Memorandum

TO:	City Council
FROM:	Izaak Peterson , Associate Planner
DATE:	March 17, 2025
SUBJECT:	1801 Park View Drive - Wells Fargo Preliminary Plat and PUD (Amendment) Development Stage
ITEM NUMBER:	8.g
SECTION:	CONSENT AGENDA

REQUESTED MOTION

To approve the proposed Preliminary Plat and PUD - Development Stage (PUD Amendment) of the property located at 1801 Park View Drive, and Rice Creek Corporate Park, to subdivide the existing three parcels site into five individual property parcels. These recommended approvals are subject to the following conditions:

Preliminary Plat

1. The final plat in accordance with the plans submitted shall be submitted to the city for approval with the Final Stage PUD application. The plat shall subdivide the site into five properties, described as the following:
    a. Lot 1, Block 1: Wells Fargo Operations Center Building #2
    b. Lot 2, Block 1: Wells Fargo Operations Center Building #1
    c. Lots 3, Block 1: Retail Bank Branch
    d. Outlot C: Stormwater Ponding South
    e. Outlot D: Stormwater Ponding North
2. The developer is required to enter into agreements related to the site management regarding access and the maintenance of stormwater management facilities. Said agreements shall be executed prior to the the release of a final plat for this project. These agreements shall be submitted to the city attorney for review and approval prior to release of the final plat. Executed and recorded copies of the agreements shall be submitted to the city.
3. Drainage and utility easements shall be dedicated over the stormwater ponding areas. Other drainage and utility easements shall be provided over the proposed stormwater managements areas, infiltration basins and as required by the Director of Public Works.
4. Separate application for existing drainage and utility easement vacation shall be submitted for city council consideration prior to final plat for recording.
5. The final plat shall be submitted to the city for approval with the Final Stage PUD application.

PUD Amendment- Development Stage

1. An updated Declaration of Easements, Restrictions, Covenants and Conditions is required and shall identify the permitted land uses and shared access and parking (if any) within the PUD. This Declaration shall be submitted to the City Attorney for review.

Executed and recorded copies of the updated Declaration shall be submitted to the City.

2. This approval permits the change in underlying zoning for Lots 1, 2 and 3 Block 1 as part of the subdivision of Lots 1 and 2, Block 3 RICE CREEK CORPORATE PARK, Ramsey County, Minnesota.
    1. Lot 1, Block - Business Park, BPK
    2. Lot 2, Block 1 - Business Park, BPK
    3. Lots 3, Block 1 - Commercial, C2
3. The applicant is required to enter into an amended PUD agreement related to the subdivision of the site as proposed, and outlining the underlying zonings of Lots 1, 2 and 3, Block 1 as outlined in condition 2. The amended PUD agreements shall be executed prior to release of the final plat for recording.
4. This approval shall expire after 60 days if the Planned Unit Development - Final Stage application has not been submitted for city review and approval.

INTRODUCTION

BKBM Engineering, on behalf of Wells Fargo Properties Inc, has submitted a preliminary plat and PUD Development Stage application requesting subdivision of the existing Wells Fargo corporate campus site located at 1801 Park View Drive. The application proposes to plat three individual lots to serve existing Wells Fargo operation center buildings and an existing commercial bank facility, as well as modify two existing Outlots containing onsite stormwater facilities. Additionally, the applicants request consideration of modifying the existing underlying zoning of the proposed retail bank parcel, to a General Commercial (C-2) zoning district specification to allow for the future divestment of the building and proposed property.

The site is currently located within the Rice Creek Corporate Park planned unit development with an underlying zoning designation of Business Park (BPK), as a result, consideration of a PUD Amendment Development Stage application is required in order to facilitate the preliminary plat request. No site construction or facility alterations are proposed through the submitted applications.

DISCUSSION

The Wells Fargo campus is located in the north central 50 acres of the Rice Creek Corporate Park and currently includes a 172,330 square foot data center, a 400,000 square foot operations center, as well as a retail bank facility. Improvements to the Wells Fargo business campus were most recently reviewed by the city in 2021, which permitted additions to the sites data center facility, and in 2023 which permitted free standing and roof mounted solar energy systems on the site. The site as a whole is comprised of three individual property parcels. The predominate parcel contains an existing retail bank and two operation center buildings, along with two Outlots containing existing stormwater facilities that serve the property.

The site is part of the Rice Creek Corporate Park Planned Unit Development (PUD), which contains a mix of commercial, office and business, residential, and recreational uses. The PUD was approved in 1999, and has since been built out. The underlying zoning of the subject property is Business Park (BPK). The use of the property for a financial institution is permitted by right within the BPK district, and Rice Creek Corporate Park PUD agreement. The underlying PUD agreement specifies that subdivision of properties within the district requires authorization of the both the corporation and city. The formal process for the city to provide authorization of the a subdivision which includes three or more lots, as proposed, is preliminary plat and subsequent final plat consideration.

The result of the proposed subdivision of the site would result in the following standalone properties:

- Lot 1, Block 1: Wells Fargo Operations Center Building #2
- Lot 2, Block 1: Wells Fargo Operations Center Building #1
- Lots 3, Block 1: Commercial Bank Branch
- Outlot C: Stormwater Ponding South
- Outlot D: Stormwater Ponding North

Staff has reviewed the submitted plans in accordance with the approved Planned Unit Development, and Preliminary Plat review criteria.

PUD Amendment

The Planned Unit Development process is used to encourage or provide flexibility, creativity, and innovation in the planning and design to achieve a variety of objectives related to the Development Code and the city's land use goals. At the Development Stage, the detailed site development and subdivision plans are presented to the city for public review. The Final Stage of the PUD is reviewed by the city council and provides the city with the opportunity to review the plans for consistency with the Development Stage approval. Development Agreements are also drafted and executed during the Final Stage.

While the development code establishes minimum standards for all new development, the PUD process allows the City to grant flexibility from these standards. The underlying Rice Creek Corporate Park PUD included criteria for architecture and design elements, enhanced landscaping, and signage.

The underlying zoning of Lots 1 and 2 would remain Business Park, BPK. The applicants request to modify the underlying zoning of the existing retail bank facilities to C2 within the confines of the proposed lot 1, Block 2 parcel is consistent with the existing use of the property. The request would align the property with similarly designated commercial parcels located within the Rice Creek Corporate Park PUD exist directly to the Northwest. The C2 underlying zoning designation would allow for the infill use of the site, as permitted within the C1A, C1 and C2 districts. However, if approved, any future redevelopment of the property would be subject to the Site and Building Plan review process, and design standards specified within the Development Code and PUD agreement.

Preliminary Plat

Subdivisions are reviewed by the planning commission and the city council in accordance with Chapter 105 of the Development Code. Preliminary plats require that the planning commission hold a public hearing and forwards a recommendation to the city council for consideration.

Development Code Sec 107-62 prescribes that lots located within the BPK zoning district are required to meet a minimum lot size of 1.5 acres. In the instance in which existing structures, facilities, and uses are proposed to be retained through a subdivision application, such structures and uses are required to comply with current performance standards such as minimum setbacks and lot coverage requirements. Within the BPK district, front yard setbacks are 75 feet, rear yard setbacks are 30 feet and side yards setbacks shall be 30 feet. In addition, the district allows for a maximum lot coverage of 70 percent.

The requested C2 zoning designation requires lot and setback compliance as specified in Development Code Section 107-60. C2 District standards include a maximum lot coverage of

75-percent, a minimum 75 foot front setback, 20 foot rear setback and 10 foot sideyard setbacks.

The preliminary plat has been reviewed in accordance with the city's subdivision standards and has been found to generally comply with these standards, as shown below:

	Lot Size	Lot Coverage Proposed (70% max)	Front Setback Proposed (min.)	Rear Setback Proposed (min.)	Side Setback Proposed (min.)
Lot 1, Block 1	12.92 acres	54.39%	75.2 feet (75 feet)	264 feet (30 feet)	97.2 feet (30 feet)
Lot 2, Block 1	31.55 acres	62.85%	101 feet (75 feet)	55.2 feet (30 feet)	978 feet (30 feet)
Lots 3, Block 1	2.16 acres	59.33%	93.5 feet (50 feet)	30 feet (20 feet)	146.9 feet (20 feet)
Outlot C	3.05 acres	12.5%	N/A	N/A	N/A
Outlot D	4.44 acres	44.39%	N/A	N/A	N/A

All properties as proposed on the site would comply with the minimum building setback and lot standards of the BPK and C2 district. One area of development code deviation presented with the proposed subdivision is minimum setback requirements for some portions of internal sidewalk and driveways which are present on the site, which freely cross between proposed interior property lines. Generally, staff views these sidewalk and driveway facilities to serve the site as a whole, and would be best be addressed through formal access and maintenance agreements and recognition within PUD amendment agreement.

Agency Comment
The proposed subdivision was reviewed by City Public Works Staff and the Rice Creek Watershed District. At this time, the Watershed district has provided conditional approval of the proposed plat.

The City Engineer provided comment that separate consideration of proposed easement vacations will be required at the time of Final Plat and Final Stage PUD application.

Public Comment
Legal notice was published within the February 11, 2025 edition of the Shoreview Press. In addition, neighborhood notice was distributed to the property owners within 350 feet of the subject property. At the time of this report, no public comment has been received by staff.

Planning Commission Review
The planning commission reviewed the submitted applications at their regularly scheduled meeting on February 25th. The commission held a duly noticed public hearing, at which time no members of the public brought forward public comment. Upon discussing the requested subdivision and PUD zoning modification, the commission unanimously recommended approval of the requests with a 6-0 vote.

RECOMMENDATION
The submitted plans were reviewed in accordance with the city's criteria for platting and

planned unit development. Overall, staff is supportive of the development as it is consistent with Shoreview's land use policies in the comprehensive plan, underlying PUD district and the regulations in the development code.

Staff is recommending that the city council approve the proposed preliminary plat of the property located at 1801 Park View Drive, and Rice Creek Corporate Park PUD Amendment-Development Stage, to subdivide the existing three parcels site into five individual property parcels. These recommended approvals are subject to the following conditions:

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<u>ATTACHMENTS</u>

Location Map
Applicant Narrative
Preliminary Plat