PLANNING COMMISSION STAFF REPORT

Originator	Meeting Date	Agenda #
Cary Teague **Director of Planning**	**November 14, 2012**	**VI.C**

INFORMATION/BACKGROUND

Project Description

Erik's Ranch and Retreats is requesting a rezoning of 3420 Heritage Drive from PSR-4, Planned Senior Residential to PUD, Planned Unit Development for the purpose of allowing adults with Autism Spectrum Disorders (ASD) within the existing building. (See location on pages A1–A5.) There are no exterior changes proposed to the site or building. The request is simply to allow adults with ASD to live within this building. The interior of the building would be remodeled. (See applicant narrative on pages A9–A15c.) The existing building contains 59 units; 35 of those units would be used for long-term residents with ASD. The remaining 24 units would short term stays.

Roger Knutson, the city attorney, has advised staff that the City could face liability for rejecting a rental application from an individual with a disability who does not meet the minimum age requirement for City housing. The attorney has recommended two options. One, rezone the site to PUD to allow the current use plus adults with ASD or two, amend the Zoning Ordinance to allow adults with disabilities or ASD within all PSR-4 Zoning District. Staff and the applicant are recommending a rezoning to PUD, rather than opening up the use City wide within all PSR-4 Districts.

To accommodate this proposal, the following is requested:

- Preliminary and Final Rezoning from PSR-4, Planned Senior Residential District to PUD, Planned Unit Development; and
- A Zoning Ordinance Amendment that establishes the PUD, Zoning District.

SUPPORTING INFORMATION

Surrounding Land Uses

Northerly:	Crosstown Highway 62.
Easterly:	A three-story residential apartment building; zoned PRD-5; and guided High Density Residential.
Southerly:	Three-story apartment buildings zoned PRD-4; and guided High Density Residential.
Westerly:	The Heritage of Edina – Senior Housing; zoned PSR-4, Planned Senior Residential District and guided High Density Residential.

Existing Site Features

The subject property is 40,663 square feet in size, is relatively flat and contains a four-story senior housing building. (See pages A4–A7.) The building is part of "the Heritage" senior housing campus, which includes the three properties to the west. (See page A4.)

Planning

Guide Plan designation:	High Density Residential (See page A8.)
Zoning:	PSR-4, Planned Senior Residential District (See page A3.)

Parking/Traffic/Site Circulation

As mentioned above, there are no proposed changes to the building or the site. Access to the site would remain off Heritage Drive. The existing parking would remain unchanged. There is an underground parking facility accessed of the west side of the building. There is a circular driveway in front of the building for pick up and drop off of residents. That too would remain unchanged. The majority of the exiting residents of this building do not drive. As proposed it is anticipated that one in 35 of these residents would drive, less than those that drive now in the facility. The current staffing of the facility would not change with the change in use. There are up to 17 staff on a peak day. Currently the majority of the staffing arrives and leaves during shift changes at 7am, 3pm, and 11pm. Transportation to activities and appointments off site for the residents is provided with two buses, two or three times per day. This also will not change with the proposed change in use. The site deliveries and normal site operations will also not change. The anticipated long-term length of stay of residents means that resident moving vehicle traffic will be greatly reduced.

This site is part of a four lot development of senior housing that was approved by the City back in the late 1960's and early 1970's. (See page A4.) Overall there are 257 units with 154 parking stalls. Based on the number of units in the development, 192 spaces are required; therefore, the existing development is nonconforming. The amount of parking has served the development well over the years. City staff has not received any complaints in regard to traffic or parking. The applicant would have access to the parking lots on the adjacent sites to the west.

WSB Conducted a traffic study to determine the impacts on the change in use. (See pages A16–A18.) As demonstrated in the study, the change in use on the site would not impact the existing traffic or parking on the site.

It is not anticipated to be needed, but parking stalls could be added on the existing site and adjacent site to the west in the existing lawn areas. (See page A5.)

Landscaping

The existing site contains mature landscaping, including understory and overstory trees. (See landscape plan on page A15a.) These would all remain. Based on the perimeter of the site, 21 overstory trees are required. The site contains 22, therefore, meets City Code.

Building/Building Material

The existing building is made of painted white brick. Again, there are no changes proposed to the exterior of the building. (See pages A6–A7 and A14–A15.)

Planned Unit Development (PUD)

Per Section 850.04. Subd. 4 D provides the following regulations for a PUD:

1. ***Purpose and Intent. The purpose of the PUD District is to provide comprehensive procedures and standards intended to allow more creativity and flexibility in site plan design 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 purpose and intent of a PUD is to include most or all of the following:***

    a. ***provide for the establishment of PUD (planned unit development) zoning districts in appropriate settings and situations to create or maintain a development pattern that is consistent with the City's Comprehensive Plan;***

b. ***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;***
c. ***provide for variations to the strict application of the land use regulations in order to improve site design and operation, while at the same time incorporate design elements that exceed the City's standards to offset the effect of any variations. Desired design elements may include: sustainable design, greater utilization of new technologies in building design, special construction materials, landscaping, lighting, stormwater management, pedestrian oriented design, and podium height at a street or transition to residential neighborhoods, parks or other sensitive uses;***
d. ***ensure high quality of design and design compatible with surrounding land uses, including both existing and planned;***
e. ***maintain or improve the efficiency of public streets and utilities;***
f. ***preserve and enhance site characteristics including natural features, wetland protection, trees, open space, scenic views, and screening;***
g. ***allow for mixing of land uses within a development;***
h. ***encourage a variety of housing types including affordable housing; and***
i. ***ensure the establishment of appropriate transitions between differing land uses.***

The purpose of this request is to allow for the mixing of land uses within the development and allow for a variety of housing types, specifically housing for adults with ASD, Autism Spectrum Disorders. The impact to the site is minimal, and it preserves the existing structure. The inside of the building would be improved with new hardwood floor, appliances, utilities, toilets, faucets, dishwashers, and lights.

2. ***Applicability/Criteria***

a. ***Uses. All permitted uses, permitted accessory uses, conditional uses, and uses allowed by administrative permit contained in the various zoning districts defined in Section 850 of this Title shall be treated as potentially allowable uses within a PUD district, provided they would be allowable on the site under the Comprehensive Plan. Property currently zoned R-1, R-2 and PRD-1 shall not be eligible for a PUD.***

The only new use that would be introduced to the site is that adults with ASD, Autism Spectrum Disorders would be allowed to live in the building. All other uses allowed in the PSR-4 District would continue to be allowed.

b. Eligibility Standards. To be eligible for a PUD district, all development should be in compliance with the following:

i. where the site of a proposed PUD is designated for more than one (1) land use in the Comprehensive Plan, the City may require that the PUD include all the land uses so designated or such combination of the designated uses as the City Council shall deem appropriate to achieve the purposes of this ordinance and the Comprehensive Plan;

The site is guided in the Comprehensive Plan for "High Density Residential – HDR," which allows for all types of high density residential housing. However, the current zoning of PSR-4 only allows senior housing. The proposal to allow adults with ASD, Autism Spectrum Disorders, would be consistent with the Comprehensive Plan. (See pages A19–A20 for a list of uses allowed within the PSR-4 District.)

Staff has prepared the PUD Ordinance, which simply allows adults with ASD, in addition to senior housing. (See draft Ordinance on pages A21–A22.)

ii. any PUD which involves a single land use type or housing type may be permitted provided that it is otherwise consistent with the objectives of this ordinance and the Comprehensive Plan;

As mentioned above, the proposed uses would be senior housing and housing for adults with ASD, consistent with the Comprehensive Plan.

iii. permitted densities may be specifically stated in the appropriate planned development designation and shall be in general conformance with the Comprehensive Plan; and

The allowed uses on the site would limit the need for additional parking on the site.

iv. the setback regulation, building coverage and floor area ratio of the most closely related conventional zoning district shall be considered presumptively appropriate,

but may be departed from to accomplish the purpose and intent described in #1 above.

The following page shows a compliance table demonstrating how the existing building complies with the exiting PSR-4 Zoning Ordinance Standards. Should the City decide to rezone these sites to PUD, these setbacks would remain the requirements for the site.

Compliance Table

	City Standard (PSR-4)	Proposed PUD
Building Setbacks Front – Heritage Drive Side Street – North Side – East Rear – West	 35 feet 35 feet 25 feet 25 feet	 41 feet 35 feet 35 feet 40 feet
Building Height	Eight Stories	4-5 Stories
Parking Stalls	44 site & 192 overall	*28 underground stalls + shared parking with the two adjacent properties. Total parking for the Heritage campus is 154 stalls**
Parking Stall Size	8.5' x 18'	8.5 x 18'
Drive Aisle Width	24 feet	24 feet

** Existing nonconforming use*

PRIMARY ISSUES/STAFF RECOMMENDATION

Primary Issues

- **Is the proposed use of the site reasonable?**

Yes. Staff believes the proposal is reasonable for the following reasons:

1. The proposed use would blend into the existing use with little impact. There are no changes proposed to the existing building or site. The number of units within the building would remain 59. Each unit would however, be remodeled with new hardwood floors, appliances, utilities, toilets, faucets, dishwashers, and lights.

2. As demonstrated in the attached traffic study from WSB, there would be no impact to the adjacent roadway system. (See pages A16–A18.) The number

of residents and number of employees would not significantly change with the additional land use. Adults with ASD are less likely to drive than senior residents.

3. The proposal meets the following goals and policies in the Comprehensive Plan:

   a. Promote increased housing opportunities and a diversity of housing types.

   b. Promote a vision of community that is inclusive of a wide range of ages, incomes, and abilities and offers a wide range of housing options for Edina's residents.

   c. Promote lifecycle housing to support a range of housing options that meet people's preferences and circumstances at all stages of life.

- **Is the PUD Zoning District appropriate for the site?**

Yes. Staff believes that the PUD is appropriate for the site. As highlighted above, the proposal meets the City's criteria for PUD zoning. In summary the PUD zoning would:

1. Allow for the mixing of land uses within the development and allow for a variety of housing types, specifically housing for adults with ASD, Autism Spectrum Disorders. The impact to the site is minimal, and it preserves the existing structure. The inside of the building would be improved with new hardwood floors, appliances, utilities, toilets, faucets, dishwashers, and lights.

2. Ensure that the proposed new use, adults with ASD, would be allowed to live within this building. It would not allow adults with ASD within other PSR Zoning District. The PUD allows the City to examine this proposed use on a case by case basis to determine impacts on the site and adjacent roadways.

3. The only new use that would be introduced to the site is that adults with ASD, Autism Spectrum Disorders would be allowed to live in the building. All other uses allowed in the PSR-4 District would continue to be allowed.

4. The site is guided in the Comprehensive Plan for "High Density Residential – HDR," which allows for all types of high density residential housing. However, the current zoning of PSR-4 only allows senior housing. The proposal to allow adults with ASD would be consistent with the Comprehensive Plan.

Staff Recommendation

Preliminary & Final Rezoning to PUD

Recommend that the City Council approve Preliminary & Final Rezoning from PSR-4, Planned Senior Residential District to PUD, Planned Unit Development District; and adoption of the Ordinance Amending the Zoning Ordinance to establish the PUD Zoning District to allow adults with Autism Spectrum Disorders (ASD) at 3420 Heritage Drive.

Approval is subject to the following findings:

1. The proposed land use is consistent with the Comprehensive Plan.

2. There would be no exterior changes the existing site or building.

3. Each unit within the existing building would be remodeled to accommodate the new residents.

4. The traffic analysis of the proposed use done by traffic consultant, WSB & Associates concludes that there would be no impact to the adjacent roadway system. The number of residents and number of employees would not change with the additional land use.

5. The proposal meets the following goals and policies in the Comprehensive Plan:

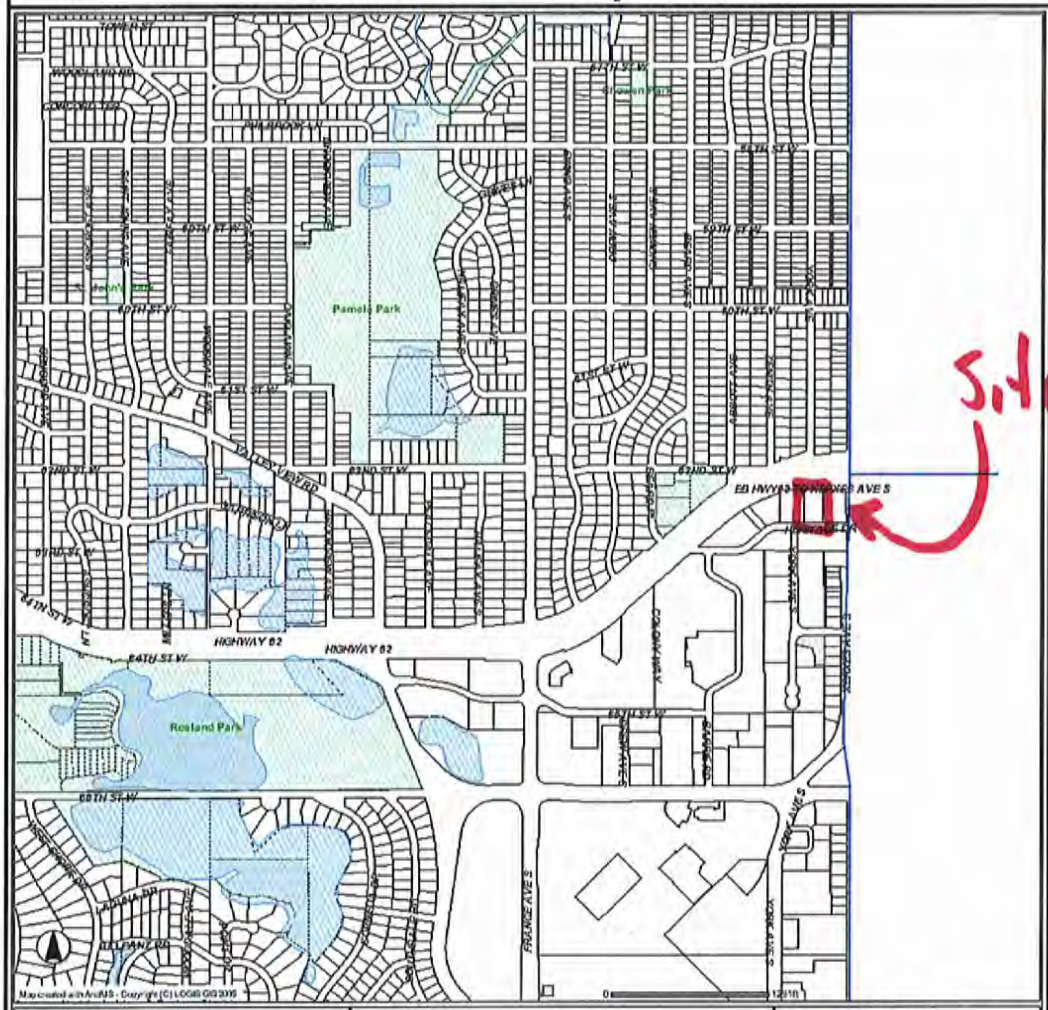
    a. Promote increased housing opportunities and a diversity of housing types.

    b. Promote a vision of community that is inclusive of a wide range of ages, incomes, and abilities and offers a wide range of housing options for Edina's residents.

    c. Promote lifecycle housing to support a range of housing options that meet people's preferences and circumstances at all stages of life.

Deadline for a city decision: January 15, 2013

City of Edina



Legend
Street Name Labels
City Limits
Creeks
Lakes
Parks
Parcels

PID: 2902824210010

3420 Heritage Dr
Edina, MN 55435

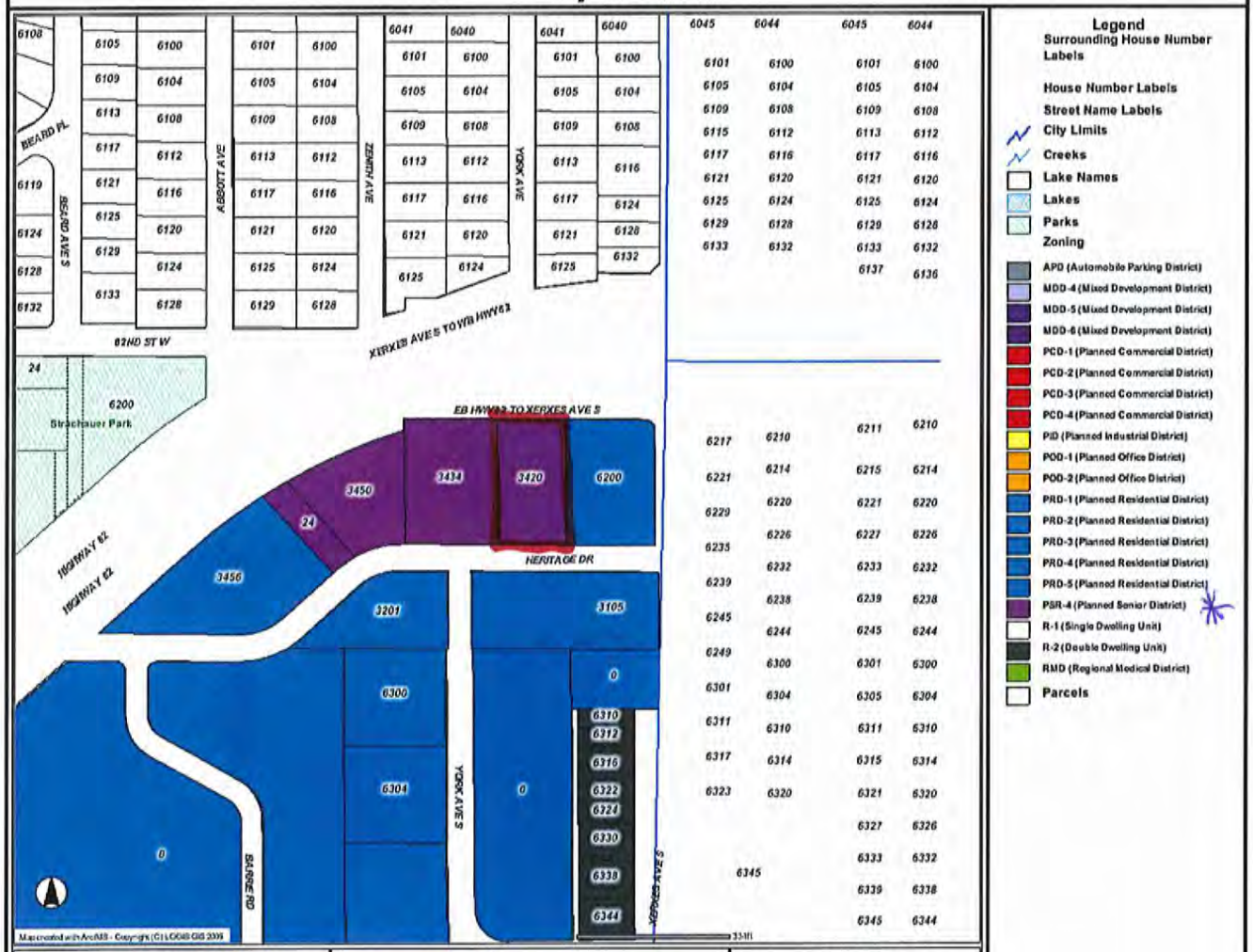
City of Edina

PID: 2902824210010

3420 Heritage Dr
Edina, MN 55435

12

City of Edina



PID: 2902824210010

3420 Heritage Dr
Edina, MN 55435

ZONING

A3

City of Edina

PID: 2902824210010

3420 Heritage Dr
Edina, MN 55435

OTHER "HERITAGE" PROPERTIES

City of Edina

Legend

Surrounding House Number Labels

House Number Labels

Street Name Labels

City Limits

Creeks

Lake Names

Lakes

Parks

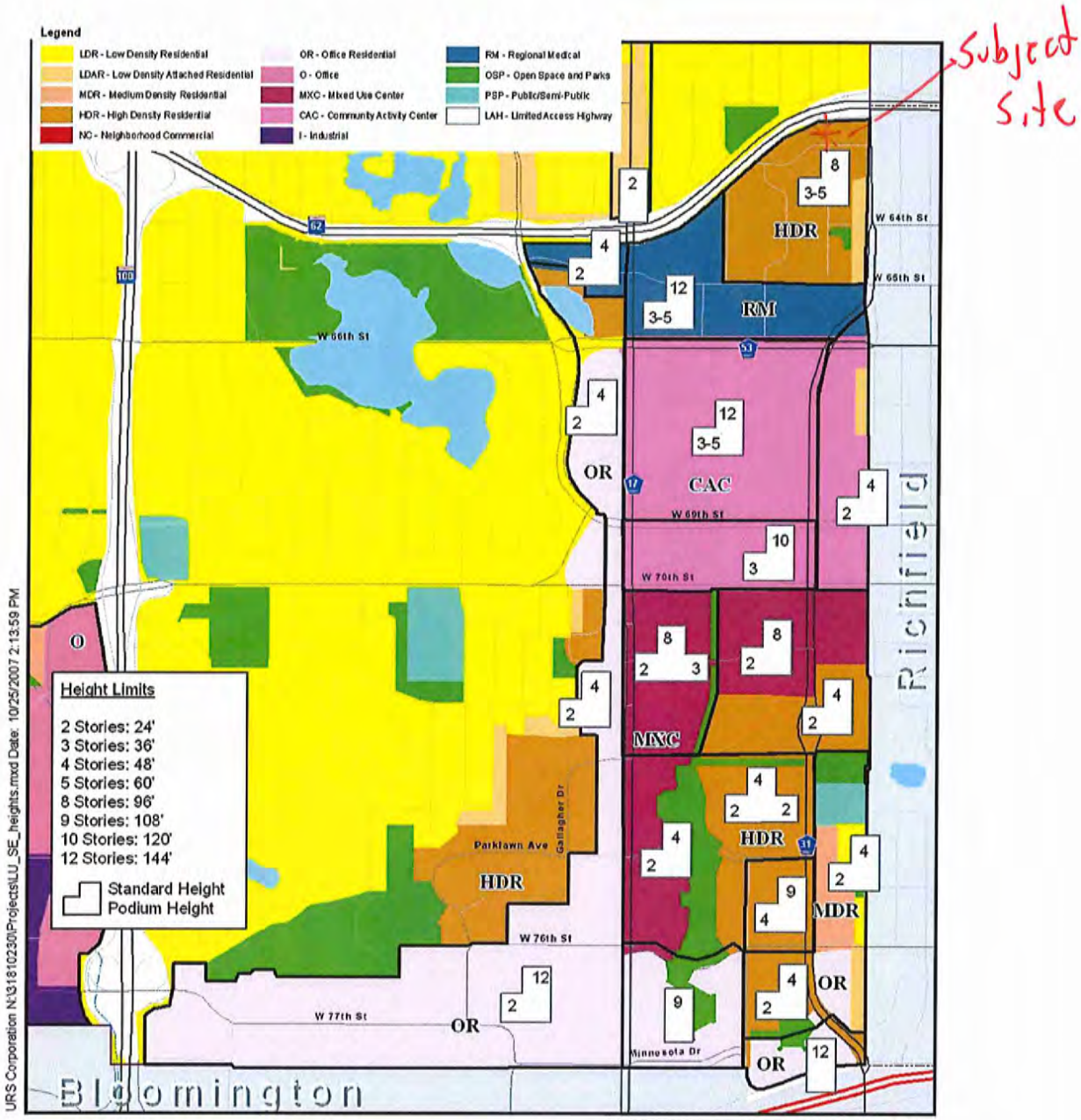
Parcels

2009 Aerial Photo

PID: 2902824210010

3420 Heritage Dr
Edina, MN 55435

York Ave
Heritage Drive



City of Edina
2008 Comprehensive Plan Update

Data Source: URS

Future Land Use Plan with Building Heights
Southeast Quadrant
Figure 4.6B

0 0.5 Miles

A8

APPLICANT NARRATIVE

May 29, 2012

erik's ranch & retreats™
vision knows no bounds

Board of Directors:
Patrick J. Bradley
Karen King
Kathryn Nordberg, CEO

Medical Advisory Board:
Eric V. Larsson, Ph.D., LP, BCBA
Junelyn Lazo-Pearson, Ph.D., BCBA-D
O. Ivar Lovaas, Ph.D., 2007-2010
Eric Rudrud, Ph.D., LP

Business Advisory Board:
Diane Reardon Crawford
Jill Galvez
Tom Gerrard
Larry Jordan
Karen Reis
Beihua Sheng
Brian Stage
Charles Wilson

Education Advisory Board:
Penny Kodrich
Mary Jo Matchinsky

RECEIVED
AUG 17 2012

Erik's Ranch & Retreats
Request for Change of Use
Heritage of Edina, Roybet Building, 3420 Heritage Drive
Comparison Document: Assisted Living elderly &disabled usage
/Young adult disabled usage

Request for Change of Use
Erik's Ranch & Retreats would like to formally request that the current zoning of Senior Housing for the Roybet building at 3420 Heritage Drive be augmented to include disabled adults.

The purpose and challenge for Erik's Ranch & Retreats begins with an estimated one in 88 children who have ASD, the prevalence of which has risen dramatically over the past two decades. While much of the autism research focuses on children, the amount of research and services drops dramatically for adults. With roughly half a million autistic children reaching adulthood in the next decade and one in three young adults with autism who have no paid experience, college or technical schooling, experts say it's an issue policy makers urgently need to address. It is this large and growing problem that Erik's Ranch & Retreats seeks to solve in a way that has not been done so comprehensively.

Our mission is to provide living, working, social and recreational opportunities for young adults with ASD based on our guiding principles of lifelong learning, individual community building, and bidirectional integration through voluntourism (combining vacationing and volunteering.) We are committed to providing a rewarding life in which individuals with ASD will experience dignity, compassion, and continuing possibilities.

We can make significant strides in doing this with the Roybet building, at Heritage of Edina. In this planned long-term residence, 35 adults with autism spectrum disorders (ASD) will live, work, socialize and enjoy recreational activities in the safe, secure and nurturing environment we will provide. As the chart below indicates, despite the different demographic, operations and activities will not change significantly.

We will also maintain 24 short-term stay apartments using them for respite, transition stays, family stays, and volunteers. This is identical to our current configuration at Heritage of Edina. We have some long-term residents, but over time, the average length of resident stays has diminished. Transportation provided to current elderly/disabled residents will be provided to the planned residents as they integrate into the surrounding communities. Traffic levels should remain relatively stable, although there will be fewer large moving vehicles as the residents will comprise a more stable, long-term population.

The apartments will be refurbished to accommodate the new residents and their high sensory needs and allergy free environments; carpets replaced with hardwood floors, quiet appliances—toilets, faucets, dishwashers—lights that don't flicker, etc., in

7712 Gleason Road, Edina, MN 55439 (612) 396-7829 • www.EriksRanch.org • 1627 West Main St., Suite 340, Bozeman, MT 59715 (406) 451-2722

accordance with the building guide *Advancing Full Spectrum Housing—Designing for Adults with Autism Spectrum Disorders.*

Erik's Ranch & Retreats is a new paradigm for adults with ASD. There is nothing like it in the country. Our guiding principles are based on what individuals can do rather than what they cannot. Interest in our model has been shown as close as California and Nebraska and as far away as Australia. At the suggestion of the Neuroscience community, we will propose that the National Institutes of Mental Health (NIMH) intramural program study the residents. NIMH outcome information, provided at five-year intervals, will benefit the autism community. The autistic community is noticing and the tide is turning for adults with ASD. Edina, as it has been in many other instances, will be on the forefront of implementing this cutting-edge model for young adults with autism.

Roybet Building Heritage of Edina 3420 Heritage Drive	Current	Planned for Erik's Retreat
Age of adults in residence	40+	18-30 at entry; aging together
Type of disability served	Physical, emotional, mental health including: dementia, Alzheimer's, depression, schizophrenia, bi-polar, other. Medical support allowed within assisted living license with RN/LPN, CNA staff.	Autism Spectrum disorders, depression. Occurrence of physical disability aligns with general population. Medication administration support allowed within assisted living license with RN/LPN staff.
Apartments	59	No change
Capacity	Studios/singles/doubles	No change
Parking	Garage/surface lots	No change
Staff/services	Nursing, aids, wellness, activities, dietary, housekeeping, janitorial, maintenance/admin	Behavior therapists, dietary, housekeeping, janitorial, maintenance/admin, PT, LPN
Visitors/family /volunteers	Growing, encouraged	Similar
Moving In/Out	Frequent/average stay two years	Rare/35 residents will make this home for 50-60 years.
Transportation	Provided into community	Provided into community

7712 Gleason Road, Edina, MN 55439 (612) 396-7829 • www.EriksRanch.org • 1627 West Main St., Suite 340, Bozeman, MT 59715 (406) 451-2722

Background—Individuals with Autism

Most require assistance with:

- Social skills
- Some activities of daily living
- Transportation (like our elderly residents, few individuals with autism drive.)
- Job support
- Medication management
- Financial management

The richness in our model comes from the volunteers/families and short-term stay residents who visit. Our permanent residents will help support the short-term volunteers/guests who stay at Heritage of Edina. We will combine the guest rooms from the four buildings and locate them in the Roybet building. In this way, our residents can provide personal concierge services to our guests, as well as have the social interaction so necessary for their well-being. In addition, we will also pair some residents with autism with elderly residents for companionship (with staff monitoring). These young people will also be integrated into the community through other work, recreation and varied social activities.

Erik's Ranch & Retreats

Erik's Ranch & Retreats, launched in 2008, is a 501c(3) nonprofit corporation with two locations. Our model is an innovative living, working and social model for residents and upscale volunteer/family guest accommodations at both the ranch in Paradise Valley, Montana, and the urban retreat in Edina, Minnesota. Not only will both locations become home to young adults with autism, but what sets Erik's Ranch & Retreats apart is that these unique destinations will be supported by the residents who live there. Erik's Ranch & Retreats provides residents with excellent housing, recreation and the ability to use their talents, follow their dreams and lead lives full of promise and possibility. Our goals are to (1) match the environment with the residents' strengths, abilities and desires, (2) increase residents' skills enabling independence and participation in the community, and (3) provide surroundings that encourage family and community participation. We will achieve these goals using our guiding principles of Lifelong Learning, Individual Community Building and Bidirectional integration.

RECEIVED
AUG 17 2012

7712 Gleason Road, Edina, MN 55439 • www.EriksRanch.org • 1627 West Main St., Suite 340, Bozeman, MT 59715
(612) 396-7829 (406) 451-2722

RECEIVED
AUG 17 2012

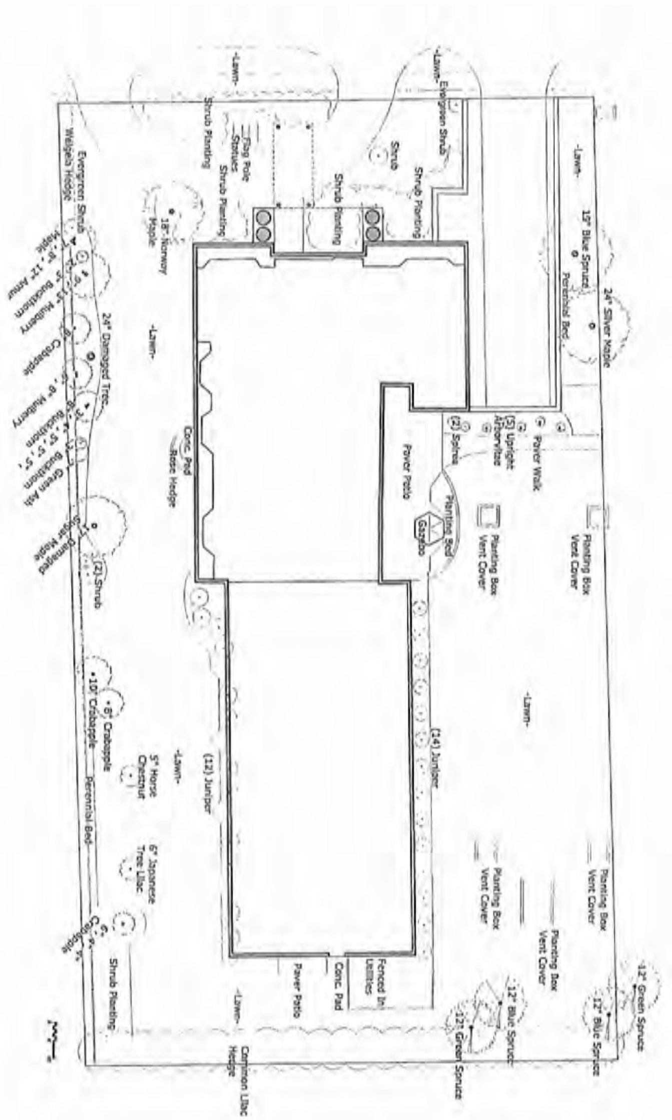
RECEIVED
AUG 17 2012

RECEIVED
AUG 17 2012

A14

RECEIVED
AUG 17 2012

1
L3.0



PLANNING DEPARTMENT
SEP 11 2012

A15

ROWE
Landscape Services, Inc.

Erik's Ranch & Retreat

3434 Heritage Drive
Edina, MN 55435

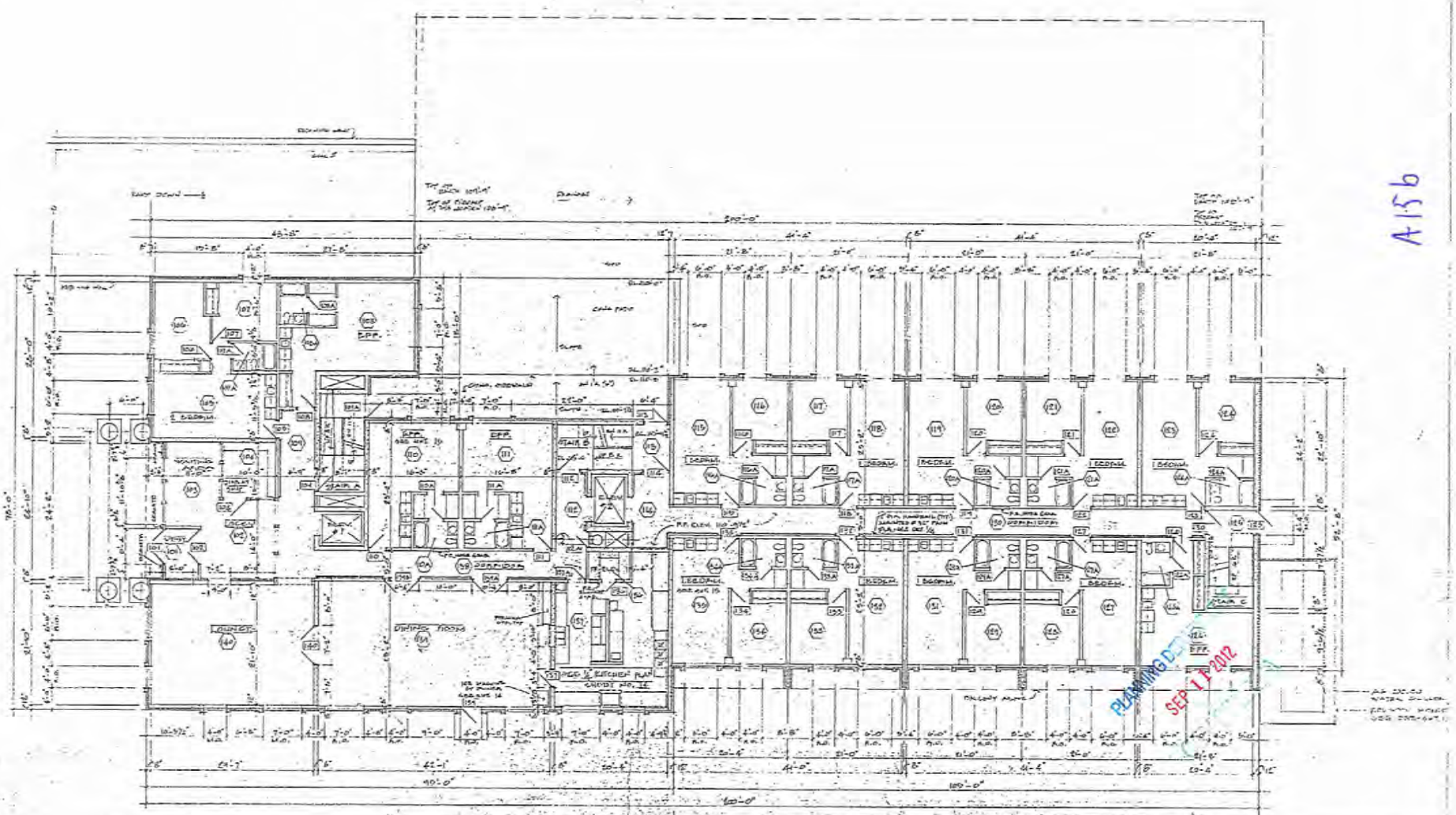
LANDSCAPE PLAN

scale:
1/16" = 1'-0"

DATE: 09.06.12

L3.0

NORTH



A15b

PLAN FLOOR LEVEL "B" & PLAN FLOOR LEVEL "A"

3-1-74 REV. RM. 100 CLOSET
3-26-74 REV. ADD. DIM. 159A & 159B ; REMOVE DL. 159

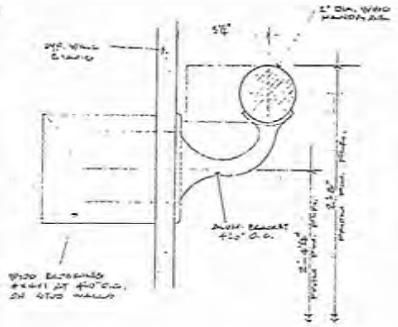
HALLMARK DESIGN & ENGINEERING, INC.
3434 HERITAGE DRIVE
EDINA, MINN. 55435

PROJECT: ROYBET RETIREMENT HOME
EDINA, MINN.

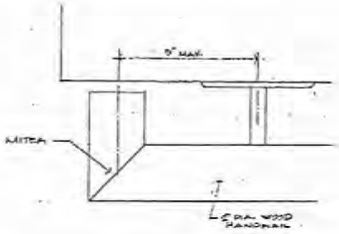
TITLE: PLAN FLOOR LEVEL "A" & "B"

SHEET NO. 3

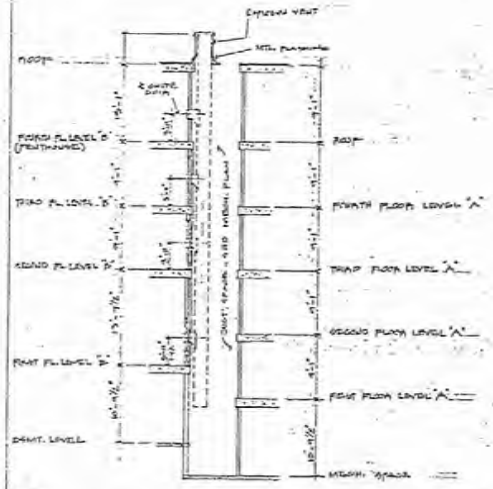
DATE	REVISION	DRWN. BY	CHKD. BY
JAN 4 1974		[illegible]	[illegible]



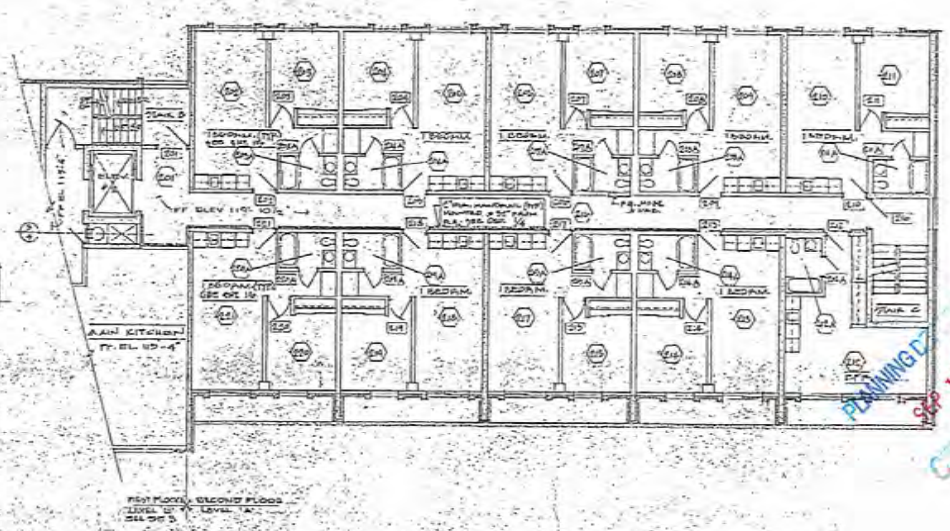
1 SUPPORT HANDRAIL DETAIL
SCALE: HALF OF FULL SIZE



2 TYPICAL END WALL RETURN
SCALE: HALF OF FULL SIZE



4 SECTION AT TRASH CHUTE
3/8"=1'-0"



NOTE: FIRST FLOOR PLAN DIMENSIONS ARE TYPICAL FOR THIS FLOOR EXCEPT OTHERWISE NOTED.

RAUENHORST DESIGN & ENGINEERING, INC. 3434 HERITAGE DRIVE EDINA, MINN. 55435				PROJECT: ROYBET RETIREMENT HOME EDINA, MINN.
DATE	REVISION	DRWN. BY	CHKD. BY	TITLE: SECOND FLOOR LEVEL 'A'
JAN 4 2012		JSH	RC	

SHEET NO. 4
SCALE: 3/8"=1'-0"

A15c

PLANNING DIV. SEP 11 2012

WSB & Associates, Inc.
Infrastructure ■ Engineering ■ Planning ■ Construction
701 Xenia Avenue South
Suite #300
Minneapolis, MN 55416
Tel: 763 541-4800
Fax: 763 541-1700

Memorandum

DATE: *November 1, 2012*

TO: *Mr. Cary Teague, Planning Director*
Mr. Wayne Houle, City Engineer
City of Edina

FROM: *Charles Rickart, P.E., PTOE*

RE: *Erik's Ranch (3420 Heritage Drive)*
Traffic Review
City of Edina, MN
WSB Project No. 1686 - 02

Background

The purpose of this review is to determine any potential traffic impacts the proposed change in use for the Erik's Ranch facility located in the Roybet building at 3420 Heritage Drive would have on the adjacent roadway system. The site is located just south of TH 62 (Crosstown) west of Xerxes Avenue on Heritage Drive. The project location is shown on **Figure 1**.

The Erik's Ranch project proposes a change in the current use to also include disabled adults with autism spectrum disorder. No changes to the site are proposed with any additional living space for residents. Access to the site is provided from Heritage Drive and will not change.

Site Trip Generation

The current site consists of 59 apartment units for physically, emotionally and mentally disabled adults 40 and over. 24 of the units are short term apartments for respite, transition stays, family stays and volunteers. The remaining 35 units are for the long term residents. The average age of the current residents are 89 years old. The average stay of a current resident is two years.

The proposed new use of the site will not change the 59 total residential units including 24 short term and 35 long term units. The primary change will be with the age, 18 years old and over, and the primary disability, autism spectrum disorders. The average stay of the residents with the proposed change in use is expected to be for an extended period of time, up to 50+ years.

The current staffing of the facility will not significantly change with the proposed change in use. There is up to 17 staff on a peak day. Currently the majority of the staffing arrives and leaves during shift changes at 7am, 3pm and 11pm. Transportation to activities and appointments off site for the residents is provided with two buses two or three times per day. This will not change with the proposed changes in use. Site delivery's and normal site operations (maintenance/janitorial) will not change with the proposed changes in use. In addition with the proposed extended length of stay of a resident moving vehicle traffic will be greatly reduced.

Traffic generation rates used to estimate the current (and proposed) traffic levels is based on extensive surveys of the trip-generation for other similar land uses as documented in the Institute of Transportation Engineers *Trip Generation Manual, 8th* Edition. **Table 1** below shows the total daily, AM Peak and PM peak hour trip generation for an assisted living facility with 59 total units on the site.

Table 1 - Estimated Site Trip Generation

Use	Size	ADT			AM Peak			PM Peak		
		Total	In	Out	Total	In	Out	Total	In	Out
Assisted Living	59 Units	120	60	60	9	6	3	12	7	5

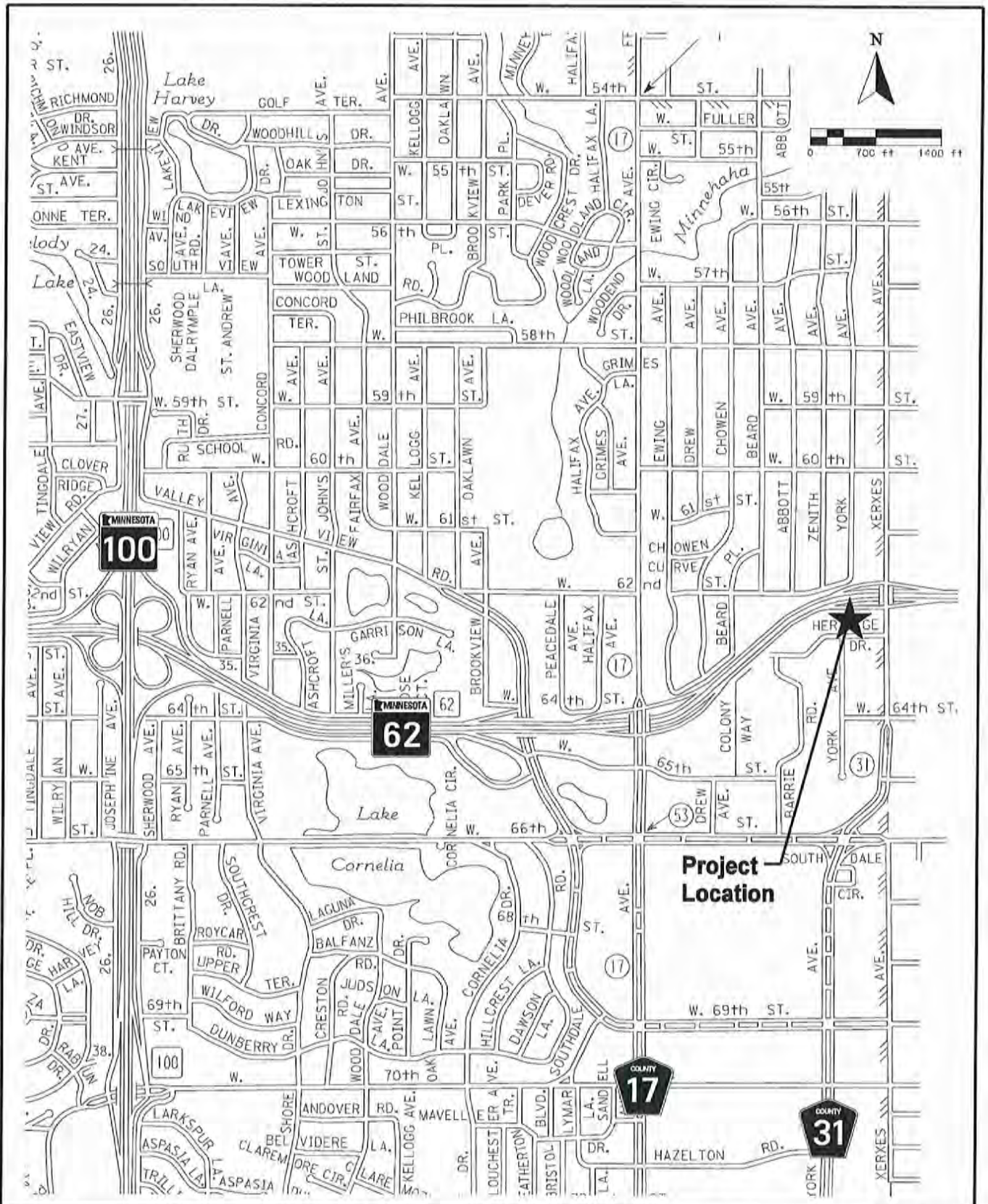
Source: Institute of Transportation Engineers Trip Generation Manual, 8th Edition

Conclusions / Recommendation

Based on the traffic review documented in this memorandum, WSB has concluded the following:

- The proposed use of the site will change from residential units for physically, emotionally and mentally disabled adults 40 and over to residential units for 18 years old and over with autism spectrum disorders.
- The number of units 35 long term and 24 short term (59 total) will not change with the proposed use change.
- The average number of staff and services will not change with the proposed use change.
- The proposed traffic generation from the site will not significantly change with the proposed use change, which is estimated to 120 daily trips, 9 AM peak hour trips and 12 PM peak hour trips.

Based on these conclusions no impacts to the adjacent roadway system would be expected, therefore, no improvements would be required to accommodate the proposed change in use for the site.



Traffic Review
Erik's Ranch (3420 Heritage Dr)
City of Edina, Minnesota

Figure 1
Project Location Map

Date: Printed: 11/1/2012
WSB Filename: K:\01686-290\Cad\Exhibits\16686-29 fig-01 - Ericks Ranch.dgn

18

building setbacks, as provided in paragraph A. of Subd. 7 of Subsection 850.11.

E. Decks and Patios. Notwithstanding the provisions of Subsection 850.07, the first 200 square feet of an unenclosed deck or patio shall not be included when computing building coverage.

F. Basements. All double dwelling unit buildings shall be constructed with a basement having a gross floor area equal to at least 50 percent of the gross floor area of the story next above. The floor area of accessory uses shall not be included for the purposes of this paragraph.

G. Minimum Building Width. No more than 30 percent of the length, in the aggregate, of a double dwelling unit building shall measure less than eighteen feet in width, as measured from the exterior of the exterior walls.

850.13 Planned Residence District (PRD, PSR).

Subd. 1 **Subdistricts.** The Planned Resident District shall be divided into the following subdistricts:

Planned Resident District – 1	(PRD-1)
Planned Resident District – 2	(PRD-2)
Planned Resident District – 3	(PRD-3)
Planned Resident District – 4	(PRD-4)
Planned Resident District – 5	(PRD-5)
Planned Senior Residence – 3	(PSR-3)
Planned Senior Residence – 4	(PSR-4)

Subd. 2 **Principal Uses.**

A. PRD-1. Single dwelling unit buildings, double dwelling unit buildings and residential townhouses.

B. PRD-2. Residential buildings containing six or fewer dwelling units.

C. PRD-3 and PRD-4. All residential buildings. Also day care facilities licensed by the State.

D. PRD-5. Rest homes, convalescent homes and nursing homes.

E. PSR-3 and PSR-4. Buildings containing four or more dwelling units, all but one of which are senior citizen dwelling units.

Subd. 3 **Accessory Uses.**

A. PRD-1. All accessory uses allowed in the R-1 District.

B. All Other Subdistricts. All accessory uses allowed in the R-2 District.

C. PRD-4, PRD-5 and PSR-4. Shops, restaurants and other services primarily intended for the use and convenience of residents of the principal use, provided that such

accessory uses are accessible only from the interior of the principal building, are located only on the ground floor of the principal building, and have no signs or display visible from the outside of the principal building. Not more than ten percent of the gross floor area of a principal building shall be devoted to these accessory uses.

Subd. 4 **Density.**

A. Required Lot Area. The area of the tract shall not be less than the sum of the required lot area for each dwelling unit adjusted by the allowances permitted or imposed by this paragraph:

	Lot Area Per Dwellin Unit	Maximum Allowance Per Dwelling Unit
PRD – 1	10,500 Sq. ft.	0 sq. ft.
PRD – 3	7,300 Sq. ft.	0 sq. ft.
PRD – 3	4,400 sq. ft.	1,500 sq. ft.
PRD – 4	2,900 sq. ft.	1,500 sq. ft.
PRD – 5	*	*
PSR – 3	3,500 sq. ft.	1,500 sq. ft.
PSR – 4	2,500 sq. ft.	1,500 sq. ft

*The principal building in subdistrict PRD-5 shall not exceed an FAR of 1.2.

B. Schedule of Allowances.

1. PRD-3

a. subtract 500 square feet for each parking space within or under the principal building or otherwise completely underground. (No more than 1.5 spaces per dwelling unit shall be counted).

b. subtract 500 square feet for each dwelling unit if all principal buildings conform to all specifications of Type I or II construction as defined in the State Building Code as adopted by Section 410 of this Code.

c. subtract 250 square feet for each dwelling unit if at least a 500 foot spacing is maintained between each principal and accessory building and the nearest lot line of a lot in the R-1 District used for residential purposes.

d. add 500 square feet, for each bedroom in excess of two in any one dwelling unit.

e. subtract 250 square feet for each dwelling unit if the tract is within 2,000 feet of an accessible freeway interchange (nearest lot line to center of interchange).

2. PRD-4

a. all allowances permitted by paragraph B.1 of this Subd. 4 for PRD-3.

ORDINANCE NO. 2012-__

AN ORDINANCE AMENDING THE ZONING ORDINANCE TO ESTABLISH A PUD, PLANNED UNIT DEVELOPMENT DISTRICT AT 3420 HERITAGE DRIVE

The City Of Edina Ordains:

Section 1. Subsection 850 is hereby amended to add the following Planned Unit Development (PUD) District:

850.23 Planned Unit Development Districts (PUD)

Subd. 3. Planned Unit Development District-3 (PUD-3) – Erik's Ranch

A. Legal Description:

Lot 2, Block 1, Rembrandt Manor, Hennepin County, Minnesota.

B. Principal Uses:

Buildings containing four or more dwellings units which are senior citizen dwelling units or dwellings units that meet the criteria for senior citizen dwelling units but which are occupied by a single adult with Autism Spectrum Disorders (ASD) or by two individuals at least one of whom has ASD.

C. Accessory Uses:

Accessory Uses allowed within the PSR-4, Planned Senior Residential Zoning District.

Signs allowed per the PSR-4, Planned Senior Residential Zoning District.

Existing text – XXXX
Stricken text – ~~XXXX~~
Added text – **XXXX**

D. **Development Standards.** Development standards for the PSR-4, Zoning District shall apply.

Section 3. This ordinance is effective immediately upon its passage and publication.

First Reading:

Second Reading:

Published:

ATTEST:

Debra A. Mangen, City Clerk	James B. Hovland, Mayor

Please publish in the Edina Sun Current on:

Send two affidavits of publication.

Bill to Edina City Clerk

CERTIFICATE OF CITY CLERK

I, the undersigned duly appointed and acting City Clerk for the City of Edina do hereby certify that the attached and foregoing Ordinance was duly adopted by the Edina City Council at its Regular Meeting of _____, 2012, and as recorded in the Minutes of said Regular Meeting.

TwinCities.com

Caryn Sullivan: An upscale retreat for people with autism

Pioneer Press
Updated: 10/27/2011 06:27:58 PM CDT

Caryn Sullivan

Two decades ago, autism was a mysterious condition known to relatively few. These days, media reports about Autism Spectrum Disorder (ASD) appear daily; it's rare to find someone who doesn't have a connection to the lifelong condition affecting 1 million to 1.5 million Americans.

The children who were diagnosed with ASD in the 1990s have moved through the public school system legally obliged to educate them. For this aging population, focus is shifting from causation and treatment to long-term concerns. Where will they live? How will they find meaningful work? Who will care for them when their parents are gone?

While peers and siblings typically leave the family home to attend college or work, those options are often unrealistic for people with ASD. Finding meaningful employment is difficult. Housing options can include remaining at home or living in a group home or apartment with support. Opportunities for community interaction may become scarce once school programs end.

Years ago, Kathryn Nordberg began searching for housing and employment for her son, Erik, now 20. Discovering no options affording the quality of life she wanted for him, she assembled a team experienced with autism, business, hospitality, technology, law and health care to develop an alternative for Erik and his peers.

Drawing upon her family's 55 years of experience running an assisted living facility for some whose needs mirror those with ASD, Nordberg designed Erik's

Ranch and Retreats. There, young adults with moderate to high-functioning autism or Asperger's will live and work together in a safe and supported environment that focuses on what they can do rather than what they cannot, she said.

Established as a nonprofit in 2007, Erik's Ranch and Retreats is designed as a self-sustaining, destination-location model Nordberg hopes will be replicated worldwide (eriksranch.org). The vision is for two upscale properties featuring private apartments for adults with ASD and guest rooms for visitors and volunteers. Tapping into the growing "voluntourism" trend, residents will have the opportunity to earn money while they develop passions and skills by working with guests and volunteers who make a donation to stay on the property and commit to spending time with the residents.

Properties donated in Minnesota and Montana will be renovated once fundraising goals are achieved. In 2013, Nordberg plans to open an urban retreat in Edina that will be home to 35 residents who may work onsite in jobs typically available in the hospitality industry - personal concierge or sous chef, for instance. The 230-acre ranch near Bozeman will accommodate 48 individuals with ASD interested in Montana's popular outdoor tourism opportunities.

Residents whose interests or skill sets are not compatible with onsite jobs may participate in the Experience Guide Program, which will be piloted this spring. The program will match individual interests with opportunities to engage with guests and to participate in the community at large. For example, a person who enjoys the theater or opera could be paid to lead a group of volunteers to a performance and backstage tour. While en route to

Print Powered By FormatDynamics

TwinCities.com

the show, the guide would provide a briefing or history about the production and the performers. After the show, an opera singer or actor might meet with the tour participants, Nordberg said.

For individuals who often struggle with social skills, spending time with visitors will produce reciprocal benefits. Volunteers will gain insight into people with ASD by teaching a class to them or working side-by-side in the kitchen or office or playing chess together.

"My son isn't verbal," Nordberg said. "You can't have a conversation with him over dinner." However, he loves both people and horseback riding and could lead a trail ride with guests, she said. That interaction is a win/win, as both Erik and his companions would have a meaningful, insightful social interaction.

Lifetime costs associated with ASD are more than $3 million - the majority incurred in adulthood, national autism organizations report. Erik's Ranch residents will make a long-term commitment, choosing from two options. The first is for the family to purchase a lifetime membership for $325,000. If the member leaves within the first 10 years he can receive a pro-rated refund once a new resident takes his place.

The second alternative is to make a three-year commitment for about $40,000 per year. Three years is the minimum commitment, Nordberg said, because it will take time to develop and implement the resident's life plan. Drawing upon the assisted living model that offers an array of a la carte services, Nordberg anticipates residents also will pay a monthly fee from income sources, such as earnings and Social Security, depending on their needs.

"We are trying to make this a model that is easy for parents to access and fair to all residents," Nordberg said. Efforts are under way to secure scholarships and financial aid options.

The Erik's Ranch concept is a departure from the model in which people with disabilities spend their time at day treatment centers performing repetitive tasks like sorting ties, Nordberg said. While her model will not be for everyone, "There have to be places in society where these folks care about what they are doing and thrive."

In addition to providing them with a desirable place to live, she said, "Erik's Ranch will provide an avenue for these young people to showcase their skills and talents and to do what they love to do. Why shouldn't they?"

Caryn Sullivan of Mendota Heights is a contributing columnist for the Pioneer Press. Her website is carynsullivan scribe.com and her email address is carynsullivanscribe@gmail.com.

Print Powered By FormatDynamics

Jackie Hoogenakker

From: Joan Wicklund <joanwic09@gmail.com>
Sent: Saturday, November 03, 2012 12:07 PM
To: Jackie Hoogenakker
Subject: Heritage of Edina

I am responding to the Public Hearing Notice of the Edina Planning Commission. I have no objection to the Rezoning from PSR-4, Planned Senior Residential to PUD, Planned Unit Development to allow for the care of disabled adults.

--
Peace,
Joan Wicklund
6032 Xerxes Ave S
Edina, MN 55410
joanwic09@gmail.com