



REQUEST FOR ACTION CITY COUNCIL

Agenda Date: 10/13/2026
Agenda Section: Consent Agenda

Department Origination: Community Development

Agenda Item: Adopt Resolution 2026-087 and Ordinance 2026-010 approving a PUD amendment for property located at 14275 Edgewood Drive

Approval Required: Simple Majority Vote

BACKGROUND

The applicant is requesting approval of a Rezoning/PUD (Planned Unit Development) General and Final Plan to amend the current PUD to allow a master sign plan for the Essentia Health, St. Joseph's Orthopedic Center with Urgent Care and a Pharmacy for property located at 14275 Edgewood Drive. In 2024, the City Council approved a PUD development plan for the Essentia Health, St. Joseph's Orthopedic Center to renovate the approximately 68,000 square feet of the 110,000 square foot interior of the building. The PUD included approval of a pylon sign and a location for four monument signs. However, specific sign designs for the four monument/directional signs were not approved in the 2024 PUD. The proposed PUD amendment is to establish the master sign plan for the Orthopedic Center to include approval of the design for the four monument/directional signs.

The subject property is currently within a PUD, Planned Unit Development that also includes 14203 and 14199 Edgewood Drive, which is located directly east of the subject property. No changes are proposed to 14203 and 14199 Edgewood Drive properties with this application, except that a new sign is proposed on the existing pylon pole for the subject property, which is located at the southwest corner of 14199 Edgewood Drive.

FINANCIAL IMPLICATIONS

None.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission recommends approval of the PUD amendment, subject to the findings and conditions in the draft resolution.

COUNCIL ACTION REQUESTED

Adopt Resolution 2026-087 & Ordinance 2026-010 approving a PUD amendment to allow a master sign plan for property located at 14275 Edgewood Drive.