



ITEM REPORT PLANNING AND ZONING COMMISSION

Agenda Date: 10/13/2026
Agenda Section: New Business

TO: Baxter Planning and Zoning Commission

FROM: Joshua Doty, Community Development Director

REQUEST: **PUBLIC HEARING. Rezoning/PUD 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 (city file 2026-039)

APPLICANT: Essentia Health
PUD, Planned Unit Development

ZONING:

1. Application Request

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.

2. Previous Applications Affecting the Site

- A) Approval of Gander Mountain, Caribou Coffee/Aspen Dental and vacant lot north of the Caribou Coffee/Aspen Dental Lot along Edgewood Drive.
Ordinance 2016-040 Approving Rezoning to PUD
Resolution 2016-072 Approving Preliminary and Final Plat
Resolution 2016-073 Approving PUD General and Final Plan
Resolution 2017-017 Approving PUD General and Final Plan to add a phasing plan
- B) Approval of Gander Mountain, Camping World with Recreational Vehicle Parking out to Edgewood Drive and consolidation of the north frontage lot with the Gander/Camping World property.
Ordinance 2017-011 Approving Amended PUD
Resolution 2017-099 Vacating Easements
Resolution 2017-101 Approving Preliminary and Final Plat
Resolution 2017-098 Approving PUD General and Final Plan

- C) Approval of Gander Outdoors, Camping World with Recreational Vehicle Parking, Overton's and re-establishment of the north frontage lot for a multi-tenant retail building.
Ordinance 2018-003 Approving Amended PUD
- The original plat approved with Resolution 2016-072 served the lot interest for this subject PUD Amendment
Resolution 2018-011 Approving PUD General and Final Plan
- D) Approval of a PUD Amendment to add a drive-through use and modify the building size for the north Edgewood frontage lot multi-tenant retail building.
Ordinance 2018-018 Approving Amended PUD
Resolution 2018-086 Approving PUD General and Final Plan
- E) Denial of a PUD Amendment for Flagpole.
Resolution 2018-117 Denying PUD Amendment
- F) Approval of a PUD Amendment to allow a Propane Fill Station for Camping World. The applicant never moved forward with this amendment within the one-year expiration timeframe. This approval has expired.
Ordinance 2019-021 Approving Amended PUD
Resolution 2019-083 Approving PUD General and Final Plan
- G) Approval of a PUD Amendment to renovate the approximately 68,000 square feet of the 110,000 square foot interior of the building Essentia Health, St. Joseph's Orthopedic Center. This approval remains valid.
Ordinance 2024-017 Approving Amended PUD
Resolution 2024-092 Approving PUD General and Final Plan

3. Context

Adjacent Land Use and Zoning

	Adjacent Land Use	Zoning
North	Commercial Property	C-2, Regional Commercial
East	Edgewood Drive and Hwy 371	N/A
South	Commercial Property	C-2, Regional Commercial
West	Residential Homes	R-2, Medium Density Residential

Natural Characteristics of the Site

The site is fully developed and has very minimal topography. The lowest grades and a wetland area are located on the back (west) side of the existing building. There is also a lower elevation area on the south side of the property where the existing storm water treatment pond is located. There is an existing wooded area behind the existing building. The other trees on site are landscaping trees that were planted with the various developments of the site. The property is not located in a shoreland overlay district and there is no floodplain on the property.

4. Rezoning/PUD General and Final Plan

The City's PUD Ordinance states the following:

The purpose of the planned unit development district (PUD) is to provide a comprehensive procedure intended to allow greater flexibility in the development of neighborhoods or nonresidential areas than would be possible under a conventional zoning district. The decision to zone property to PUD is a public policy decision for the city council to make in its legislative capacity. The intent of this article is to:

- A. Provide for the establishment of planned unit development (PUD) zoning districts in appropriate settings and situations, to create or maintain a development pattern that complies with the city's comprehensive plan.
- B. Allow for the mixing of land uses within a development when such mixing of land uses could not otherwise be accomplished under this chapter.
- C. Provide for variations to the strict application of the land use regulations in this chapter in order to improve site design and operation, while at the same time incorporating design elements (e.g., construction materials, landscaping, lighting, etc.) that exceed the city's standards to offset the effect of any variations.
- D. Promote a more creative and efficient approach to land use within the city, while at the same time protecting and promoting the health, safety, comfort, aesthetics, economic viability, and general welfare of the city.
- E. Preserve and enhance natural features and open spaces.
- F. Maintain or improve the efficiency of public streets and utilities.
- G. Ensure the establishment of appropriate transitions between differing land uses.

PUD Master Sign Plan

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.

Freestanding Pylon Signage

The original PUD for Camping World approved a freestanding pylon sign for the subject property on the southeast corner of the property located at 14199 Edgewood Drive. In 2024, the City Council approved new sign to the existing sign pole. The subject sign (plan attached) included a 40-foot tall, 175 square foot sign. The pylon sign remains as part of the requested master sign plan for the site.

Freestanding Monument/Directional Signs

In 2024, the City Council approved a PUD development plan showing four monument/directional signs in the parking lot (plan attached). The applicant is proposing the master sign plan to request approval of the specific design for the four monuments. Each sign would be 10 feet tall and 5 feet wide, with the name and logo of the facility and directional sign information. Directional signage is proposed for:

- 1) Urgent Care,
- 2) Pharmacy & Drive-Thru
- 3) Staff Parking
- 4) Patient Drop Off
- 5) Patient Parking
- 6) Deliveries Receiving

Wall Signage

Wall signage is allowed pursuant to the zoning ordinance, which allows signage on all four sides of the building with signage not to exceed 10 percent of the wall area for each of the four building wall faces of the building.

Staff findings of Drive Through Standards

The subject site is a multi-specialty medical facility including the need for directional signs beyond what a typical business requires. The four monument signs are strategically located to provide efficient directions for people using the facility. The directional signage is needed to maintain organization, efficiency and traffic flow at the facility. Staff supports the four monument signs and the overall PUD master sign plan.

5. Recommendation

Staff recommends approval of the application subject to the ordinance and conditions and findings in the attached resolutions.

Attachments

1. Draft Ordinance approving Rezoning
2. Draft Resolution Approving the PUD General and Final Plan
3. Site Location Map
4. Site Graphics