

**CITY OF PLYMOUTH
AGENDA
Regular Planning Commission
Council Chambers
3400 Plymouth Boulevard, Plymouth, MN
April 16, 2025, 7:00 PM**

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

- 2. PUBLIC FORUM** - Individuals may address the committee about any item not contained on the regular agenda. A maximum of three minutes is allotted per individual with a total of 15 minutes for the forum. If the full 15 minutes are not needed for the forum, the committee will continue with the agenda. The committee will take no official action on items discussed at the forum, with the exception of referral to staff for future report.

- 3. APPROVE AGENDA** - Planning Commission members may add items to the agenda for discussion purposes or staff direction only. The commission will not normally take official action on items added to the agenda.

- 4. CONSENT AGENDA** - These items are considered to be routine and will be enacted by one motion. There will be no separate discussion of these items unless a council member or individual so requests, in which event the item will be removed from the consent agenda and placed elsewhere on the agenda.

4.1 Approve the March 5, 2025, minutes.

1. Planning Commission Minutes

4.2 Review Community & Economic Development Department 2024 Annual Report

1. 2024 CED Annual Report

5. PUBLIC HEARINGS

6. NEW BUSINESS

6.1 Pre-application sketch plan review for the property located at 1455 County Road 101 (Marco McLane Development - 2025012)

1. Planning Commission Report
2. Applicant narrative and graphics
3. PUD Policy

7. ADJOURNMENT



To: Planning Commission

Prepared by: Lori Sommers, Planning Manager

Reviewed by: Grant Fernelius, CED Director

Item: **Approve the March 5, 2025, minutes.**

1. Action Requested:

Motion to adopt the minutes.

2. Background:

The Planning Commission met on March 5, 2025.

3. Budget Impact:

N/A

4. Attachments:

1. Planning Commission Minutes

Proposed Minutes Planning Commission Meeting March 5, 2025

Acting Chair Anderson called a Meeting of the Plymouth Planning Commission to order at 7:00 p.m. in the Council Chambers of City Hall, 3400 Plymouth Boulevard, on March 5, 2025.

COMMISSIONERS PRESENT: Acting Chair Marc Anderson, Julie Olson, Josh Fowler, and Neha Markanda

COMMISSIONERS ABSENT: Chair Michael Boo and Bill Wixon

STAFF PRESENT: Community and Economic Development Director Grant Fernelius, Senior Planners Lori Sommers, and Shawn Drill, Engineering Services Manager Chris McKenzie, and City Council Liaison Julie Pointner.

Acting Chair Anderson led the Pledge of Allegiance.

Call to Order

Public Forum

Approval of Agenda

Motion was made by Commissioner Fowler and seconded by Commissioner Olson to approve the agenda. With all Commissioners voting in favor, the motion carried.

Consent Agenda

(4.1) Planning Commission minutes from meeting held on February 19, 2025.

Commissioner Markanda referenced her comments on page 3 and requested a change to add the word ‘unfortunately’ in front of the word ‘appealing’.

Motion was made by Commissioner Olson and seconded by Commissioner Fowler to approve the consent agenda with the noted change. With all Commissioners voting in favor, the motion carried.

Public Hearings

(5.1) Rezoning, conditional use permit, variances, and preliminary plat for Sunset Bluff subdivision located at 5995, 6045, and 6105 Vicksburg Lane (Ron Clark Construction – 2025005)

Senior Planner Sommers presented the staff report.

Acting Chair Anderson introduced Mike Waldo, the applicant, who provided an overview of the project.

Acting Chair Anderson opened the public hearing.

Acting Chair Anderson introduced Yugi Patturi, 16105 61st Avenue, and Hietham Zenan, 929 Portland Avenue, Minneapolis, who stated that they were concerned about water and drainage and how would the proposed development impact his property on 61st Avenue?

Acting Chair Anderson introduced Paul Wardell, 16395 Chankahda Trail, who stated that he was concerned about drainage, and asked that no docks be allowed to be placed on the pond. It should be kept natural. He further stated that he was concerned with the design of the proposed homes and how usable the backyards would be for the villas?

Acting Chair Anderson closed the public hearing.

Mr. Waldo provided concepts of different housing products that he provides.

Commissioner Markanda asked if engineering staff could provide a range of numbers that equate to the percentages.

Engineering Services Manager McKenzie replied that in the a.m. peak hour, they would anticipate about 20 vehicles, which would equate to a car in the intersection every three minutes. He stated that in the afternoon they would anticipate 25 vehicles, which would equate to a vehicle every 2.5 minutes. He stated that if they blend that across the day, they would anticipate about 290 vehicles from the development, which would be a vehicle coming or going every five minutes. He compared that to Vicksburg, which has about 10,000 cars per day.

Commissioner Markanda asked if there would be more wetland-friendly trees and how that would work with the restitution.

Senior Planner Sommers stated that staff would work with the developer to find buffer-friendly trees and then would redo the calculation. She explained that the restitution could be reduced if there is more planting onsite.

Commissioner Olson asked if there is a required buffer for plantings of 75 feet from the water of the wetland.

Engineering Services Manager McKenzie stated that the wetland can be challenging for trees and tree planting, but much of the issue is the bluff/hill. He explained that they want to avoid driving equipment or planting on that slope. He stated that native prairie and trees also do not work well together as the native plantings need sun that the trees would block.

Commissioner Fowler agreed that they should add a provision not to allow docks. He stated that while he would not want to see things done that would be detrimental just for the sake of trees, he would support the applicant working with staff to determine if there could be more plantings.

Acting Chair Anderson commented that this seems to be a good transition as there would be apartments to the north, townhouses to the east, and commercial diagonal. He agreed with the right-in/right-out. He stated that while no one likes tree removal, it seems unavoidable and noted that trees can be planted elsewhere through the restitution. He commented that while he does not typically like variances, he does understand the need in this case.

Commissioner Olson stated that she likes the idea of less density than would have been expected, the builder has a great reputation, there is a plan to work on the trees, and the drainage is being addressed.

Motion was made by Anderson, and seconded by Commissioner Olson, to recommend approval of the rezoning, conditional use permit, variances, and preliminary plat for Ron Clark Construction, Sunset Bluff to be located at 5995, 6045, and 6105 Vicksburg Lane, subject to the conditions within the draft resolution with the addition to state within the covenant that no docks are allowed and directing the applicant to work with staff to identify additional trees that could be appropriately added. With all Commissioners voting in favor, the motion carried.

The Commission took a brief recess.

The Commission reconvened.

(5.2) Review annual update to the zoning ordinance, zoning map, and city code (City of Plymouth – 2025006)

Senior Planner Drill presented the staff report.

Acting Chair Anderson recognized the work of staff on this matter.

Commissioner Olson referenced the definition related to wild animals, noting that ducks and geese are listed, and asked if those are considered wild animals.

Senior Planner Drill responded that ducks and geese could be considered either wild animals or farm animals, and presently appear in the definition of both.

Acting Chair Anderson asked if the prohibition of chimneys and cantilevers from encroaching into the easement is a change or whether that is an existing rule.

Senior Planner Drill replied that type of encroachment is presently not allowed, and noted that language would be added to clarify that.

Acting Chair Anderson asked if homeowners are allowed to plant on city land, meaning within the right-of-way in the front yard.

Senior Planner Drill replied that planting other than sod is technically not allowed in the boulevard, however, we know people do sometimes place landscaping and other plantings in that area. He stated that section 15 would clarify that any hedges must be outside of the traffic sightline area.

Acting Chair Anderson referenced section 25, where the words ‘steep slopes’ are used but undefined.

Senior Planner Drill commented that steep slopes are defined separately within and under the shoreland overlay definitions.

Acting Chair Anderson asked if the owners of the properties to be rezoned have been notified and whether they agree.

Senior Planner Drill replied that letters were sent to those property owners that included contact information with any questions or concerns. No responses have been received, so it seems they are in agreement.

Commissioner Fowler referenced section 3 and noted that the definition of commercial recreation would be changed from excluding shooting ranges to including shooting ranges, and asked for more information.

Senior Planner Drill replied that use had previously been included in the definition but was removed last year and was proposed to be added back in.

Commissioner Fowler stated that he has concern with that, even if the use had previously been allowed. He reviewed the areas in which commercial recreational uses are allowed and did not believe that use would be appropriate in all of those areas. He noted that there would also be a conflict within the city center, as commercial recreational is allowed in that district but shooting ranges are explicitly prohibited from the city center.

Senior Planner Drill responded that staff will review and revise the draft ordinance before it goes to City Council to remove shooting range uses from the definition of commercial recreation.

Commissioner Markanda referenced section 21 and asked for more information on chicken licenses.

Senior Planner Drill stated that chicken licenses would continue to be valid for the same 2-year term and noted that the language would simply be reworded for clarity. License term language also appears on the chicken license application form.

Acting Chair Anderson opened the public hearing.

No one wished to speak.

Acting Chair Anderson closed the public hearing.

Motion was made by Commissioner Fowler, and seconded by Commissioner Olson, to recommend approval of the proposed amendments to the zoning ordinance, zoning map, and city code with the agreed-upon change to remove shooting ranges from the definition of commercial recreation. With all Commissioners voting in favor, the motion carried.

New Business

Community and Economic Development Director Fernelius provided an update on recent actions of the city council and other items of interest to the planning commission.

Adjournment

Acting Chair Anderson adjourned the meeting at 9 p.m.

To: Planning Commission

Prepared by: Jennifer Erickson, Economic Development Coordinator

Reviewed by: Grant Fernelius, CED Director

Item: **Review Community & Economic Development Department
2024 Annual Report**

1. Action Requested:

No formal action required. The CED 2024 Annual Report is being routed to the Planning Commission as informational.

2. Background:

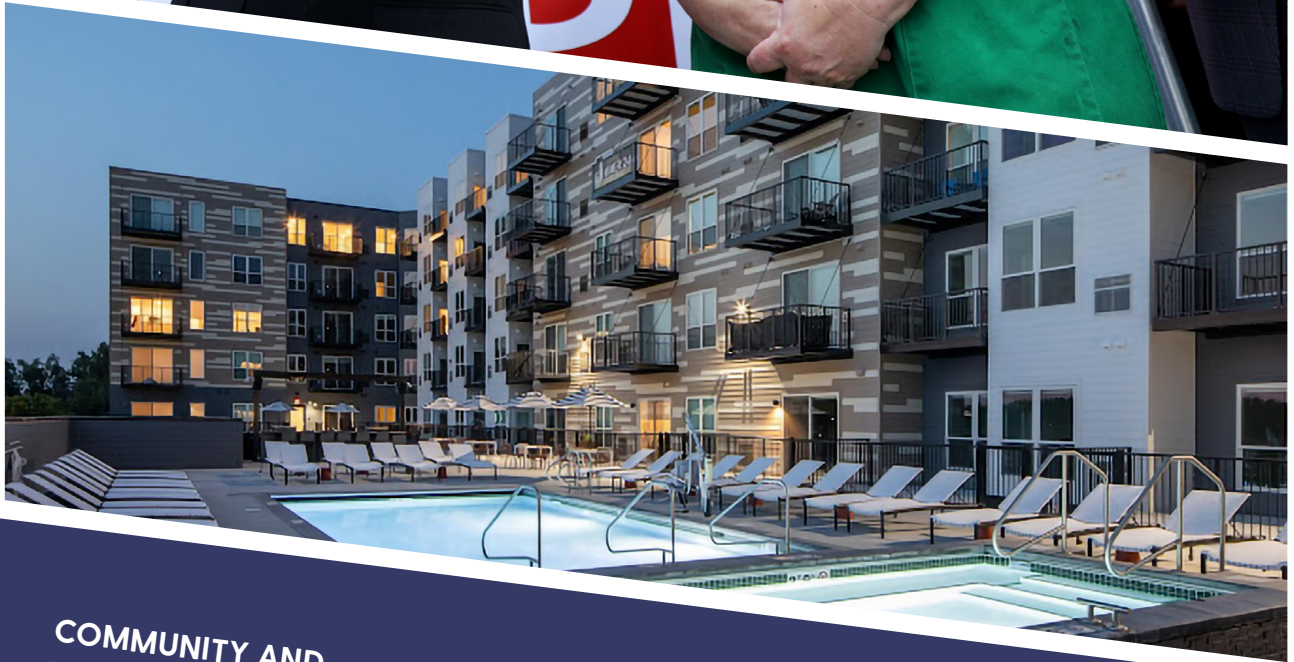
The 2024 Annual Report includes information from the Community and Economic Development Department on planning, economic development, and housing-related items for the year.

3. Budget Impact:

NA

4. Attachments:

1. 2024 CED Annual Report



COMMUNITY AND
ECONOMIC DEVELOPMENT
ANNUAL REPORT

2024



City of
Plymouth



WELCOME



On behalf of my colleagues, I am pleased to present the Community and Economic Development (CED) Department Annual Report for 2024. The document highlights the significant projects, activities and economic conditions in Plymouth over the last year. As background, CED provides planning/zoning, economic development, building inspection, code enforcement and housing services to a wide group of customers, including residents, businesses, and other community groups.

In 2024, \$460 million worth of private and public construction activity occurred. It is the second consecutive year with development investment surpassing \$450 million in value. Construction activity was spread across a mix of commercial, industrial, single-family residential, and multi-family projects. Much of this investment will help build the city's tax base, which is important as the community has less vacant land. As such, future growth will be dependent on investments and policies that are focused on redevelopment.



Grant Fernelius

One of those redevelopment projects is the former Prudential campus at the corner of Interstate 494 and Bass Lake Road. In 2024, developers broke ground on the 75-acre site that has been rebranded as The Boulevard. The project will include housing, retail, restaurants, med-tech manufacturing and a 13-acre public park with a water feature. In recent months, Summit Orthopedics (clinic), Coborn's (grocery) and Roers Companies (apartments) received approval to start their projects.

In addition to redevelopment, the city is also focused on being a community of choice – a desirable place to live, work, shop and play. Part of this strategy is geared toward supporting the growth of businesses already located here. For example, the city secured state assistance to support an expansion at Philips Image Guided Therapy, which will create a new Medical Technology Center of Excellence and Global Customer MedTech Training Center. The company had options to expand globally, but chose Plymouth because of its strong med-tech ecosystem and educated workforce. We also began hosting quarterly networking events to support small businesses and entrepreneurs – an important part of the community and local economy.

In closing, none of this could have happened without the hard work and dedication of our CED staff, who care about the work they do and the people they serve. I hope you find this report informative and insightful into what makes Plymouth a great community. We look forward to good things in 2025.

Sincerely,

Grant Fernelius
Community & Economic Development Director



Plymouth is a nationally recognized city located just 12 miles west of Minneapolis. Plymouth has built a reputation as a thriving community offering an excellent quality of life, first-rate park system, picturesque open spaces, highly regarded school districts, and innovative companies and industries. Plymouth was recently ranked seventh on Consumer Affairs' Best Places to Live in the Midwest.

Boasting Minnesota's fourth largest economy, the city is home to an established commercial-industrial base, thriving manufacturing, med-tech and healthcare sectors, and access to talent from St. Cloud State University's Plymouth campus, the University of Minnesota, and other nearby colleges and universities.

City Strategic Themes

The Plymouth City Council has four key priorities. The Community and Economic Development (CED) Department focuses its work around these themes.

- City Center
- Redevelopment
- Environmental Stewardship
- City of Choice



Plymouth by the Numbers

- 80,546 population
- 95,000+ daytime population
- 32,519 total households
- \$133,900 median household income
- \$86,120 annual average wages in Plymouth
- 4th largest economy in Minnesota
- Lowest tax rate of peer cities
- 53,776 total jobs
- 65% of residents have a four-year college degree or higher

INDUSTRY PROFILE

Industry Sector	2013 Jobs (Total)	2013 Jobs (%)	2023 Jobs (Total)	2023 Jobs (%)
Professional & Business Services	9,338	19.4%	11,290	21.0%
Trade, Transportation and Utilities	10,276	21.4%	11,253	20.9%
Manufacturing	9,315	19.4%	10,312	19.2%
Education and Health Services	5,723	11.9%	7,496	13.9%
Construction	1,956	4.1%	3,256	6.1%
Financial Activities	4,424	9.2%	3,093	5.8%
Leisure and Hospitality	3,201	6.7%	3,073	5.7%
Public Administration	1,584	3.3%	1,601	3.0%
Other	2,255	4.7%	2,402	4.5%
Total	48,072		53,776	

Source: Quarterly Census of Employment and Wages, Minnesota Department of Employment and Economic Development. Latest annual data available is for 2023. Employment in the city was up 5,704 jobs at the end of 2023, compared to the end of 2013. Professional & Business Services gained the most jobs and accounted for the largest share of jobs in the city, followed closely by employment in the Trade, Transportation & Utilities, and Manufacturing industries.

Networking Group

The city started a networking group for small businesses and entrepreneurs in 2024. Four meetings were held, giving CED department staff an opportunity to share resources and information, and participants time to promote their businesses and network with peers. Moving forward, this group will meet every month for 90 minutes in different locations throughout the city.





COMPLETED PROJECTS



Blaze Credit Union

Blaze Credit Union built a new 5,000-square-foot branch on Rockford Road to serve members in Plymouth and the west metro. The site was formerly occupied by a Burger King that had closed in 2019.

The Wren

Doran Companies constructed the Wren, a luxury apartment building on Highway 55, west of Highway 169. This \$54 million project, on a previously unused surface lot, provides 176 units. The project received TIF assistance, and 20% of the units are available for residents at 50% or less of area median income.

2024 Community Investment

- Over \$460 million in new construction value
- 13,329 permits issued
- Gateway Fiber announced expansion of fiber-optic network into Plymouth
- 103 new single family home permits issued

New Minnesota Investment Fund projects launched:

- **Philips Guided Image Therapy**
 - 158 jobs to be created
 - Average salary of \$49/hour
- **CF Moto**
 - 44 Jobs to be created
 - Average salary of \$37/hour



Amerilab Technologies

Amerilab Technologies completed installation of a cutting-edge 566 kilowatt rooftop solar system. The solar energy produced will offset 1,116,593 pounds of carbon

dioxide produced with fossil fuels – the equivalent to adding 591 acres of U.S. forests in one year and it will generate enough electricity to power 100 houses per year. The \$1.2 million installation will allow the company to secure 100% of its energy needs from renewable sources.

Productivity Inc.

Productivity built a 10,000 square-foot addition on to its existing facility at 2410 Niagara Lane. The expansion will help support the company's industrial supply and solutions business.



UNDER CONSTRUCTION



Photo: Bauer Design Build

Jet 6 Tech Center

Boasting 90,019 square feet of available space for lease, this newly constructed building is tailored for manufacturing, tech, or medical

enterprises. Across the Twin Cities, Jet 6 Tech Center will be one of few construction infill developments with a 2025 anticipated delivery.

HistoSonics Expansion

HistoSonics, a medical device company, is expanding and renovating its headquarters at 16305 36th Ave.

HistoSonics will expand and renovate 11,328 square feet into adjacent suites with plans to expand into an additional suite in the future, resulting in a total of 53,000 square feet of high-tech industrial assembly, office, training space and warehousing.



The Brooks

The Brooks is a mixed-use development consisting of a four-story, 219-unit apartment building and two new commercial buildings, in addition to upgrades to the existing fuel station. The estimated economic impact of this project is more than \$53 million. Additionally, realignment of Nathan Lane to 56th Avenue benefits the community with improved traffic flow and safety in the area.

Trillium Woods

Independent living retirement community Trillium Woods broke ground on a \$56 million expansion at 5855 Cheshire Parkway. The 160,321-square-foot, five-story expansion consists of 18 assisted living units, 16 assisted living memory care units, 52 independent living units and 67 underground parking spaces. Construction is expected to be completed in the fall of 2025.



Summit Orthopedics

Summit Orthopedics broke ground in October 2024 on a planned 78,000-square-foot building which will offer

patients orthopedic, sports and spine care. Expected to open in October 2025, the building will be the first in the Boulevard, a 75-acre redevelopment of the former Prudential campus.



ON THE HORIZON



City Center

The City of Plymouth is working to implement a long-term vision for Plymouth City Center to draw more people to the heart of the city and foster a more walkable, pedestrian-oriented district.

Initial streetscape investments were made to Plymouth Boulevard between Highway 55 and Rockford Road.

Work included repaving, intersection upgrades and roundabout installation. Improvements will also include spaces for public art and food trucks, a newly designed entrance and signage for the Hilde Performance Center, seating and gathering areas along Plymouth Boulevard, a plaza, and more.



The Gardner School

Redevelopment of the former Score Sports site. Three existing lots at 18110, 18120, and 18130 Highway 55 will be combined into a new lot for construction of an 11,500-square-foot academically-focused preschool and childcare facility.

Highway 55 & I-494

The southeast corner of Highway 55 and Interstate 494 is slated for redevelopment. The city is under contract to purchase the Red Roof Inn, which should be demolished in 2025. This corner is guided mixed-use and is garnering interest as a potential headquarters location. Transit will be key to this area's development, with the site being identified as a potential bus rapid transit (BRT) stop.

The Boulevard

A new construction, mixed-use redevelopment is underway for the 75-acre, former Prudential Campus site off Chankahda Trail and I-494. Estimated to draw \$300 million in investment, the site will consist of residential units, mixed retail, dining, groceries, high-tech industrial and office park space centered around nature trails and greenspace.

Belterra

The first of four apartment buildings is expected to break ground in the Boulevard in 2025. Comprised of 207 units, this building will face the pond and park to the southwest, and will feature an amenity deck, walkout units, balconies and a shared promenade with retail to the west.



Coborn's

Coborns' first location in the Twin Cities metro will be a new prototype grocery and liquor store in the Boulevard. Designed to offer an immersive experience and meal solutions for any time

of the day, plans include onsite food and liquor sales.

Chase Bank

This will be the first of several retail establishments in the development.



Dietrich Development

Located north of Highway 55 between South Shore Drive and Revere Lane, this proposed townhome development will create a new mixed-use community with apartment homes and retail that will help service the neighborhood.

Doran Harbor Lane

Doran has proposed two new apartment buildings, each at 176 units, on the northwest corner of Harbor Lane and Fernbrook Lane. The project would be a phased

development allowing one new apartment building on the east side of the site while maintaining the commercial buildings at 3030 and 3140 Harbor Lane, then removing those two buildings for a second apartment building in the future.



ZONING AND POLICY

New PUD Policy

In 2024, the City Council adopted a new policy for Planned Unit Development Districts (PUD).

These districts allow for greater flexibility for the development of residential and non-residential areas than would normally be possible under conventional zoning districts. In exchange for this flexibility, PUDs are intended to provide public benefits.

Developers are provided an array of options and may choose which benefits or amenities they incorporate into their development to meet requirements for a PUD.

Cannabis

Following legalization of adult-use cannabis in 2023, the state will begin licensing cannabis and hemp businesses in 2025. Under the law, the city cannot prohibit the sale of adult-use cannabis entirely and is required to register retail sellers and perform compliance checks.

In November 2024, the City Council adopted an ordinance that provides a framework for the establishment, registration and operation of these businesses in Plymouth.

The city will limit registrations to one retail business per 12,500 residents. Retail businesses will be allowed to operate in certain commercial zones and are subject to a 500-foot buffer from any school, residential treatment facility or park amenity regularly used by minors. Cultivation, manufacturing, testing and



Indoor Recreation

The Planning Division processed a record number of permit applications in 2024 for indoor recreation uses in existing industrial buildings. Users are attracted to these spaces for their higher

ceilings, adaptable floorplans, and relatively affordable rents.

New businesses that opened include sports training, pickleball, climbing, and indoor play spaces for children, enhancing year-round opportunities for residents.

combination businesses will be permitted in industrial districts. Cannabis and hemp-related businesses will not be allowed as home occupations.

EV and Solar Code

In 2024 zoning code updates related to Solar Energy Systems (SES) and Electric Vehicle (EV) Charging Stations were enacted to enhance sustainability goals, streamline permitting processes and provide clearer regulations for both residents and staff.

The updated SES definition now includes legacy systems and

emerging technologies, ensuring flexibility while maintaining performance standards for consistency.

These updates introduce clear height limits, placement guidelines and a simplified permitting process. EV charging code amendments replace vague language with more precise definitions and performance standards that align with other building, fire and electrical codes, while offering mild incentives for dedicated EV charging stations in commercial locations.



HOUSING

Resident Support

The Housing Division's objective is to meet the housing needs of Plymouth residents by utilizing Community Development Block Grant (CDBG) funds to provide a range of supports and public services.

In 2024, the Housing and Redevelopment Authority (HRA) leveraged CDBG funds to help four first-time buyers purchase homes in Plymouth and assist with the purchase of the city's fifth land trust property. CDBG funds were also utilized to make necessary repairs to seven owner-occupied properties and several multi-unit facilities for disabled residents.

Service Partnerships

The HRA partnered with five local agencies to provide residents with funding, counseling and tenant advocacy services. 535 individuals received legal assistance to answer questions on eviction proceedings and rental repair issues. 80 senior households received maintenance services helping them to remain in their homes. 32 individuals received homeownership counseling, while

19 families received emergency assistance to prevent homelessness. The city also assisted in rehabilitating four affordable rental homes for disabled individuals.

Community Land Trust

The HRA sold two single-family homes into the Community Land Trust portfolio, bringing the total to five in the Plymouth community. The land trust model creates a bridge to affordable homeownership through the write-down of the land in the transaction. Eligible buyers purchase the home but not the land, keeping the property affordable through a 99-year land lease agreement.

Inclusionary Housing

Recognizing the need to provide affordable housing for a broad range of income levels and to attract people to live and work in Plymouth, the City Council adopted an Inclusionary Housing Policy in June 2024. The policy ensures that new residential developments that receive city financial assistance include a reasonable proportion of units affordable to low- and moderate-income households.



Plymouth Towne Square

On October 22, 2024, Plymouth Towne Square celebrated its 30-year anniversary. Plymouth Towne Square is an HRA owned, 99-unit, 100% affordable multifamily building for seniors aged 55 and older. City staff joined council members, state and county officials and Plymouth Towne Square residents for a celebration highlighting the city's continued commitment to provide affordable housing, and a special ceremony to honor several long-term residents of the building.

To: Planning Commission

Prepared by: Lori Sommers, Planning Manager

Reviewed by: Grant Fernelius, CED Director

Item: **Pre-application sketch plan review for the property located at 1455 County Road 101 (Marco McLane Development - 2025012)**

1. Action Requested:

Review submitted information and provide feedback.

2. Background:

Marco McLane Development submitted a pre-application sketch plan for the property located at 1455 County Road 101.

3. Budget Impact:

N/A

4. Attachments:

1. Planning Commission Report
2. Applicant narrative and graphics
3. PUD Policy

To: Plymouth Planning Commission

From: Lori Sommers, Planning Manager (763-509-5457)
Community and Economic Development Department

Subject: Marco McLane Development
Pre-application sketch plan review located at 1455 County Road 101
2025012

Deadline: NA

Summary

The applicant has requested a pre-application sketch plan review of a proposed redevelopment of approximately 65,000 square feet of commercial space on a 6.56-acre site for a mixed-use project. The proposed project would consist of 11,400 square foot single story commercial building, 1,400 square foot retail building, a 4-story apartment building and retain 21,750 square feet of existing commercial building.

Pre-application sketch plan reviews provide the city an opportunity to weigh in on a potential request at a high level, flag potential issues, and provide feedback prior to an applicant investing significant dollars in engineering and plan creation.

The applicant is requesting feedback on the proposed plan, which would require changes to the city's comprehensive plan. The following have been reviewed in this report:

1. Sketch plan review for a plan including demolition of part of the existing commercial building, an apartment and two commercial buildings
2. Reguiding property from C (commercial) to MXD (mixed use)
3. Rezoning property from C-2 (neighborhood commercial) to PUD (planned unit development)

An aerial view of the site is included to the right for reference on the site context.

Recommended Action

No official action required.



Feedback Requested

1. Should the applicant move forward with a development proposal for this site?
2. Should the City of Plymouth amend their 2040 Comprehensive Plan to allow for mixed-use/housing at this site?

Site Information

The property is zoned C-2 (neighborhood commercial) and guided C (commercial) which does not allow residential or a mixed-use project.

Zoning and Land Use

	Zoning	Land Use Designation (2040 Comprehensive Plan)
Subject Property	C-2	C
North (across Cnty Rd 6)	C-2, RSF-1	C, LA-1
East (across Cnty Rd 101)	C-2	C
South (across 14 th Ave)	RMF-4	LA-4
West (across Olive Ln)	RMF-4, RSF-1	LA-1, LA-4

School District

The site is in the Wayzata School District (#284).

Natural Characteristics of Site

This site is in the Minnehaha Creek Watershed District. It does not contain any land within the Shoreland or Flood Plain Overlay District. The site contains no wetlands.

Previous City Actions Affecting Site

The existing commercial building built in 1986.

Analysis of Request: Sketch Plan

The applicant has requested a high-level review of a sketch plan, under the plan, a portion of the existing building would be demolished. The tenants in the southeast quadrant of the building such as the Original Pancake House and Dollar Tree would remain. A new 200-unit apartment building, and two commercial buildings would be added to the site. The proposed project includes:

1. One apartment building, approximately 4 stories of residential with underground parking.
2. One commercial building in the northeast (11,400 square feet). The existing medical clinics are proposed to move into this space.
3. Demolition of a portion of the existing commercial building and retaining the tenants in the southeast quadrant of the building such as the Original Pancake House and Dollar Tree would remain (21,750sf to remain).
4. Drive-through retail building (1,400sf).

The 6.56-acre project would include approximately 200 units of residential with approximately 262 structured parking stalls and 41 surface parking stalls, for a total of 303 parking spaces for the apartment building (1.52 spaces per unit). The zoning ordinance requires a total of 360 parking spaces for the use (1.8 spaces per unit).

The applicant is proposing a total of 158 parking spaces for the proposed commercial spaces. The zoning ordinance requires 1 parking space per 200 feet of floor area for retail use and medical clinic uses and 1 per 2.5 seats, plus 1 per 15 square feet of public service and counter area for restaurants. In estimating the required parking for the proposed project, a total of 173 spaces could be required but a more detailed analysis would be required once the plans are more fully developed.

The site will continue full access off 14th Avenue and a proposed access off Olive Lane for the apartment garage. No vehicle access is proposed off County Road 101 and 6. The applicant is proposing sidewalks within the development that would connect to the existing city sidewalk system on the north and east sides of the property and the private sidewalk on the south and west sides of the property. Pedestrian connectivity would be important component for this redevelopment site and should be provided not only around the perimeter of the site but also within the site to safely connect the apartment building to the commercial uses and the city's transit system. The city's Metrolink bus provides for access to a park and ride facility at St. Philip the Deacon Lutheran Church. The proposed project site is located less than a ¼ mile away from that park and ride site.

The applicant is proposing to rezone the site to a planned unit development (PUD). Under the current proposal, the applicant would need to request PUD flexibility for the following zoning requirements: reduction in parking spaces, parking setbacks, allow a drive-through adjacent to residential, allow drive-through not to have a bypass lane, and multiple building setback reductions.

Feedback requested:

- Should the project include housing?
- Is there adequate parking available for the apartment use?
- Is there adequate parking available for the commercial uses?
- Should the project include a drive-through commercial space?
- Should the buildings meet setback requirements?

Reguiding - MXD:

In reviewing density, the overall site contains 6.56 acres, and this site could accommodate 79 to 230 dwelling units under a mixed-use guiding. The developer is proposing 200 dwelling units for the site, resulting in a density of 30.5 dwelling units per acre. The proposed density would be within the allowable density range specified by the comprehensive plan if reguided to MXD.

The comprehensive plan does not identify the need for additional park land acquisition on the subject site. As a result, the applicant is not required to dedicate park land to the city. The

applicant would be required to pay an equivalent cash fee in lieu of land dedication if the project moves forward.

Feedback requested:

- What size of apartment building, if any, is appropriate in this area? The applicant is proposing a 200-unit 4-story building (1 floor of underground parking).

Rezoning - PUD:

Staff finds that the proposed project could meet the merits for a planned unit development (PUD). The city's PUD policy requires at least 15 points from at least two different amenity categories. The project is proposing to do affordable housing (10 points), site is located within a ¼ mile of a transit stop (5 points), proximity to services (5 points) and would likely include bicycle facilities and storage in the apartment building.

Feedback requested:

- Should the project include affordable housing?
- Should the project consider any of the other PUD amenity categories listed?

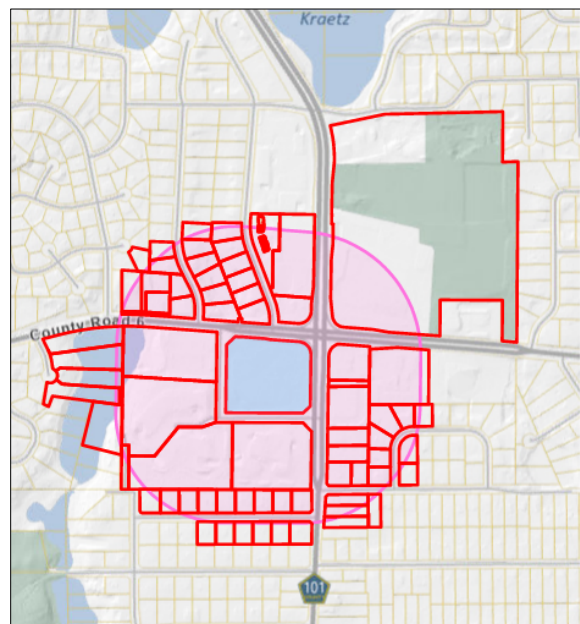
Level of Discretion in Decision-Making

The City has a high level of discretion in reviewing sketch plans. Any opinions or comments provided to the applicant by the staff, Planning Commission, and City Council shall be considered advisory only and shall not constitute a binding decision on the request.

A sketch plan is neither approved nor denied, but rather, the purpose of a sketch plan review is to give the developer an opportunity to solicit informal comments from the City before incurring costs associated with a full development application. Note that a full analysis of the site details is not conducted as part of a sketch plan review.

Public Notice

Notice of the public hearing was mailed to all property owners within 750 feet of the site.





Plymouth Plaza
1415-1495 County Hwy 101
Plymouth, MN 55447

PRE-APPLICATION SKETCH REVIEW NARRATIVE
March 21, 2025

Project Location

Plymouth Plaza is located at the southwest corner of county highway 6 and county highway 101. The site is 6.56 acres and currently consists of approximately 65,000 sf of commercial space built in 1989 and is surrounded by surface parking. The building orientation is no longer market viable and the structures are mostly functionally obsolete. The site is in a vibrant part of the community and could be described as a quintessential neighborhood node of commercial and transitional residential development serving the broader single-family neighborhoods.

Project Vision

The proposed development will occur in two phases. The first phase will include the construction of an 11,400 square foot single story commercial building at the northeast corner of the project site. Construction of the new commercial building will include site improvements around the existing multi-tenant commercial building. Upon completion of phase 1 construction, tenants located within the existing commercial building along Olive Lane N will relocate to the new commercial building. Those tenants that occupy the southeast quadrant of the existing building will remain, and operate, in their current location.

Phase two will commence when the western half of the existing commercial building is fully vacated and ready for demolition. The expected timing of phase 2 commencement is 12 months from start of construction on the phase 1 new commercial building. Phase 2 will consist of approximately 200 new multi-family apartments along with underground and surface parking stalls. The apartments will be a mix of studio, 1bd, 2bd, and 3bd apartments serving residents from various income levels. The entire western half of the existing site will be demolished and rebuilt.

The project will be submitted as a planned unit development and will also require a comprehensive plan amendment to permit multi-family housing due to its zoning designation. The project, as initially programmed, will meet the scoring criteria outlined in the recently adopted PUD Policy from an array of the applicable categories. This potential PUD redevelopment can occur without the displacement of existing businesses, and instead create more efficient, modern spaces for those businesses to continue to operate for years to come.

Project Alignment with City Goals and Objectives

City Center

- This project will add residents and further establish long term community businesses to support the growth, development, and activation of City Center.

Redevelopment Vision

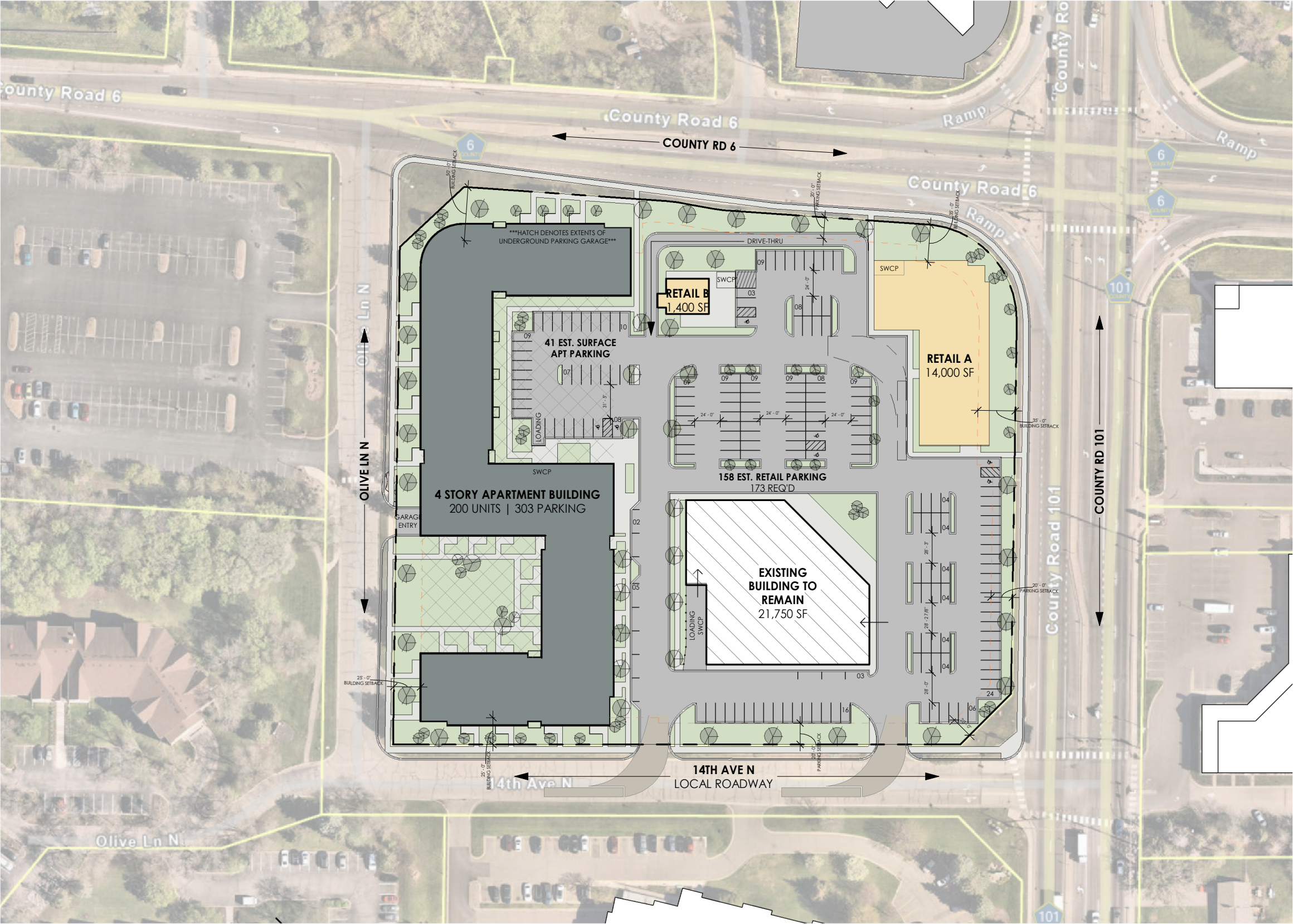
- The current functionally obsolete building being redeveloped into a horizontally mixed-use project that preserves established community-based businesses and creates additional housing opportunities for current and new residents from various income levels to live, work, and play in Plymouth.
- The project site is on an active public transportation line with convenient access to major arterials.

Environment

- The existing site does not currently maintain stormwater management, new development will account for existing and newly constructed buildings and surfaces.
- The project will pursue sustainability initiatives through new construction.

City of Choice

- Plymouth has seen tremendous growth and is highly sought after. Much of that development has served areas outside of this project area. This project will preserve commercial vitality at this intersection and bring much needed diversity in housing options to this community node that does not exist today. The balance of accessibility, livability, and commerce in this area is additive to Plymouth being a city of choice.



1 | Fit Plan

SCALE: 1" = 100'-0"

Development Summary

Address	1455 County Rd 101 Plymouth, MN 55447
PID #	3011822440011
Parcel Area	6.56 Acres 285,839 SF

Apartment Summary

Total SF	= 304,130 SF
Finished	= 219,200 SF
Parking	= 84,930 SF

Parking SF	= 84,930 SF
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Finished SF	= 219,200 SF
Level 1	= 54,800 SF
Level 2	= 54,800 SF
Level 3	= 54,800 SF
Level 4	= 54,800 SF

Rentable Estimate	
80%	= 175,360 SF
82%	= 179,744 SF
84%	= 184,128 SF
86%	= 188,512 SF

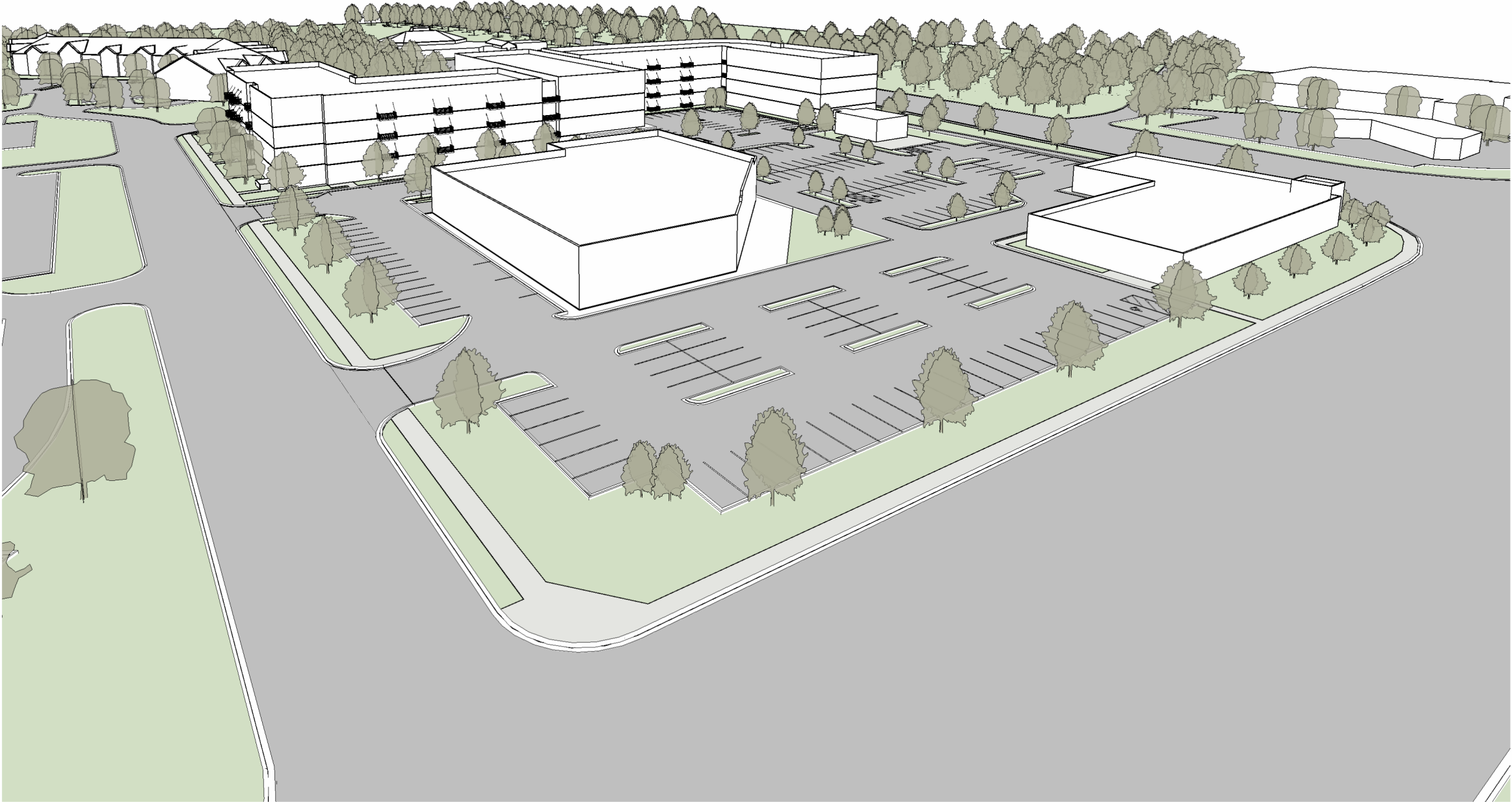
Unit Estimate (1,100 SF/Unit)	200 Units
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Apartment Parking Count	303 Spaces (1.52/Unit)
360 or 1.8/unit req'd	
Garage	262 Spaces
Surface	41 Spaces

Commercial Summary

Total SF	=37,150 SF
Existing Building	=21,750 SF
Retail A	=14,000 SF
Retail B	=1,400 SF

Commercial Parking Count	150 Spaces
173 or 1/200 gsf assumed	
Surface	158 Spaces



1 | County Rd 6 and 14th Ave N
SCALE:

Development Summary

Address	1455 County Rd 101 Plymouth, MN 55447
PID #	3011822440011
Parcel Area	6.56 Acres 285,839 SF

Apartment Summary

Total SF	= 304,130 SF
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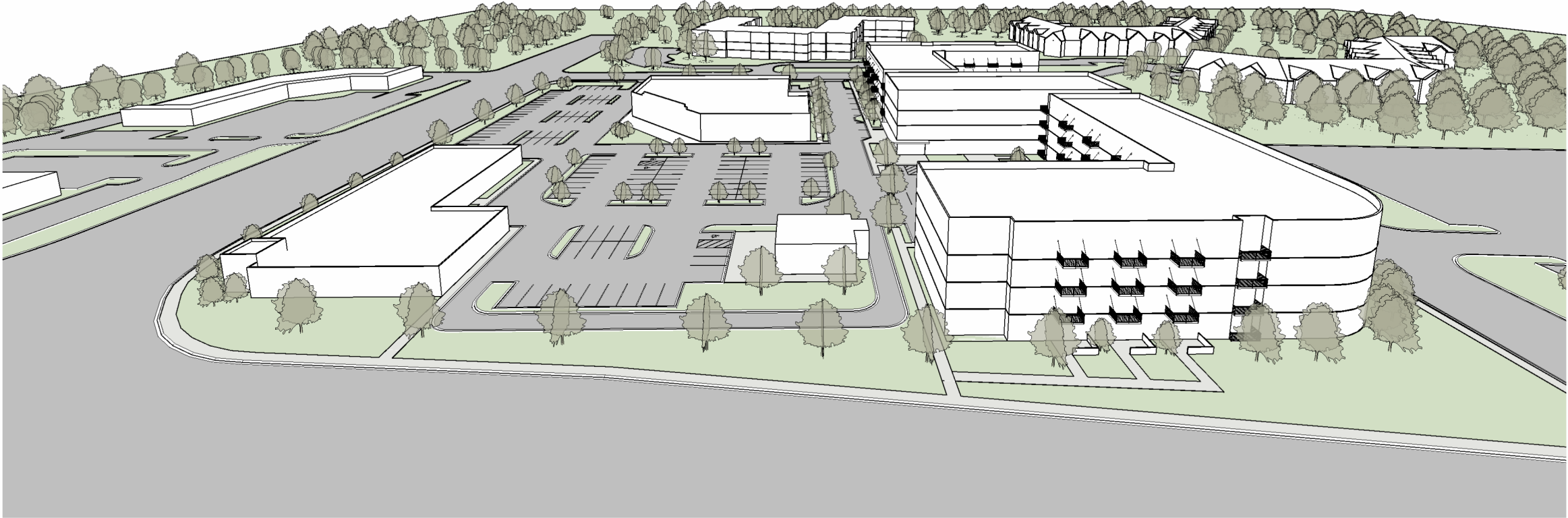
Unit Estimate (1,100 SF/Unit)	200 Units
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Existing Building	=21,750 SF
Retail A	=14,000 SF
Retail B	=1,400 SF

Commercial Parking Count	150 Spaces
173 or 1/200 gsf assumed	
Surface	158 Spaces



1 | County Road 6 - Looking South
SCALE:

Development Summary

Address	1455 County Rd 101 Plymouth, MN 55447
PID #	3011822440011
Parcel Area	6.56 Acres 285,839 SF

Apartment Summary

Total SF	= 304,130 SF
Finished	= 219,200 SF
Parking	= 84,930 SF
Parking SF	= 84,930 SF

Finished SF	= 219,200 SF
Level 1	= 54,800 SF
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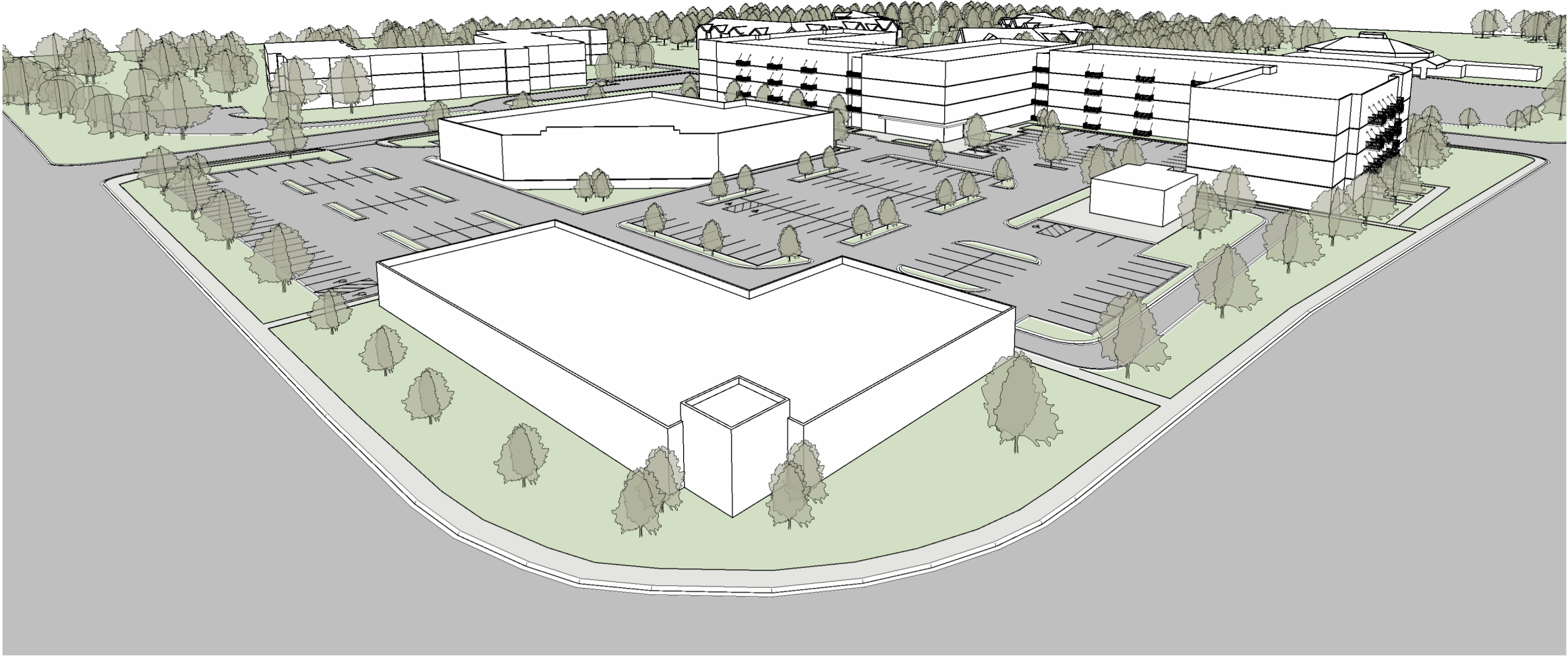
Unit Estimate (1,100 SF/Unit)	200 Units
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Apartment Parking Count	303 Spaces (1.52/Unit)
360 or 1.8/unit req'd	
Garage	262 Spaces
Surface	41 Spaces

Commercial Summary

Total SF	=37,150 SF
Existing Building	=21,750 SF
Retail A	=14,000 SF
Retail B	=1,400 SF

Commercial Parking Count	150 Spaces
173 or 1/200 gsf assumed	
Surface	158 Spaces



1 | County Rd 6 and 101
SCALE:

Development Summary

Address	1455 County Rd 101 Plymouth, MN 55447
PID #	3011822440011
Parcel Area	6.56 Acres 285,839 SF

Apartment Summary

Total SF	= 304,130 SF
Finished	= 219,200 SF
Parking	= 84,930 SF

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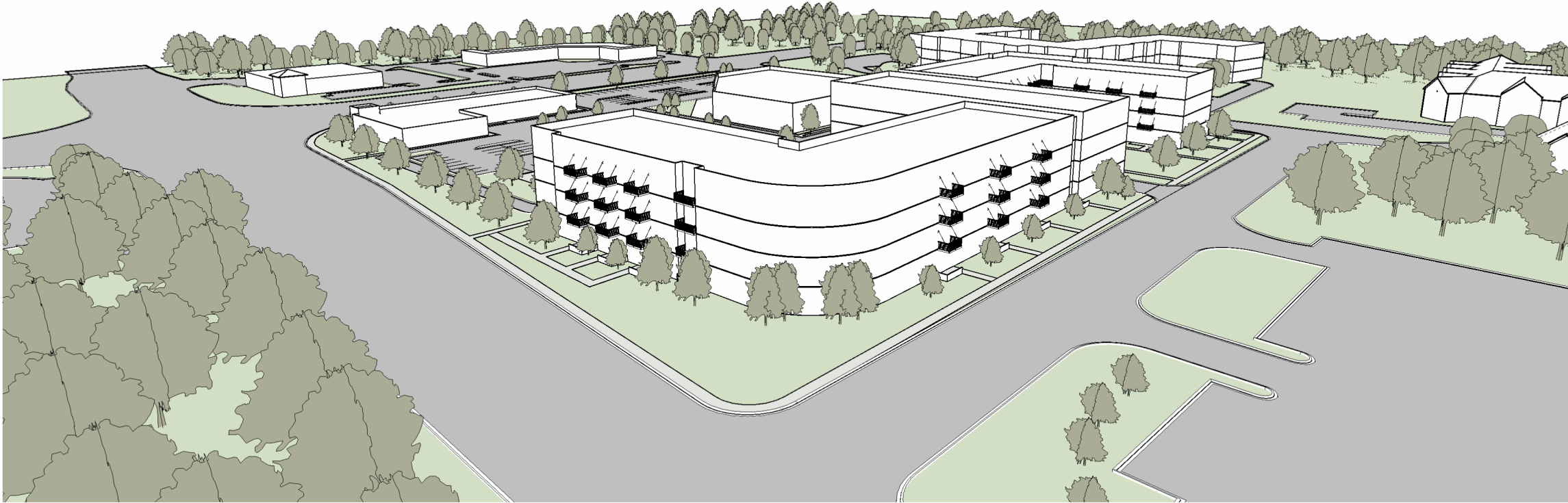
Unit Estimate (1,100 SF/Unit)	200 Units
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Apartment Parking Count	303 Spaces (1.52/Unit)
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Garage	262 Spaces
Surface	41 Spaces

Commercial Summary

Total SF	=37,150 SF
Existing Building	=21,750 SF
Retail A	=14,000 SF
Retail B	=1,400 SF

Commercial Parking Count	150 Spaces
173 or 1/200 gsf assumed	
Surface	158 Spaces



1 | Olive Ln - West
SCALE:

Development Summary

Address	1455 County Rd 101 Plymouth, MN 55447
PID #	3011822440011
Parcel Area	6.56 Acres 285,839 SF

Apartment Summary

Total SF	= 304,130 SF
Finished	= 219,200 SF
Parking	= 84,930 SF

Parking SF	= 84,930 SF
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Finished SF	= 219,200 SF
Level 1	= 54,800 SF
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Rentable Estimate	
80%	= 175,360 SF
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Unit Estimate (1,100 SF/Unit)	200 Units
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Apartment Parking Count	303 Spaces (1.52/Unit)
360 or 1.8/unit req'd	
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Commercial Summary

Total SF	=37,150 SF
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Commercial Parking Count	150 Spaces
173 or 1/200 gsf assumed	
Surface	158 Spaces

Planned Unit Development (PUD) Policy

Planned Unit Development Districts (PUD) allow for greater flexibility for the development of residential and non-residential areas than would normally be possible under conventional zoning districts. Zoning a property to PUD is a legislative decision and the City Council has discretion to determine if the designation is appropriate for the proposed development in accordance with the City's Comprehensive Plan. PUDs, at their core, are intended to provide public benefits in exchange for flexibility. In the City's Zoning Ordinance, PUDs are intended to:

- Allow for the mixing of land uses within a development.
- Provide variation in the application of land use regulations to improve site design and operation.
- Promote more creative and efficient approaches to land use while protecting and promoting the health, safety, comfort, aesthetics, economic viability, and general welfare of the city.
- Preserve and enhance natural features and open spaces.
- Maintain and improve the efficiency of public streets and utilities.
- Ensure the establishment of appropriate transitions between differing land uses.

How To Use This Policy

Developers may choose from numerous different options to incorporate into their development to receive the necessary points. Some items are easier, and thus worth less points. Harder, or more expensive items, receive a higher point value. Developers may choose what fits their project and expertise. Each item shall be maintained for at least 10 years, unless otherwise stated.

In order to be considered for approval of a PUD by the City Council, an applicant must demonstrate:

- At least 15 points from the following amenity matrix.
 - Points must be from at least 2 different amenity categories (Housing, Sustainable Development, Environment, Mobility and Community).
- Conformance with [City Code Section 21655](#).
- A neighborhood engagement meeting, conducted by the developer, prior to the Planning Commission meeting to get feedback from residents on the proposal.

Projects will not be required to apply for a PUD. Projects can still be processed under standard zoning.

Policy Goals

The goals of this policy are:

1. To define public benefit and measure success.
2. To be able to articulate City Council goals to potential developers.
3. Address City Council goals and priorities where we have the greatest flexibility.
4. To provide a scoring matrix for approving PUDs.
5. Receive additional public benefits with the outcome of high-quality projects.

Amenity – Housing

Amenity	Points	Standards
Affordable Housing	10	Provide affordable housing at 30-60% area median income (AMI).
2% Gross Rents Agreement	10	Provide 2% of project's gross annual rents (once 90%+ rented) into the city's affordable housing fund for 10 years. Annual certification required.
Aging in Place	10	Provide housing units that will serve a senior population (55+) at either: 80% AMI or lower, or in a cooperative model. The project must be within ¼ mile walk distance of 4 of the following or ½ mile walk distance of 7 of the following: - Community Center - Full service grocery store - Public park - Transit stop - Hardware store - Laundromat or dry cleaner - Place of worship - Farmer's market - Post Office - Restaurant or cafe - Pharmacy - Medical clinic - Gym or health club - Clothing store - Bank - Social services center
Mixed-Use Development	5	Provide housing units with non-residential uses on the ground level, mixing residential uses with neighborhood commercial amenities.
Missing Middle Housing	4	Provide 50% of housing units (equally distributed among unit types) for those between 60 – 80% AMI.
Item Not Listed – Housing Related	4	The applicant may petition the City Council for an additional item that is not listed on this policy for up to 4 additional points.

Amenity Options – Sustainable Development

Amenity	Points	Standards
Net Zero	10	Zero net energy building (ZNEB) including required documentation.
Renewable Energy	8	Use of a photovoltaic, wind, solar thermal and/or a geothermal heating and cooling system for at least 50% of the annual energy demand in new or existing buildings. Applicant must demonstrate that the quantity of energy generated by the renewable energy system meets the required percentage through a whole building energy simulation. Renewable energy sources shall be in accordance with the underlying zoning district and any other applicable requirements of the City Code.
LEED Certification	7	Project receives LEED Gold certification approved by a LEED accredited professional (LEED-AP) by a date determined in the development agreement. The developer must submit a LEED checklist/documentation that shows the project will comply with LEED Gold requirements. Alternatives that are comparable to LEED will be considered and must be approved by Planning Commission.
Green Roof	5	Installation of an extensive, intensive or semi-intensive, modular or integrated green roof system that covers a minimum of 50% of the total roof area proposed for the development.
Item Not Listed – Sustainable Development	4	The applicant may petition the City Council for an additional item that is not listed on this policy for up to 4 additional points.
Water Reuse	5	Provide an onsite greywater or rainwater reuse system.
EV Chargers	2	Provide onsite EV chargers for 5% of required parking.
Solar Ready/EV Ready	1	Provide space and adequate construction for future solar across all unprogrammed rooftop space or provide electrical hookups to provide for future EV for at least 5% of parking demand.

Amenity Options – Environment

Amenity	Points	Standards
Dedicated or Intentional Green Space	6	Contiguous ground level outdoor open space that is related to and proportional with the bulk of the building and landscaped with trees and shrubs. Incorporation of stormwater features, where appropriate, are encouraged. Walkways and pathways shall be surfaced with pervious pavers, pervious concrete, decorative pavers, stamped concrete, colored concrete, brick, or other decorative and durable materials. At least 30% percent of the site not occupied by buildings shall be landscaped outdoor open space. At least of 50% of the provided open space shall be contiguous. The open space must be immediately accessible from the principal structure. Areas should be designed for winter use and relate to the built form with consideration given to elements such as providing shelter from wind, utilizing seasonally appropriate materials, maximizing access to sunlight and providing for snow and ice removal.
Community Garden	5	Permanent and viable growing space and/or facilities such as a greenhouse or a garden, which provides fencing, watering systems, soil, secured storage spaces for tools, solar access, and pedestrian access as applicable. The facility shall be designed to be architecturally compatible with the development to minimize the visibility of mechanical equipment. Soils shall be tested and shown safe for garden space.
Item Not Listed – Environment Related	4	The applicant may petition the City Council for an additional item that is not listed on this policy for up to 4 additional points.
Enhanced Landscaping	3	A landscaping plan prepared by a licensed landscape architect that provides exceptional design with a variety of pollinators and native trees, shrubs, and plant types that provide seasonal interest and that exceed minimum city standards.
Natural Preserve	3	Provide a natural preserve under permanent easement benefitting the city that protects significant existing tree canopy beyond what is required by code, at least 10% of site area.
Pollinator Garden	2	Provide an onsite pollinator garden of at least 1000 square feet.

Amenity Options – Mobility

Amenity	Points	Standards
Bicycle and Pedestrian Facilities (External)	8	Eligible facilities may include a combination of the following: heated transit shelter, bicycle repair tools, rest area, wayfinding signs, sheltered walkway, woonerf, and other amenities that increase the convenience and encourage the use of public walkways and bikeways beyond what is otherwise required in the underlying zoning district.
Shared Vehicles	5	Accommodation for shared vehicles on site, which is provided to residents onsite and approved by city staff. A minimum of 2 shared vehicles must be provided. No additional rent may be required.
Bicycle Facilities (Internal)	5	Accommodation for shared vehicles or shared bicycles on site. The shared service provider must be committed in writing to the use of the space. Alternatively, a bike storage station accessible to residents, employees, and/or the public.
Transit	5	Site within ¼ mile of a transit stop and provides a transit screen(s) inside the building noting bus schedules.
Safe Routes to Schools	4	Provide an approved safe routes to school (SRTS) plan and complete any necessary off-site improvements at developer cost.
Item Not Listed – Mobility Related	4	The applicant may petition the City Council for an additional item that is not listed on this policy for up to 4 additional points.
Bike Storage	3	Provide secure, indoor bike storage for 50% of residential units or 30% of employees on a typical shift.

Amenity Options – Community

Amenity	Points	Standards
Public Gathering Space	7	Contiguous ground-level outdoor open space that is provided beyond the amount of open space required in the underlying zoning district requirements. The space shall preserve the natural landscape while providing the opportunity for members of the public to interact with the natural habitat using walkways, benches, or other mechanisms.
Proximity to Services	5	The project is sited so that it is within ¼ mile walk distance of 4 of the following or ½ mile walk distance of 7 of the amenities listed under “Aging in Place”
Outdoor Space (Commercial)	5	Develop a unique outdoor dining or event space, either an outdoor patio with dining or event space, or a rooftop deck.
Public Art Feature	5	Provision of art that shall strive to promote quality design, enhance a sense of place, contribute to a sense of vitality, show value for artist and artistic processes, and use resources wisely. The art shall be maintained in good order for the life of the principal structure. The art shall be located where it is highly visible to the public. If located indoors, such space shall be clearly visible and easily accessible from adjacent sidewalks or streets. The art shall be valued at not less than one-fourth (.25) of one (1) percent of the capital cost of the principal structure.
Community Connectivity	5	The project is thoughtful to its location and ties in with local pathways, includes a buffer to any adjacent, lower density projects, and includes a ‘step down’ on height for any building over 4 stories next to RSF-1 or RSF-2.
Item Not Listed – Community Related	4	The applicant may petition the City Council for an additional item that is not listed on this policy for up to 4 additional points.
Culturally-Sensitive Design Elements	3	Including culturally-sensitive design elements, as approved by the Planning Commission. Design must be informed by engagement with members of the community the design is intended to benefit or provide for. Items may include, but are not limited to: prayer rooms and wash stations, community kitchens in multifamily buildings with cultural amenities, or other item as approved by Planning Commission.
Architecture and Aesthetics	3	Design approved by Planning Commission with high quality architecture, including stone or brick, 4-sided architecture, and limited number of materials. No pre-cast concrete, EIFS, or metal as primary material.
Public Water Feature	3	A water feature, including, but not limited to, a reflecting pond, a children's play feature, or a fountain shall be located where it is highly visible and useable by the public.
Rooftop Space (Residential)	1	An outdoor, rooftop amenity space for residents on residential properties with at least three of the following: grill space, recreation area, dog park, pool, or herb garden.