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Date: April 24, 2013

To: Planning Commission

From: Cary Teague, Community Development Director

Re: Sketch Plan Review – 7151 York Avenue

The Planning Commission is asked to consider a sketch plan request to build a 76 unit assisted living building, attached to the existing Continental Gardens Senior Living apartments at 7151 York Avenue. (See property location on pages A1–A5.)

The proposal is to create a “senior campus,” and build the addition to the east side of the building. The units are described by the applicant as “moderately priced.” (See narrative and plans on pages A6–A16.)

The building would be four stories tall and be connected by an elevated skyway to the existing twelve (12) story 264 unit apartment building. The existing site is 5.85 acres in size; therefore, the density is 45 units per acre. With the proposed addition of 76 units; the density would increase to 58 units per acre. The property is zoned Planned Senior Residential District – 4, PSR-4 and guided High Density Residential.

The Comprehensive Plan describes High Density Residential as between 12-30 units per acre. As demonstrated in the table on page 3, the City contains several high density residential developments that exceed 30 units per acre. Prior to the 2008 Comprehensive Plan, there was not a cap number described for High Density Residential. The 1998 Comprehensive Plan described high density residential as “Density and height should be based on proximity to low density uses and level of transit services.” The 2008 Comprehensive Plan rendered housing developments that exceed 30 units per acre as noncompliant with the Comprehensive Plan.

The Comprehensive Plan that was recommended by the Planning Commission to the City Council in 2008 was to define high density residential as anything over 12 units per acre.

The applicant is requesting a Sketch Plan review to solicit comments from the Planning Commission and City Council. Opinions or comments provided to the



applicant shall be considered advisory only, and shall not constitute a binding decision on the request.

The following is a compliance table demonstrating how the proposed new building would comply with the PSR-4, Planned Senior Residential-4 Standards.

Compliance Table

	City Standard (PSR-4)	Proposed
Front – Xerxes	45 feet*	45 feet
Front – York	45 feet*	300+ feet
Side – North	45 feet*	75 feet
Side – South	45 feet*	45 feet
Building Height	4 stories or 48 feet, whichever is less	4 stories & 45 feet
Building Coverage	35%	16%
Density – Comp. Plan	30 units max – per the Comprehensive Plan	340 units** 58 units per acre
Density – Zoning Ordinance	1 unit per 1,400 s.f. of land area = 182 units	340 units*** 58 units per acre
Floor Area per Dwelling	500-700 square feet (1 bedroom) 750-850 s.f. (2 bedroom)	Project would be code compliant
Parking Stalls	.5 exposed spaces .25 enclosed spaces 1 space per vehicle 1 space per employee (12)	60 spaces enclosed**** 156 spaces exposed

* *Height of the building is estimated*

** *Comprehensive Plan Amendment required (high density residential maximum)*

*** *Variance Required*

**** *Existing nonconforming condition*

Based on the table above, the proposal would require a site plan review, with a Variance for the proposed Density. In addition, because the Comprehensive Plan only allows up to 30 units per acre as a maximum density, an amendment to the Comprehensive Plan would be required.



High Density Development in Edina

Development	Address	Units	Units Per Acre
Yorktown Continental	7151 York	264	45
The Durham	7201 York	264	46
York Plaza Condos	7200-20 York	260	34
York Plaza Apartments	7240-60 York	260	29
Edina Place Apartments	7300-50 York	139	15
Walker Elder Suites	7400 York	72	40
7500 York Cooperative	7500 York	416	36
Edinburgh Condos	76xx York	392	36
South Haven	3400 Parklawn	100	42
The Waters	Colonial Drive	139	22

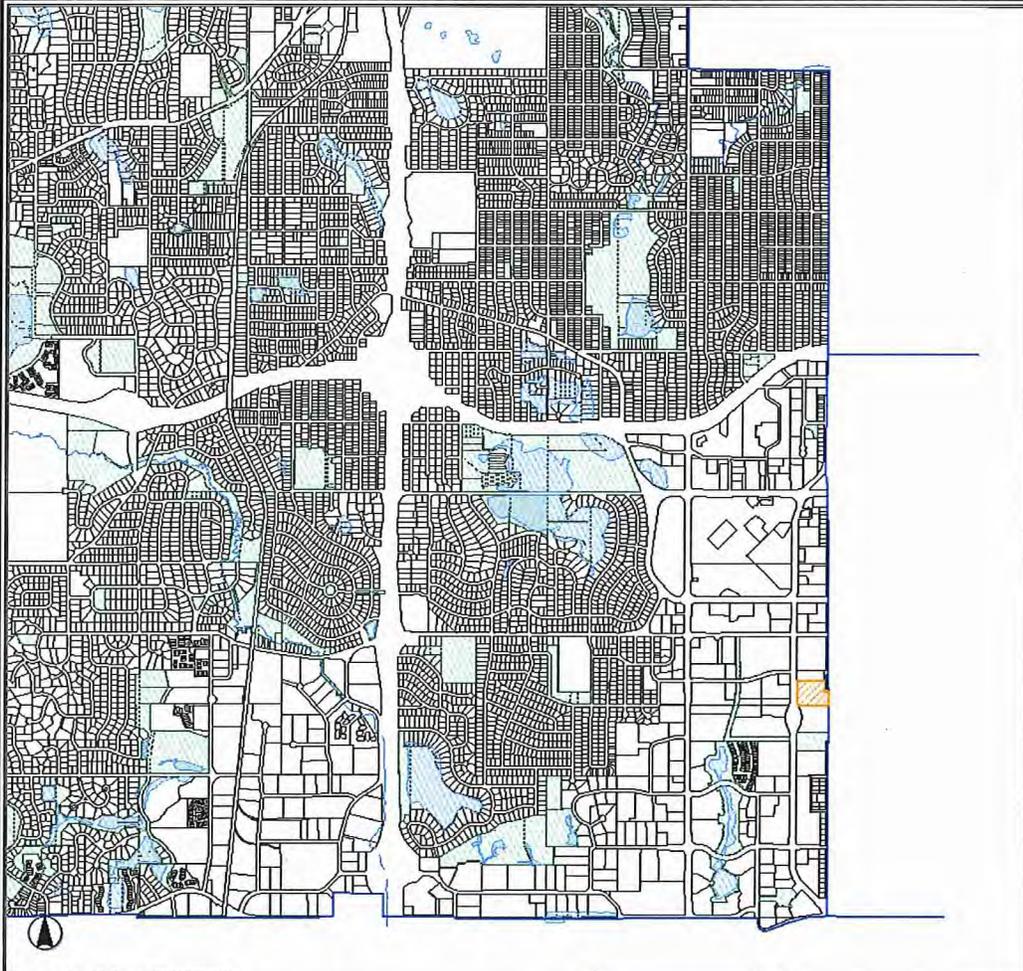
The project would be located on York Avenue which is an arterial roadway with transit available. It would be partially blocked from view from York Avenue by the existing building.

Traffic & Parking

A traffic and parking study would need to be completed to determine impacts on adjacent roadways. However, given that the entire site is zoned for Senior Housing, and the proposed addition is for assisted living, the site would not generate a significant amount of traffic compared to an all age apartment complex.

This is an area of the City that could potentially sustain higher densities.

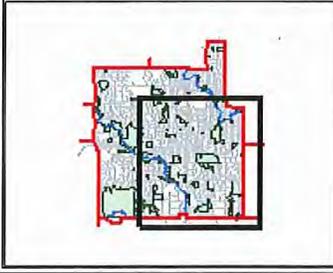
City of Edina



- Legend**
- Highlighted Feature
 - City Limits
 - Creeks
 - Lakes
 - Parks
 - Parcels

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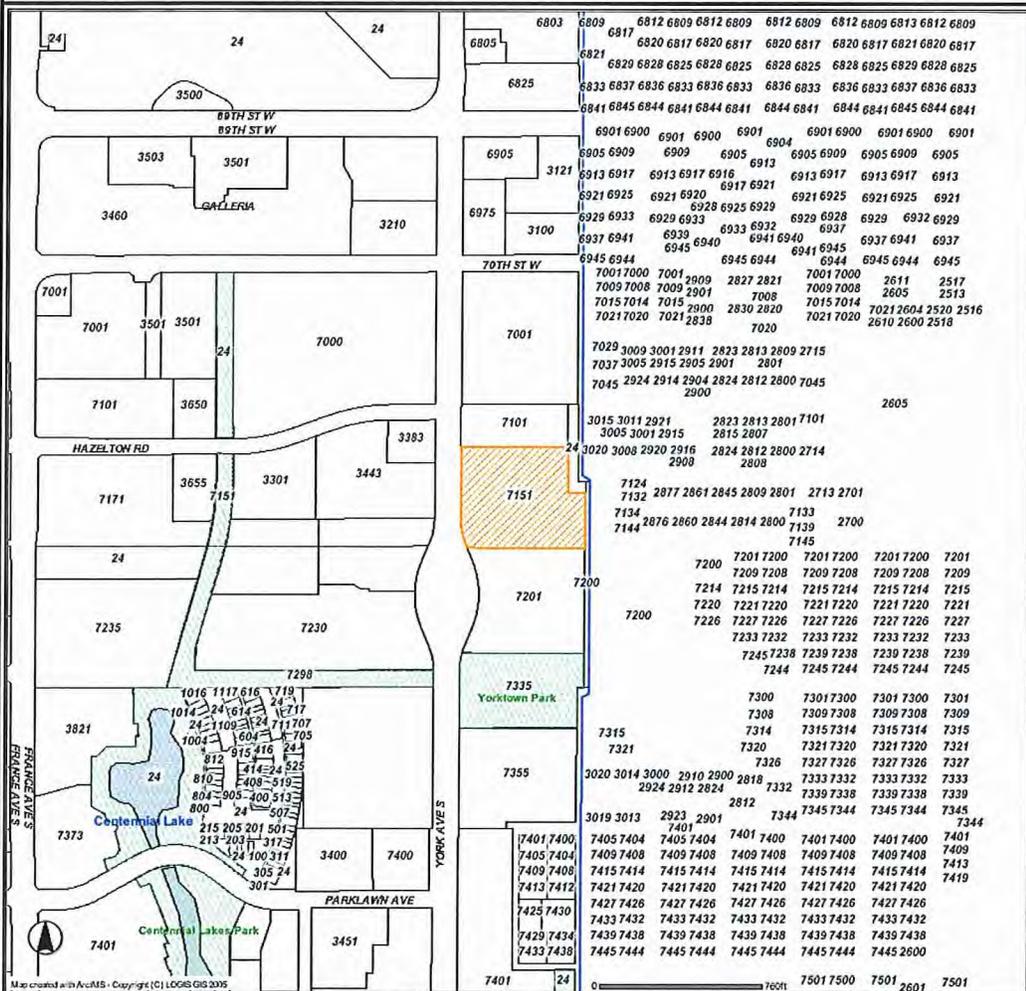
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**7151 York Ave S
Edina, MN 55435**



A1

City of Edina



- Legend**
- Highlighted Feature
 - Surrounding House Number Labels
 - Street Name Labels
 - City Limits
 - Creeks
 - Lake Names
 - Lakes
 - Parks
 - Parcels

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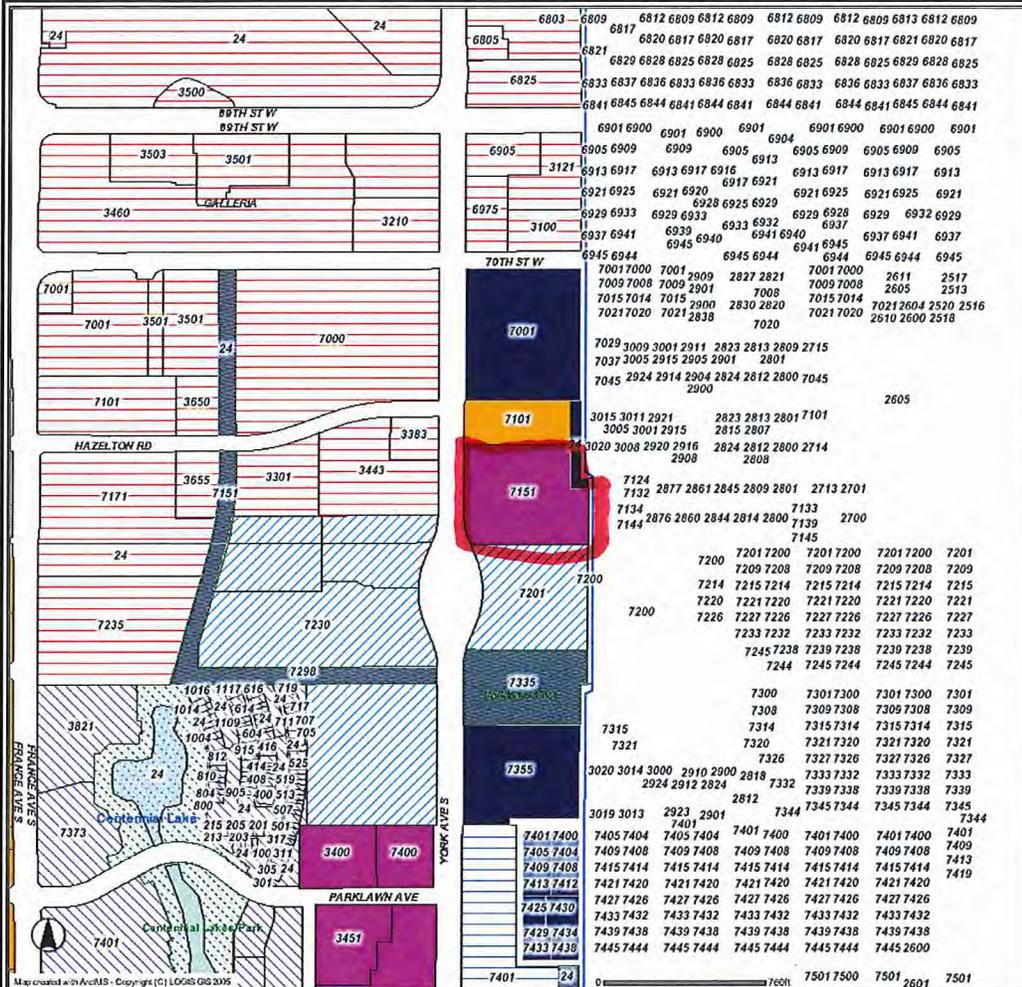


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**7151 York Ave S
Edina, MN 55435**



City of Edina



- ### Legend
- Surrounding House Number Labels**
- House Number Labels**
- Street Name Labels**
- City Limits**
- Creeks**
- Lake Names**
- Lakes**
- Parks**
- Zoning**
- APD (Automobile Parking District)
 - MDD-4 (Mixed Development District)
 - MDD-5 (Mixed Development District)
 - MDD-6 (Mixed Development District)
 - PCD-1 (Planned Commercial District)
 - PCD-2 (Planned Commercial District)
 - PCD-3 (Planned Commercial District)
 - PCD-4 (Planned Commercial District)
 - PID (Planned Industrial District)
 - PUD (Planned Unit District)
 - POO-1 (Planned Office District)
 - POO-2 (Planned Office District)
 - PRD-1 (Planned Residential District)
 - PRD-2 (Planned Residential District)
 - PRD-3 (Planned Residential District)
 - PRD-4 (Planned Residential District)
 - PRD-5 (Planned Residential District)
 - PSR-4 (Planned Senior District)
 - R-1 (Single Dwelling Unit)
 - R-2 (Double Dwelling Unit)
 - RMD (Regional Medical District)
 - Parcels

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PID: 3202824210004

**7151 York Ave S
Edina, MN 55435**



A3

City of Edina



- Legend**
- Surrounding House Number Labels
 - House Number Labels
 - Street Name Labels
 - City Limits
 - Creeks
 - Lake Names
 - Lakes
 - Parks
 - Parcels
 - 2012 Aerial Photo

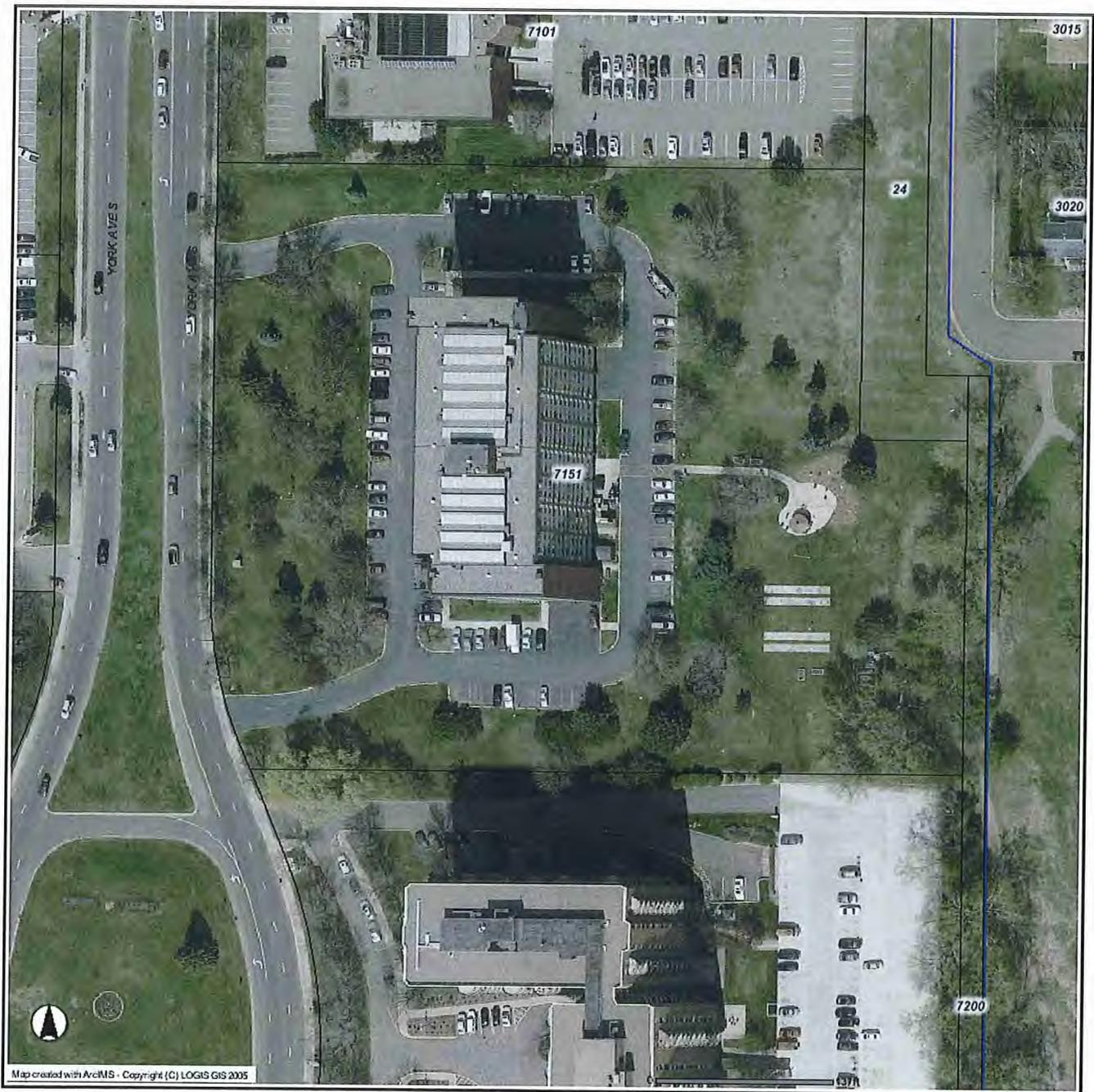


PID: 3202824210004

7151 York Ave S
Edina, MN 55435



AA



A5

APPLICANT
NARRATIVE



3550 Labore Road, Suite 10
Vadnais Heights, MN 55110
Ph: (651) 815-0665 Fax: (651) 815-0735

A FULL - SERVICE REAL ESTATE COMPANY

March 11, 2013

City of Edina
Cary Teague
Community Development
4801 West 50th Street
Edina, MN 55424

Re: Continental Gardens Assisted Living concept plan

Dear Mr. Teague,

It was a pleasure meeting with you last week and we appreciate the development information and guidance you provided.

Please find enclosed, information on our proposed Assisted Living project, Continental Gardens.

The principals involved in the development are Marvin J. Kotek, an owner of Frerichs Construction, principal of Everwood Development and Everwood Company, and Richard W. Hutsell, president of Premier Housing Management and Legacy Management and Development.

Our proposal is to create a senior campus and build on the "back lot" of the Yorktown Continental Apartments with a link to the main apartment building. The plan calls for a moderately priced, affordable alternative to current market rate facilities in Edina. It would be a modestly priced, private pay model with a small set aside for county elderly waiver units if available.

The proposed building is a four floors above parking, stick built, 76 unit building with three levels of care:

Assisted living:

Assisted living apartments with three care service packages available, including housekeeping, meals and medication management. Floor plans are designed for comfort and convenience.

AG



Suites:

Private apartments with full kitchens and support services for those who have more complex care requirements. A variety of respite and rehabilitative services to ease the transition to daily life after illness or surgery. Staff is on-site 24-hours-a-day.

Memory care

The private memory care apartments at Continental Gardens are secure and specially designed for those with mild to moderate memory loss. The area is designed to bring comfort, peace and familiarity to the residents and to provide exceptional care.

Proposed Building features and amenities:

- Congregate dining, three meals a day and two snack times
- Private dining
- Therapy pool
- Club room
- Lounge areas on every floor
- Library / Computer room w/ free internet access
- Craft room
- Theater / TV Room
- Fitness room
- Indoor fireplace

In closing, our vision and hope is to build a more affordable, yet high quality facility to serve the needs of the resident of the greater Edina community.

Thank you for your consideration of our plan.

Sincerely,

Richard W. Hutsell



K6

VIEW LOOKING SOUTHWEST



CONTINENTAL GARDENS

03.11.2013

CERMAK RHOADES ARCHITECTS

A9



VIEW LOOKING SOUTHEAST



CONTINENTAL GARDENS

03.11.2013

CERMAK RHOADES ARCHITECTS

A10



VIEW LOOKING NORTHEAST



CONTINENTAL GARDENS

03.11.2013

CERMAK RHOADES ARCHITECTS



VIEW LOOKING EAST



CONTINENTAL GARDENS

03.11.2013

CERMAK RHOADES ARCHITECTS

A12



VIEW LOOKING SOUTHEAST



CONTINENTAL GARDENS

03.11.2013

CERMAK RHOADES ARCHITECTS

A13



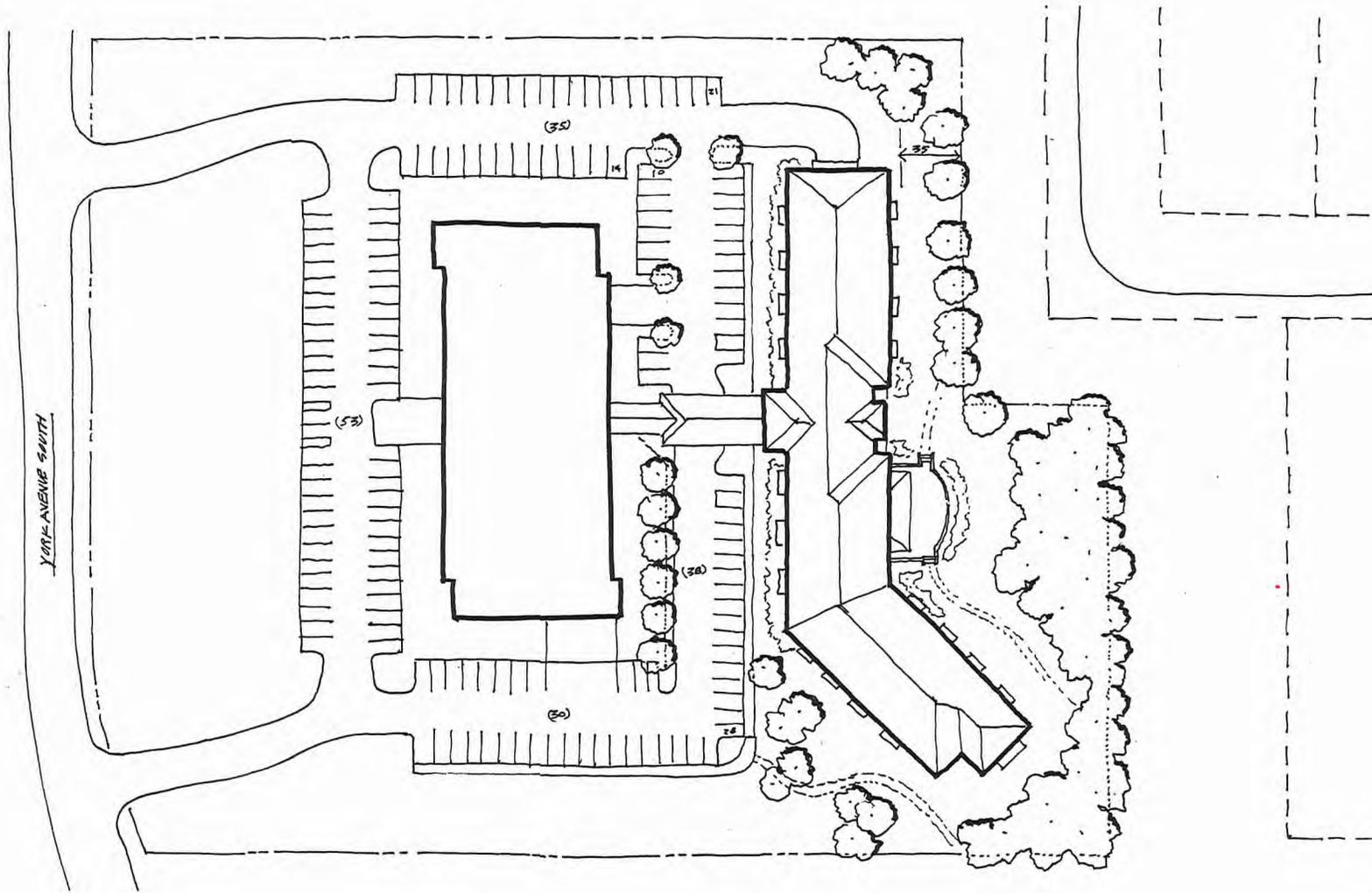
VIEW LOOKING NORTH



CONTINENTAL GARDENS

03.11.2013

CERMAK RHOADES ARCHITECTS



A14

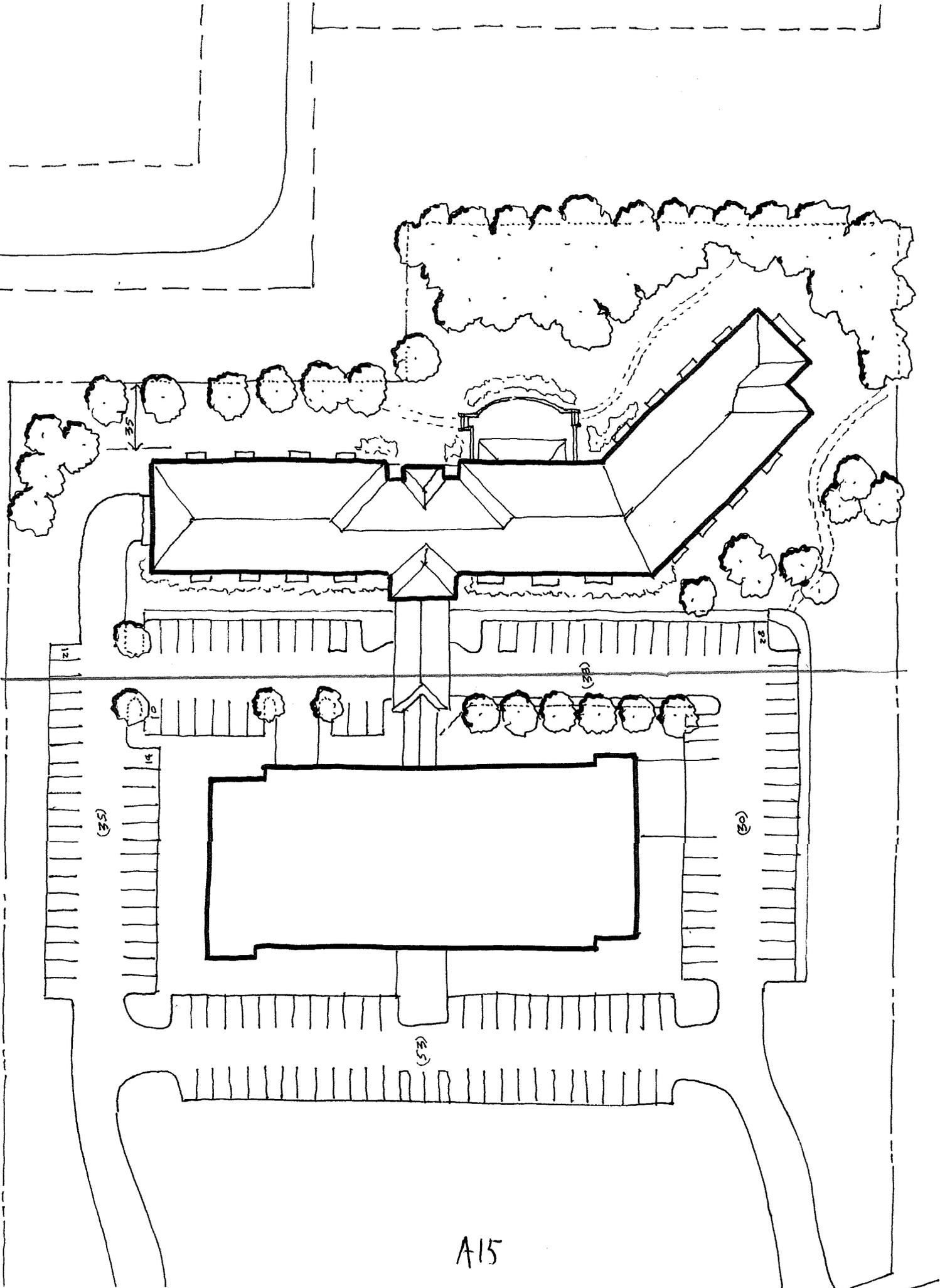
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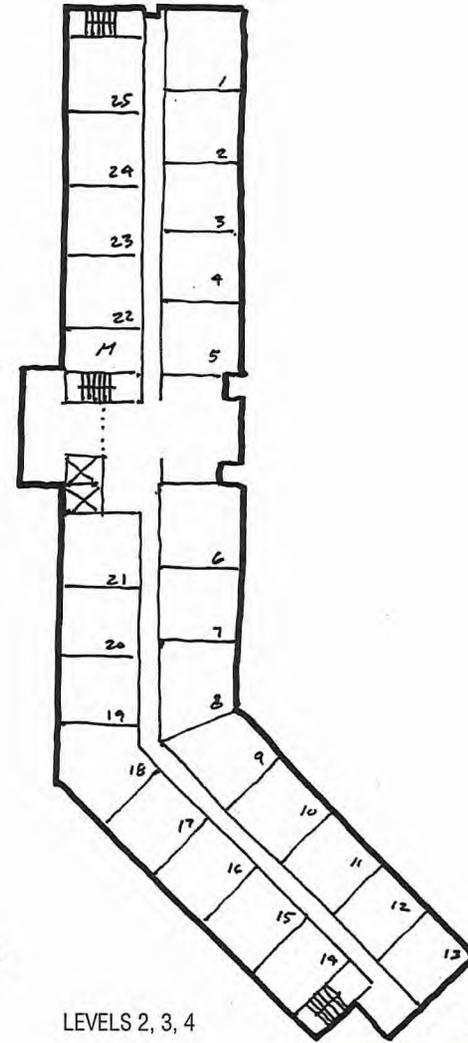
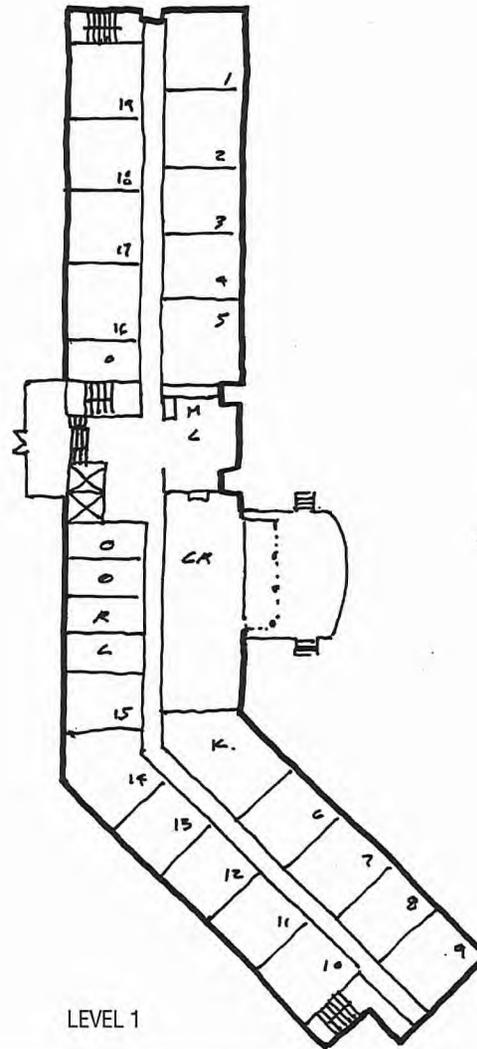
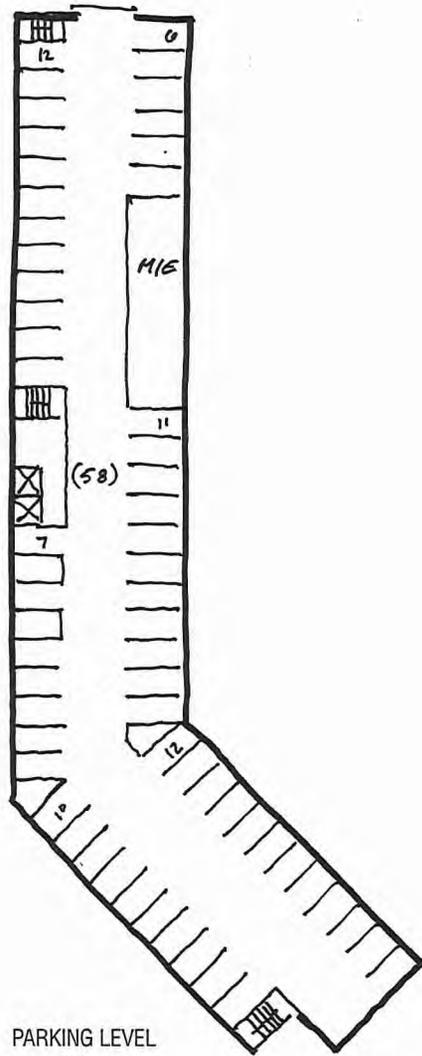
CONTINENTAL GARDENS

03.11.2013

CERMAK RHOADES ARCHITECTS



A15



SCALE: 1"=40'-0"

A16



CONTINENTAL GARDENS

03.11.2013

CERMAK RHOADES ARCHITECTS