herein.
8. A PUD general plan is deemed to be a high-level approval. Specific site details will be addressed with the PUD final plan for each building or lot. The Developer is hereby afforded a specified level of administrative flexibility in the final designs, pursuant to Section 21655.09, Subd. 2 of the Plymouth Zoning Ordinance.
9. Required traffic improvements, as described in the traffic study:
 - a. Proposed Sycamore Lane within the site at County Road 10 (Bass Lake Road) – add a second northbound left turn lane to provide dual left-turn lanes, a through lane, and a right turn lane.
 - b. Internal – construct a single-lane roundabout at the proposed Sycamore Lane intersection with Quinwood Lane/61st Avenue within the site.
 - c. Sycamore Lane/Teakwood Lane intersection with Chankahda Trail – construct a single-lane roundabout.
 - d. County Road 10 (Bass Lake Road) at County Road 61 (Northwest Boulevard) – extend the eastbound and westbound left-turn lanes along County Road 10 by roughly 50 feet.
 - e. Modify/optimize – signal infrastructure, timing, and phasing.

10. The PUD shall be designed, constructed, and maintained to provide cohesive and harmonious elements including, but not limited to, accent building materials, landscaping, lighting, decorative paving materials, and street furniture. Buildings shall have high-quality equal or near equal treatments on all sides. Building design between various lots shall be harmonious and cohesive but each building may have its own individual character and identity. Elevations of all sides of a proposed building shall be submitted with the required PUD final plan, for determination of compliance with the requirements specified herein.
11. The PUD shall include a public plaza.
12. The applicant shall invest not less than \$200,000 for public art and street furniture within the PUD.
13. Bike racks or bike storage areas shall be required for all uses within the PUD.
14. The required natural buffer strips shall be provided around the wetlands at the minimum widths specified in the zoning ordinance based upon the type and quality rating of the wetland.
15. Loading areas shall be positioned to limit visibility from adjacent buildings and shall be screened through the use of wing walls, berms, and/or landscaping.
16. Other than limited/special temporary events where an administrative permit has been obtained, there shall be no outdoor sales or display of merchandise. The exception is that the grocery store may have a five-foot wide area along the front wall of the store, in locations to be designated, for such uses.
17. Based upon the finding that park dedication requirements were previously satisfied for non-residential development within the site by means of a cash payment in lieu of land dedication provided to the city in 1980, no park dedication shall be due for non-residential development. Furthermore, based upon the finding that park dedication has not been provided for residential development within the site, park dedication shall be provided based on the number of residential dwelling units, and shall be satisfied through a combination of park land dedication and pro-rated cash payment to the city with credit given for the land dedication.
18. **Prior to removal of the existing office building on the site**, the Developer shall obtain the required demolition and disconnect permits from the city.
19. **Prior to commencement of tree removal operations**, the Developer shall install and request inspection of tree preservation fencing and silt fencing and shall obtain prior written city approval.
20. **Prior to commencement of grading operations**, the Developer shall install and request inspection of silt fencing and shall obtain and comply with the required Construction Stormwater Permit, watershed approval/permit, and city grading permit.

21. **Prior to recording the final plat**, the Developer shall:
 - a. Receive city approval of final construction plans for public improvements.
 - b. Provide any required trail easements.
 - c. Execute the development contract and provide the related financial guarantees and fees.
 - d. Dedicate Lot 2, Block 3 as shown on the preliminary plat (park land) to the city by warranty deed, free and clear of any and all encumbrances.
 - e. Submit covenants, conditions, and restrictions (CC & R) documents for city review. The CC & R documents shall address responsibilities for maintenance, repair, and replacement of all private parking lots, driveways, sidewalks, and other or similar facilities, subdivision signage, developer-installed retaining walls and fencing, and other similar or common features, as well as any shared parking arrangement for the PUD.

22. **Prior to issuance of the first building permit within the PUD**, the Developer shall:
 - a. Obtain all applicable permits, including watershed approvals.
 - b. Provide a lighting, including fixture cut sheets, for staff review and approval.
 - c. Provide a master sign plan for staff review and approval.

23. **In conjunction with administrative approval of the PUD final plan for each building or lot**, the Developer for that specific lot shall enter into a site improvement performance agreement (SIPA) and provide the related financial guarantee and fees.

24. **Prior to issuance of building permits for the apartment buildings**, the Developer shall pay the outstanding park dedication fee for the apartment units, with credit given for the park land dedication pursuant to the development contract.

25. Standard Conditions:
 - a. No building permits shall be issued until the final plat is recorded and the city engineer signs off on building construction.
 - b. Signage shall comply with an approved master sign plan and shall require a separate sign permit, as required.
 - c. Any visible rooftop or ground-mounted mechanical equipment shall be painted or screened to match the building.
 - d. Compliance with the city's lighting regulations.
 - e. Compliance with the city's tree preservation regulations.
 - f. Compliance with the city's landscape regulations.
 - g. Compliance with all building and fire code requirements.
 - h. Compliance with all city and watershed regulations regarding drainage, runoff, water quality, and erosion control.
 - i. Submission of fire flow calculations with the final plat application.
 - j. Building permits are required for retaining walls that exceed four feet in height. Additionally, a safety fence shall be installed at the top of retaining walls that exceed four feet in height.
 - k. Hours of operation for site preparation work including building demolition, utility installation, foundation piling installation, and grading shall be limited as follows: Monday through Friday 7 a.m. to dusk; Saturdays 8 a.m. to 6 p.m.; Sundays and Holidays no work allowed. Hours of

operation for site development work including building construction shall be limited as follows:
Monday through Friday 7 a.m. to 10 p.m.; Saturdays, Sundays, and Holidays 8 a.m. to 9 p.m.

- l. Removal of any diseased or hazardous trees from the property at the owner's expense.
- m. Trees may be planted within the boulevard and boulevard islands to create a parkway.
- n. Any subsequent phases or expansions are subject to required reviews and approvals per ordinance provisions.
- o. The preliminary plat approval shall expire one year after the date of approval, unless the property owner or applicant has recorded the final plat, or unless the applicant, with the consent of the property owner, has received prior approval from the city to extend the expiration date for up to one additional year, as regulated under Section 510 of City Code.
- p. The PUD general plan approval shall not expire.

APPROVED by the Plymouth City Council on this 12th day of March, 2024.

STATE OF MINNESOTA)
COUNTY OF HENNEPIN) SS

The undersigned, being the duly qualified and appointed City Clerk of the City of Plymouth, Minnesota, certifies that I compared the foregoing resolution adopted at a meeting of the Plymouth City Council on March 12, 2024, with the original thereof on file in my office, and the same is a correct transcription thereof.

WITNESS my hand officially as such City Clerk and the Corporate seal of the city this _____ day of _____, _____.

City Clerk