

Planning Commission Item

March 21, 2023



Item	Xcel Service Center- Rezoning from A-2 to PUD, Site Plan Review and Wetland Alteration Permit, 1891 Arboretum Boulevard	
File No.		Item No: B.3
Agenda Section	<u>PUBLIC HEARINGS</u>	
Prepared By	Bob Generous, Senior Planner	
Applicant	Loucks, Inc. 7200 Hemlock Lane, Suite 300 Maple Grove, MN 55369	Xcel Energy 414 Nicollet Mall, Mezzanine Minneapolis, MN 55401
Present Zoning	Agricultural Estate District (A2)	
Land Use	Office/Industrial	
Acerage	21.7 acres	
Density	0.31 F.A.R.	
Applicable Regulations	<p>Chapter 20, Article II, Division 6, Site Plan Review</p> <p>Chapter 20, Article VIII, Planned Unit Development</p> <p>Chapter 20, Article XXIII, Division 7, Design Standards for Commercial, Industrial and Office-Institutional Developments</p> <p>Chapter 20, Article XXX, Towers and Antennas</p>	

SUGGESTED ACTION

"The Chanhassen Planning Commission recommends approval of Planning Case #2023-01, Xcel Service Center, including rezoning to Planned Unit Development – Office Industrial Park, PUD, site plan approval for five buildings, a communication tower and screened outdoor storage, and a wetland alteration permit, subject to the conditions of approval,

And Adopts the Findings of Fact and Recommendation."

SUMMARY

Xcel Energy Service Center - Chanhassen is requesting:

1. **Rezoning** of the property to Planned Unit Development – Industrial Office Park;
2. **Site plan** approval for five buildings:
 - a. 80,000 square foot main building including 18,226 square feet office, 21,920 square feet crew area, 39,884 square feet vehicle storage;
 - b. 17,580 square feet of vehicle maintenance and boom maintenance tall bay;
 - c. three storage buildings of one at 5,738 square feet (north), the second at 9,447 square feet (east), and the third at 9,840 square feet (south);
 - d. outdoor storage areas within the courtyard area of the storage buildings (area 6 on plan); and
 - e. a 175-foot communication tower for fleet communications (39 on site plan); and
3. **Wetland alteration** permit to fill a portion of the wetland that transects the property from the northeast to the central western portion of the site.

BACKGROUND

The property once had a farmstead in the northwest corner of the property. The balance of the property has been farmed with cultivated crops.

DISCUSSION

Xcel Energy Service Center - Chanhassen will serve as the new service center for electric distribution operations in the southwest metropolitan area replacing the aging Shorewood and Waconia facilities. The proposed facility will serve Xcel Energy field employees, associated engineers, and operational employees and will not be open to the general public or Xcel Energy customers. The proposed development has been extensively reviewed and modified to fit the site and should be a good addition to the community.

RECOMMENDATION

Staff recommends that the Planning Commission recommends approval of Planning Case #2023-01, including PUD rezoning, site plan review, and wetland alteration permit, plans prepared by Loucks, dated 01/12/2023, and Hagen, Christensen & McIlwain Architects, dated 02/17/2023, subject to the conditions in the Planning Commission staff report, and adopt the findings of fact and recommendation.

ATTACHMENTS

[Staff Report](#)

[Findings of Fact and Recommendation Xcel](#)

[Xcel Energy Service Center PUD Ordinance](#)

[Development Review Application](#)

[Architectural Plans](#)

[Civil Plans](#)

[Correspondence](#)

[Public Hearing Notice](#)

[Minnesota Joint Application Xcel Service Center](#)

[Notice of Application - Xcel](#)

[Notice of Decision - Xcel](#)