

Memorandum

TO: City Council
FROM: Izaak Peterson , Associate Planner
DATE: May 19, 2025
SUBJECT: 1801 Park View Drive - Wells Fargo Final Plat, Final Stage PUD Amendment, Vacation Request (Public Hearing)
ITEM NUMBER: 9.a
SECTION: PUBLIC HEARINGS

REQUESTED MOTION

Motion #1

To close the public hearing.

Motion #2

To adopt Resolution 25-37, vacating the utility and drainage easements dedicated in the plat of Rice Creek Corporate Park, which lie within Lots 1 and 2, Block 3 and Outlots C and D and the drainage easements per Document No. 3425483.

Motion #3

To approve the proposed Final Plat and PUD - Final 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:

Final Plat

1. 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.

PUD Amendment- Final 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.

INTRODUCTION

BKBM Engineering, on behalf of Wells Fargo Properties Inc, has submitted a Final Plat and PUD Final 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 final stage application were required in order to facilitate the subdivision request. No site construction or facility alterations are proposed through the submitted applications.

These Final Stage PUD and Final Plat applications were preceded by a preliminary plat, and PUD Development stage application which were reviewed and recommended for approval by the Planning Commission at their February 25, 2025 meeting, and approved by the city council on March 17, 2025.

In association with the proposed final plat and PUD amendment, the applicants request vacation of existing drainage and utility easements present over the site. The proposed vacation request is intended to remove previously dedicated drainage and utility easements that were erected at the time of the sites initial subdivision in 1999, and would no longer align with the newly proposed property lines, or otherwise do not reflect current site conditions.

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 formal process for the city to provide authorization of 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 Final Plat plans in accordance with the approved Planned Unit Development Development Stage, and Preliminary Plat plans.

PUD Amendment

The PUD final stage is the third phase in the PUD process. This is the opportunity for the city to review the plans and the development agreements for consistency with the development stage approval. A 4/5ths majority vote by the council is required for approval of a PUD.

The underlying zoning of Lots 1 and 2 will 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.

The developer will be required to enter into a PUD amendment agreement with the city revises the underlying zoning modifications.

Final 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. A Final Plat requires approval by the City Council, and must be found to be in compliance with the terms of the previously approved preliminary plat application.

The preliminary plat has been reviewed in accordance with the city's subdivision standards and has been found to comply with the approved preliminary plat application.

Vacation Request

[Article IV](#) of the municipal code regulates the vacation of easements, rights-of-way or other publicly dedicated land. A vacation request may be initiated by the city. The city council is required to hold a public hearing regarding the vacation request and may grant or deny the request based on a 4/5 vote of its entire membership upon a finding that the vacation is in the public interest.

Upon review of the previously submitted preliminary plat application, staff recommended a condition of approval requiring the applicant submit separate application to vacate the easement areas that would no longer reflect the location of property lines and reflect proposed site conditions, as well as address easements previously dedicated that were poorly described at time of their creation and did not create a closed figure. This condition of approval was intended to avoid the instance of a stray public easements that no longer served the public interest. If the vacation is approved, the applicant intends to work with staff to rededicate standard drainage and utility easements that align with the adjusted property boundary and encapsulate the sites two Autlots.

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 has indicated that modification of the proposed drainage and utility easements shown within the plat is required. Dedication of standard drainage and utility easements to the satisfaction of the Public Works Dept. has been listed as a condition of Final Plat approval to address this required revision.

Public Comment

Legal notice regarding the proposed easement vacation request has been published within two consecutive editions 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.

RECOMMENDATION

The submitted plans were reviewed in accordance with the city's criteria for platting and planned unit development requirements. 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 the city council hold the public hearing to receive any public testimony, close the public hearing, adopt Resolution 25-37, vacating the utility and drainage easements dedicated in the plat of Rice Creek Corporate Park, which lie within Lots 1 and 2, Block 3 and Outlots C and D and the drainage easements per Document No. 3425483.

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

Final Plat

1. The plat shall subdivide the site into five properties, described as the following:
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PUD Amendment- Final 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.
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ATTACHMENTS

[Location Map](#)

[Final Plat](#)

[Resolution 25-37](#)

[Exhibit A- Depiction of Easement Vacation](#)