

City of Baxter  
Land Use Application Form (Page 3 continued)

## Brief Description of Request

Essentia Health wishes to expand their present operations on the Baxter Campus to include a 44,000 s.f., 2-story musculoskeletal center addition which will include services such as diagnostics, treatment, expanded and enhanced imaging, therapy, rheumatology, pain and assorted support. With this proposed expansion, the total building area will encompass nearly 110,000 s.f. on its 22-acre site in Baxter. The parking area will increase by 200 stalls and is proposed to include a pharmacy drive-through kiosk.

To accommodate this expansive array of new patient services, along with current usage, and with an eye toward the future, Essentia Health requests a re-zoning from Office Service (OS) to a Planned Unit Development (PUD). Flexibility afforded by the PUD zoning is requested to allow for an additional monument sign at a new westerly access off Isle Drive and accommodate the pharmacy drive-through kiosk.

Essentia's continued commitment to this location in Baxter, evidenced by this robust proposed expansion, requires clear and obvious identification of services for all visitors and staff. The large site and sweeping curve of the main access road, Isle Drive, bordering three sides of the site, complicate directions for patrons of the facility. These factors emphasize the need for additional signage along this main corridor to the facility.

Similarly, with expanded patient services and added patient load, the need for increased and more convenient pharmacy transactions is also being planned. Traffic flow around the proposed drive-through kiosk allows for a by-pass lane attempting to minimize disruption of existing handicap parking stalls. The handicap parking stalls that are displaced will be conveniently relocated near the facility's main entry.

Through this new PUD zoning, Essentia requests these expanded limits in signage and parking lot usage in exchange for enhanced landscaping. The original clinic building included landscaping in excess of ordinance requirements as a way to create a soothing and healing environment for all visitors. This effort will be continued in the proposed expansion as well. The proposed landscape plantings exceed the ordinance with additional shrubs, trees, as well as locations near the entry for colorful annuals. Refer to the landscaping sheet L1.01 for total counts of proposed plantings. The Essentia commitment continues by providing an enhanced environment of wellness for visitors while expanding a pleasant development in the community.

The planning and design process to date has included several review meetings with City staff and agency partners to discuss potential impacts of the expansion. These meetings included discussion and input on shoreland overlay district, impervious surface coverage, floodplain management, and wetland impacts. Approval has been granted for the wetland mitigation plan by Local Unit of Government (LGU) on May 16, 2022. In accordance with the Wetland Conservation Act, wetlands have been recorded and reported. We have satisfactorily studied an array of options to minimize impacts on existing wetlands and to control and treat stormwater within the site. Analysis and updating of the Impervious Surface Agreement for this site is included in this submittal and the expanded development of the site does comply with this established agreement.

The site is relatively low as it extends to the south. Approximately 30,000 c.y. of *structural fill* will be needed under the parking lot to provide adequate drainage and access to the building. The property is in the flood fringe of the floodplain district. No special conditions or processes are needed for fill in the flood fringe. As part of the proposed expansion, the site will be re-platted to consolidate developed areas and to record the remaining outlot. This will also serve to vacate and establish new relevant right of ways and utility and drainage easements on the property.

### End ###