

REPORT / RECOMMENDATION



To: MAYOR AND COUNCIL

Agenda Item #: VIII.B.

From: Cary Teague, Community Development Director

Action

Discussion

Information

Date: May 7, 2013

Subject: Sketch Plan, 7151 York Avenue

Action Requested:

Provide non-binding comments regarding the proposed Sketch Plan.

Information / Background:

The City Council 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. The proposal is to create a "senior campus," and build the addition to the east side of the building.

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 units are described by the applicant as "moderately priced." (See narrative and plans on pages A6–A16 of the Planning Commission Memo.)

The Comprehensive Plan describes High Density Residential as between 12-30 units per acre. 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.

Planning Commission Consideration: On April 24, 2013, the Planning Commission considered the sketch plan proposal. (See attached minutes.) The Planning Commission generally believed that a higher density for senior housing and assisted living was acceptable. They also recommended consideration of moving the building to the west side of the existing building, pulling the building up to York Avenue and create a pedestrian friendly environment and engage the street. Sustainable design was also mentioned as an important component moving forward.

ATTACHMENTS:

- Minutes from the April 24, 2012 Edina Planning Commission meeting
- Planning Commission Memo, October 24, 2012

April 24, 2013
P.C. Minutes

- Survey date stamped: April 9, 2013.
- Building plans/ elevations date stamped: April 9, 2013.

Appearing for the Applicant

Jean ReKamp Larsen, Architect.

Discussion

Commissioner Potts asked Ms. Larsen if they are planning on re-using the existing foundation. Ms. Larsen said she doesn't believe so; however at this time that hasn't been formerly determined.

Commissioner Forrest asked if the Ash tree would be removed. Ms. Larsen said she believes that three will be OK.

Commissioner Platteter asked if drainage was considered. Ms. Larsen responded in the affirmative adding that there is a French drain and drainage capacity between the structures.

Public Hearing

Chair Staunton asked if anyone would like to speak to this issues; being none Commissioner Forrest moved to close the public hearing. Commissioner Scherer seconded the motion. Public hearing closed.

Discussion

Commissioner Scherer commented that he loved seeing that the building wall was "broken" up, adding she supports the request as submitted.

Motion

Commissioner Potts moved variance approval based on staff findings and subject to staff conditions. Commissioner Carpenter seconded the motion. All voted aye; motion carried.

VII. REPORTS AND RECOMMENDATIONS

A. Sketch Plan Review – Continental Gardens Assisted Living, 7151 York Avenue

Planner Presentation

Planner Teague informed the Commission they are being 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. 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.” 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 applicant is requesting a Sketch Plan review to solicit comments from the Planning Commission and City Council. Opinions or comments provided to the

Appearing for the Applicant

Terri Cermak with Cermak & Rhoades Architects.

Discussion

Chair Staunton asked Planner Teague if this request was similar to the request reviewed and approved at 7500 York Avenue. Planner Teague responded in the affirmative. The 7500 Co-op partnered with Ebenezer to construct a similar facility.

Commissioner Carr said at this time her comments concern landscaping, indicating if they proceed with an application they will need a landscaping plan and materials board to ensure compatibility in exterior materials between the existing and new building. Carr said she wants the final outcome to look like it’s designed as one, not piecemeal.

Chair Staunton said it appears to him that the use is good; adding if the Commission agrees with the proposed use and increased density what the Commission needs to express is if the configuration of the new building is “right” and if the design is “right”.

Applicant Presentation

Ms. Cermak addressed the Commission and explained the property owners are undertaking a large renovation project on the existing building that includes new windows, landscaping and walkability features. Ms. Cermak said the proposed new structure is designed to be a natural progression of the existing building. She explained a “skyway” is proposed to facilitate the movement of residents between buildings. Cermak said she believes the design of the new structure minimizes impact to surrounding properties because of the grade and buffer. She stated close attention would also be paid to the Richfield side of the property. Concluding, Cermak reported that interior space would be created to facilitate shared activities between buildings

Discussion

Chair Staunton asked Ms. Cermak if the intent was for people to relocate between buildings as a permanent move or would they rotate in and out. Ms. Cermak responded at this time they are still doing the market analysis; however, they believe when one moves out of the "independent" living senior building their move to the new assisted living facility is permanent.

Commissioner Platteter asked Planner Teague how Richfield would "hear about this". Teague responded they will be informed when/if a formal application is made. Teague explained a public hearing notice is sent to property owners (including Richfield) within 1000-feet of the subject site. Richfield would then pass this notice on to their residents.

Commissioner Carr asked Ms. Cermak if other designs were considered. Ms. Cermak responded that they are in the process of design; however, need to take a lot into consideration (windows mechanical) when tying the proposed building to the existing building.

Commissioner Potts said that overall he appreciates the property owner coming before the Commission with the sketch plan adding he also likes the "residential" feel of the proposed building. Continuing, Potts suggested that they look at implementing sustainability measures either through Leed certification or working with Xcel on their energy programs. Potts said when this comes before the Commission for formal review he would like to see what measures were taken to reduce energy consumption. Potts also noted this project is an increase in density.

Commissioner Platteter commented when designing the new building the applicant needs to consider "what the City gets from this". He suggested looking for ways to create walkability, possibly implementing bike paths, landscaping, etc. to create a better pedestrian experience.

Commissioner Forrest acknowledged the difficulty in working with an existing building and agreed with Commissioners Potts and Platteter that sustainability and walkability were important.

Commissioner Schroeder said what's important to him is how the site is viewed and how to formulate a new pedestrian environment. He noted in the 1970's large buildings were setback from the street; however, over the past few years the Commission and Council have been working on creating more of a pedestrian centered corridor in the greater Southdale area. He noted there are new developments within the greater Southdale area that are now closer to the street, adding to the pedestrian experience. Schroeder also noted there is no sidewalk connection from this building to the street reiterating the goal of the City is to foster a greater pedestrian experience. Concluding, Schroeder said he was curious how the new building would function if it was placed on the opposite side. Schroeder said placing the new building on the York side would lessen the scale of the very tall older building and may create a very good experience for residents of the buildings and the City.

Ms. Cermak responded that was looked at; however, maintaining front yard setbacks would be a problem. Commissioner Schroeder explained there are ways to work with the City to allow construction of a building closer to the street and mitigate increased density. Schroder pointed out the CVS site; as a recent example of a redevelopment that also addresses the pedestrian experience.

Chair Staunton also noted the available PUD zoning process which is one way to work with the City when a site has "issues" with the zoning ordinance. He added PUD is a tool that can be implemented to allow flexibility from City zoning requirements including density and setbacks. Staunton suggested taking a fresh look at this development by keeping sustainability in mind and trying to create a streetscape that services more than just automobiles.

Commissioner Platteter commented that to him connectivity is important, adding he would like to see an area created where the pedestrian feels welcome. He pointed out finding a way to connect the subject buildings to the library and YMCA would not only be good for the pedestrian experience but it would be an important amenity to the residents of the building(s).

Commissioner Schroeder suggested that the applicant look at this site as a clean slate that puts the pedestrian first with a design that challenges the City.

Chair Staunton thanked Ms. Cermak for her time

B. Zoning Ordinance Update – Residential Development

VIII. CORRESPONDENCE AND PETITIONS

Chair Staunton acknowledged back of packet materials.

City Hall • Phone 952-927-8861
Fax 952-826-0389 • www.CityofEdina.com



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

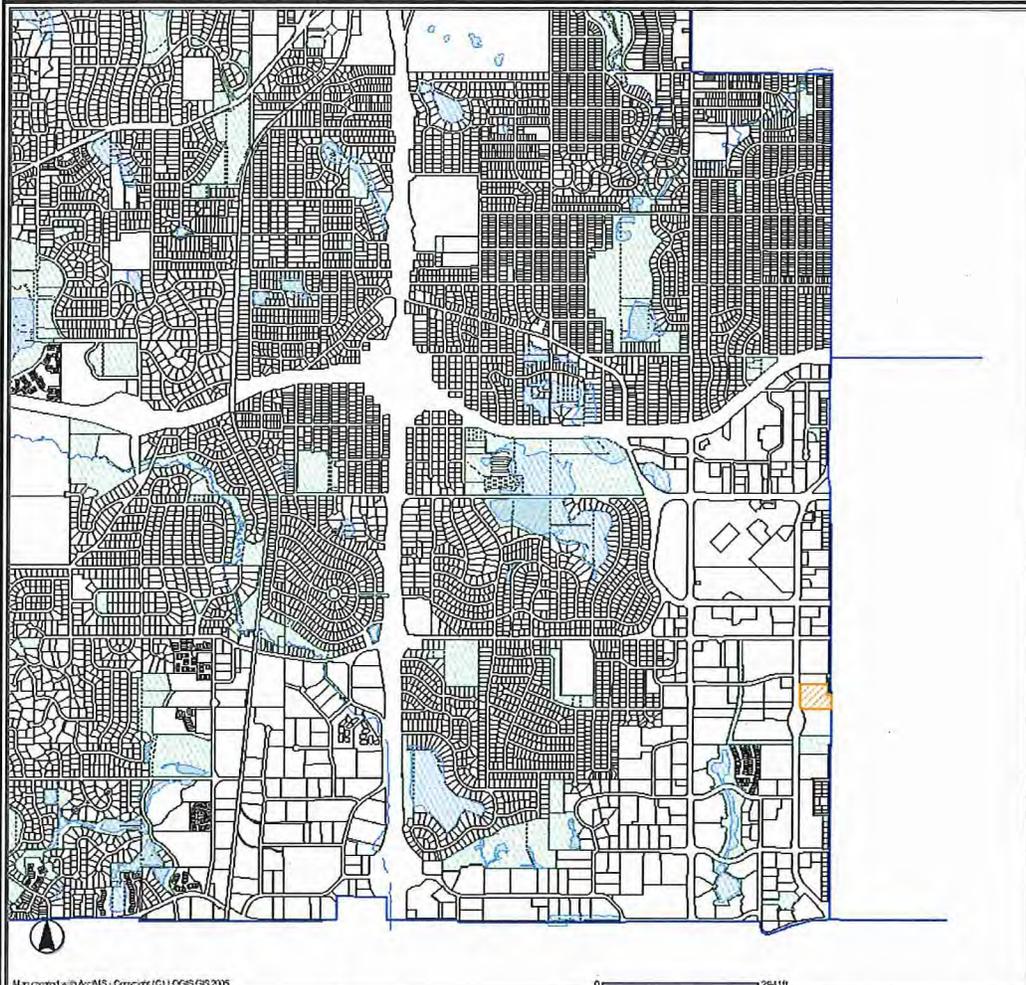
The project would be located on York Avenue which is an arterial roadway with transit available. It would be partially blocked from view from York Avenue by the existing building.

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

Map created with ArcGIS - Copyright (C) LOGS GIS 2005

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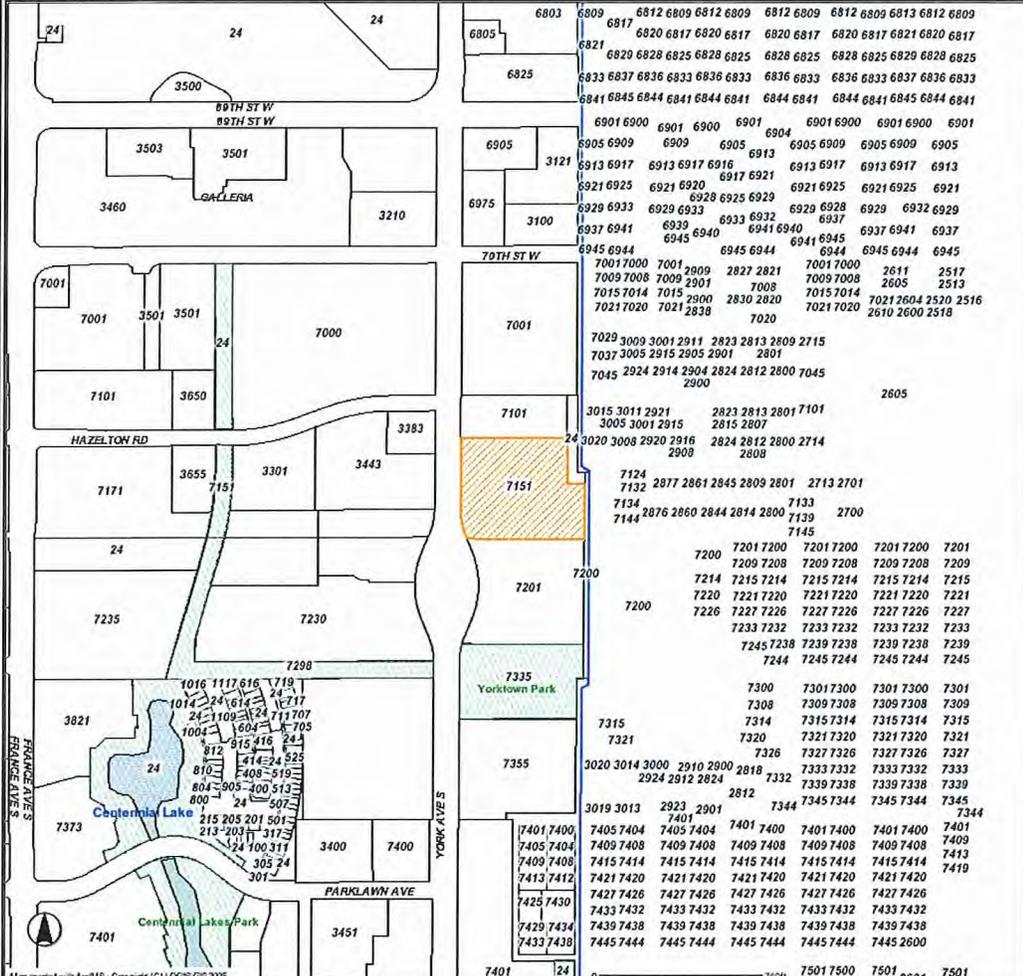
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**7151 York Ave S
Edina, MN 55435**



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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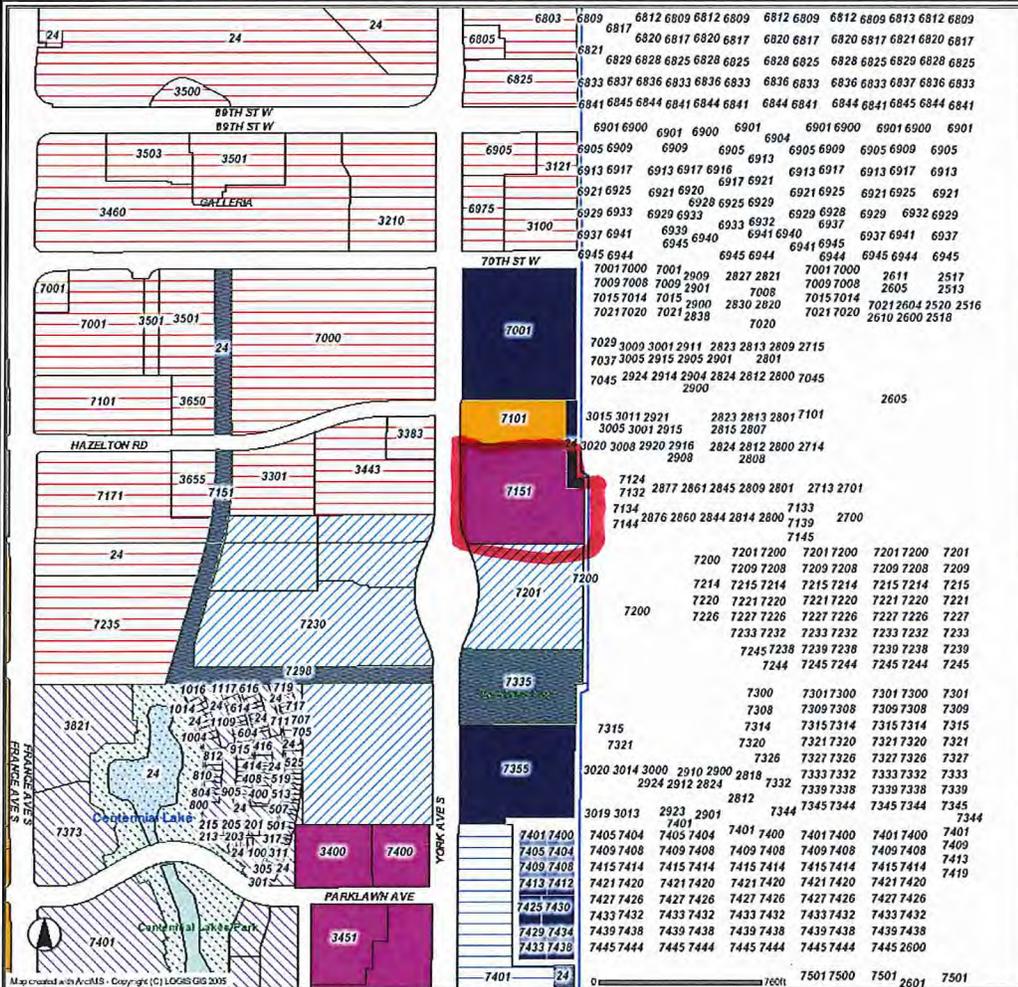


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**7151 York Ave S
Edina, MN 55435**



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



PID: 3202824210004

**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
 - Parcels
 - 2012 Aerial Photo

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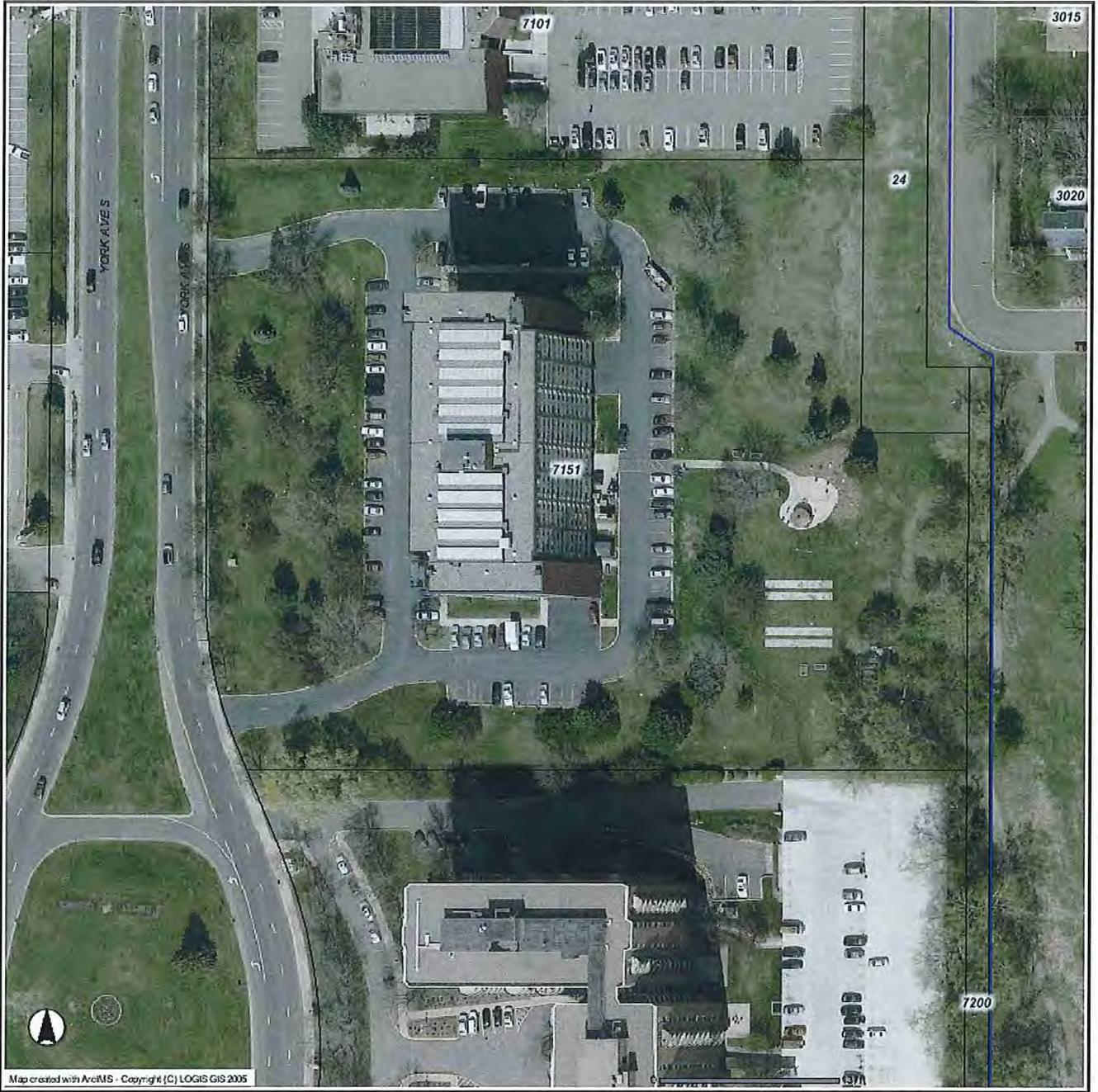


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**7151 York Ave S
Edina, MN 55435**



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



14

VIEW LOOKING SOUTHWEST



CONTINENTAL GARDENS

03.11.2013

CERMAK RHOADES ARCHITECTS



VIEW LOOKING SOUTHEAST

CONTINENTAL GARDENS

03.11.2013

CERMAK RHOADES ARCHITECTS

014



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



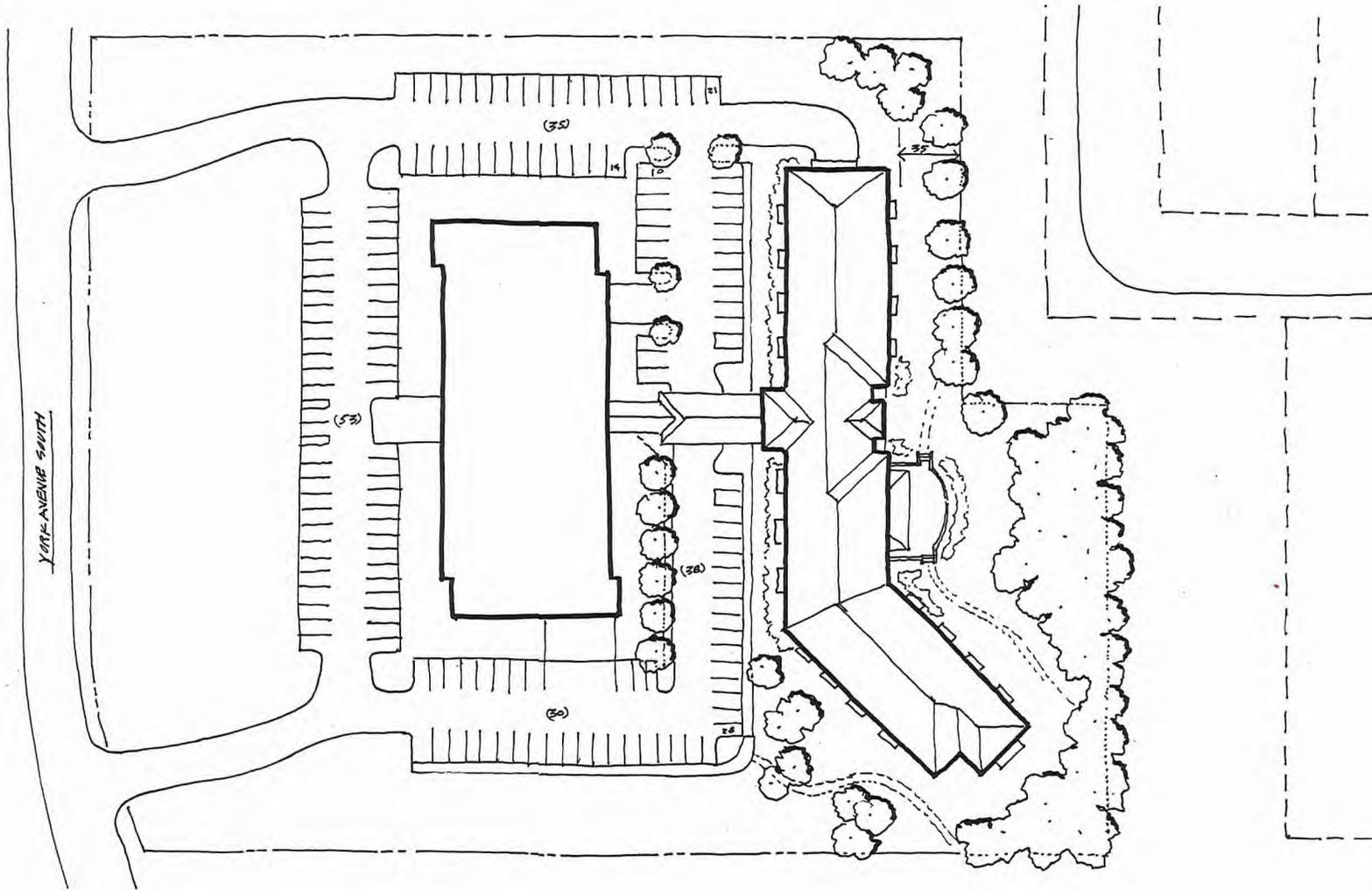
VIEW LOOKING NORTH



CONTINENTAL GARDENS

03.11.2013

CERMAK RHOADES ARCHITECTS



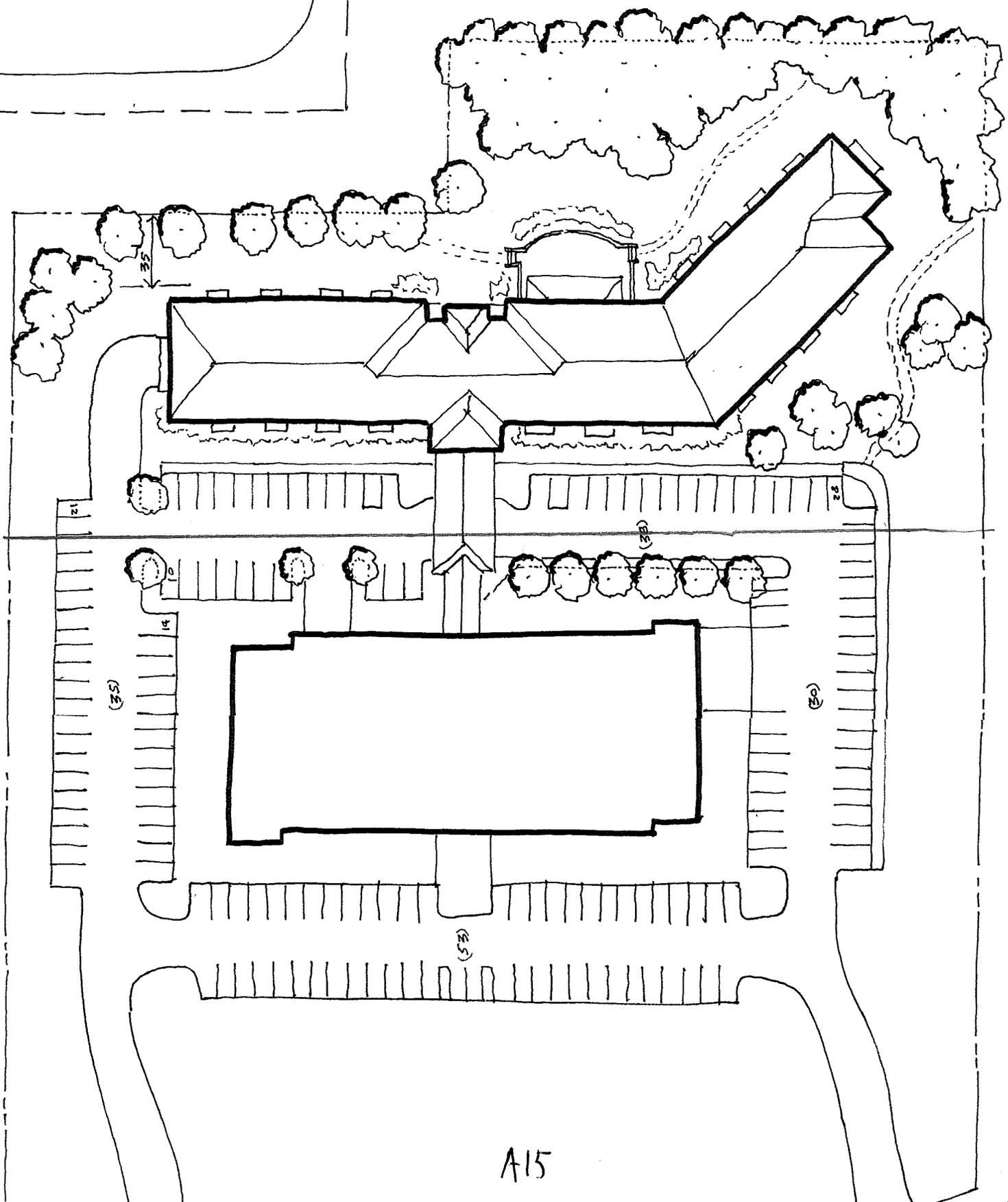
A14

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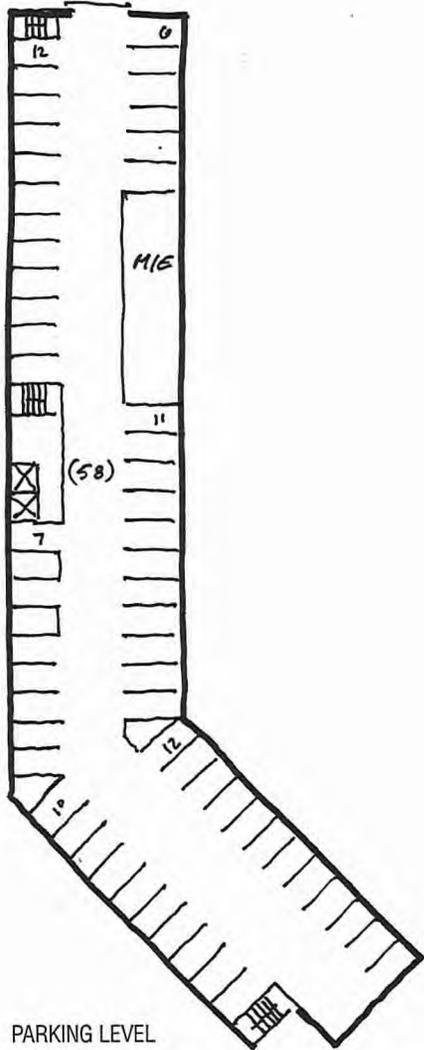


CONTINENTAL GARDENS
03.11.2013

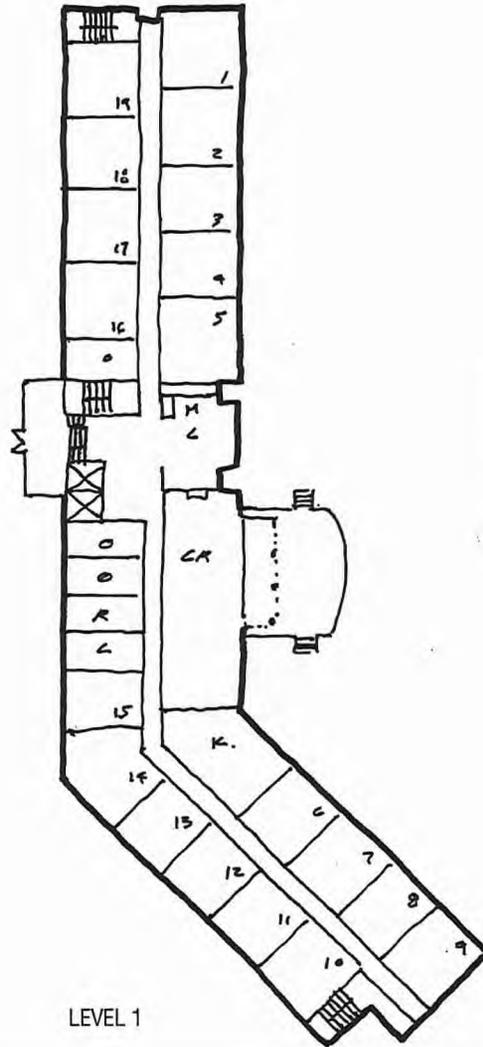
CERMAK RHOADES ARCHITECTS



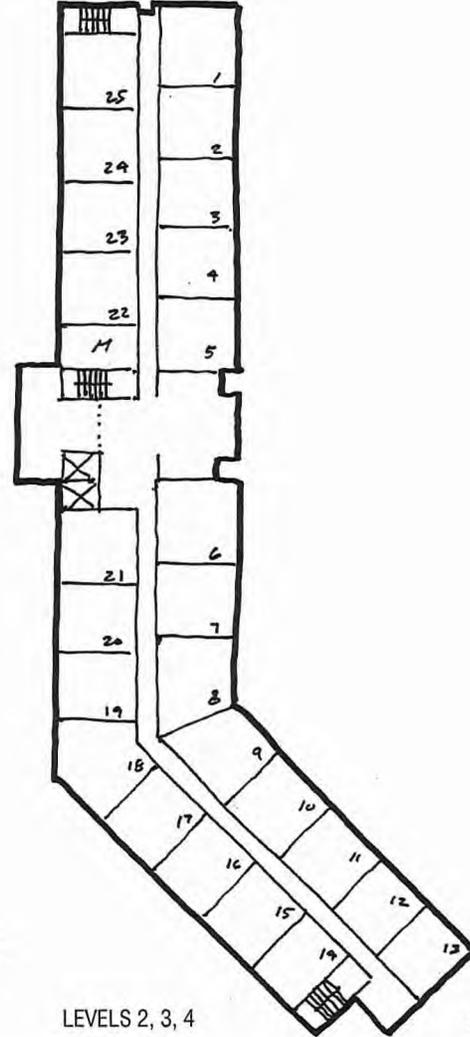
A15



PARKING LEVEL



LEVEL 1



LEVELS 2, 3, 4

SCALE: 1"=40'-0"

A16



CONTINENTAL GARDENS

03.11.2013

CERMAK RHOADES ARCHITECTS