



Request for Council Action

Originator Community Development	Item Revised Final Development Plan	#
Agenda Section HEARINGS/PUBLIC INPUT Development Business	By LDP	Approved Date

Item 3

Case 4432A-07

GENERAL INFORMATION

Applicant: Bloomington Senior Partners

Location: 8735 Portland Avenue South

Request: Revised Final Development Plan for 166 senior independent and assisted living units and a 50 unit apartment building (Case 4432A-07)

Existing Land Use and Zoning: Vacant land (previously a manufactured housing park); zoned R-4

Surrounding Land Use and Zoning: South – Public Library; zoned R-1
North and West – Single Family Residential; zoned R-1
East – Private utility transmission lines and Single Family Residential; zoned R-1

Comprehensive Plan: The Comprehensive Land Use Plan recommends High Density Residential land use for the property.

PROPOSAL

The applicant proposes revising the Final Development Plan approved by the City Council on May 1, 2006. The approved Final Development Plan is for 4 four-story 54 unit condominium buildings (216 total units). A revised plan would replace the condominium buildings with a four story, 166 unit, senior independent and dependant living building on the north side and a 50 unit apartment building on the south side of the property. Land use density would remain unchanged at 29 units per acre.

Council Action	Motion by _____ Second by _____ to _____

Alternations to the internal roadway pattern would result in circulation around the perimeter of the property with two access points at Portland Avenue and one on Park Avenue/West 88th Street. A new 24 foot wide street connecting Park Avenue to Oakland Avenue would be constructed. No access to northbound Park Avenue or Oakland Avenue is proposed. A total of 129 underground and 223 surface parking spaces (352 total spaces) would be distributed throughout the property. Access to the underground parking garages would be from the east with primary building entrances on the north for the senior living building and on the south for the apartments. The building materials are a mix of brick, cement board siding and vinyl siding with asphalt shingles.

APPLICABLE REGULATIONS

While numerous City Code sections apply to the proposal, some of the more significant sections include the following:

- Section 19.38.01 – Planned Development Standards
- Section 19.28.03 – RM-50 Standards
- Section 19.62 – Multiple Dwelling Design and Performance Standards
- Section 19.63.01 – Senior Citizen Housing Performance Standards
- Section 21.306.06 – Parking Standards

REQUIRED FINDINGS

Sec. 19.38.01(e)(5)(A),(B),(C),(D),(E),(F),(G),(H)

HISTORY

- City Council Action: 06/18/62 – Approved a one temporary conditional use permit for a mobile home park with conditions.
- City Council Action: 04/25/66 – Approved a temporary conditional use permit for an indefinite period as a mobile home park with one condition.
- City Council Action: 08/01/05 – Found the requirements for the Closure Statement for the Shady Lane Mobile Home Park be adequate and complete pursuant to Minn. Stat. §327.095 and Section 15.73-15.76 of the City Code.
- City Council Action: 05/01/06 – Approved a rezoning, Comprehensive Land Use Plan amendment and the Preliminary and Final Development Plan for a multifamily residential development at with 10 conditions and 10 Code requirements (Case 4432ABCD-06)

CHRONOLOGY

- Planning Commission Agenda: 01/24/08 - Public Hearing scheduled

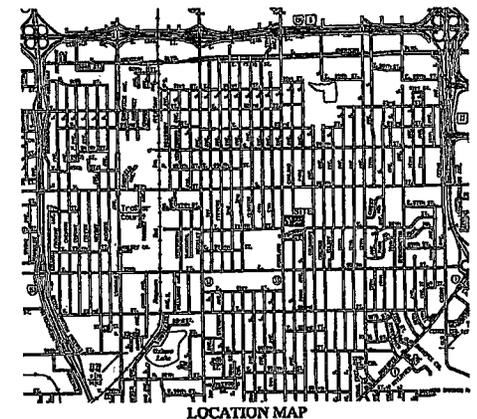
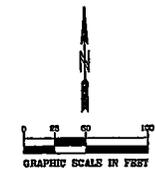
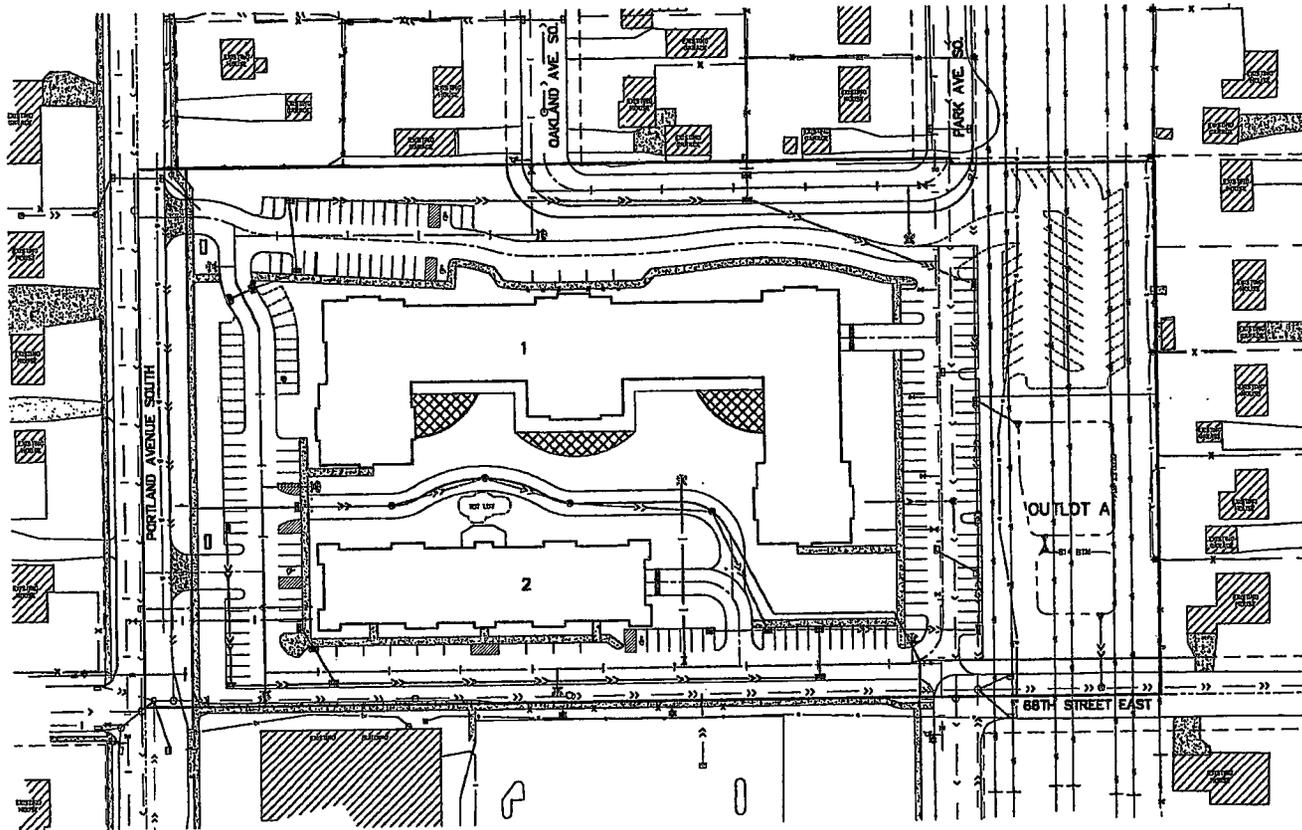
PORTLAND COMMONS

FINAL DEVELOPMENT PLAN

BLOOMINGTON, MINNESOTA

SHEET INDEX

1. COVER SHEET
2. SITE PLAN
3. PRELIMINARY PLAT
4. EXISTING CONDITIONS
5. GRADING PLAN
6. UTILITY PLAN
7. LANDSCAPE PLAN
8. LANDSCAPE PLAN
9. LANDSCAPE PLAN
10. LANDSCAPE PLAN
11. TREE INVENTORY
12. TRAFFIC PLAN
13. TRAFFIC PLAN
14. LIGHTING PLAN
15. DETAILS



The information and/or renderings and maps contained herein, such as street and lot location, dimensions, areas, landscaping and accessories, are of the sole purpose of depicting a possible use of the properties and are subject to change, no representation or warranty as to existing conditions, ownership or land use of such properties is being made, and buyers should not rely on the information and/or renderings and maps or these excluded herein in deciding to purchase any property, etc.

Pioneer Engineering, P.A. makes no warranties or representations of any kind or character, expressed or implied, with respect to the matters depicted or covered by the rendering, drawings and other information herein.

For details of existing developed areas, refer to the recorded final plat. The owners of the property shown and their successors and assigns reserve the right to make zoning, development, ownership and/or use changes for any part(s) of the properties.

The developer reserves the right to change the plans without further notice. Subject to City and all Governmental approvals.

DEVELOPER CONTACT
FRANK FLUNDT
PLUUS LLC DEVELOPMENT
612-801-9700

PIONEERengineering

1423 Hennepin Drive
Bloomington, MN 55425
(612) 879-4444 Fax: (612) 879-4444

251 528 Avenue NW
Com. Bldg. 207 2525
(612) 833-2000 Fax: (612) 833-2000

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Name _____
Exp. Date _____
Title _____

Date: 12/14/07
Designed: PAF
Drawn: PC

COVER SHEET

BLOOMINGTON SENIOR PARTNERS, LLC
1429 RICHARDS DRIVE WEST
BLOOMINGTON, MINNESOTA 55404

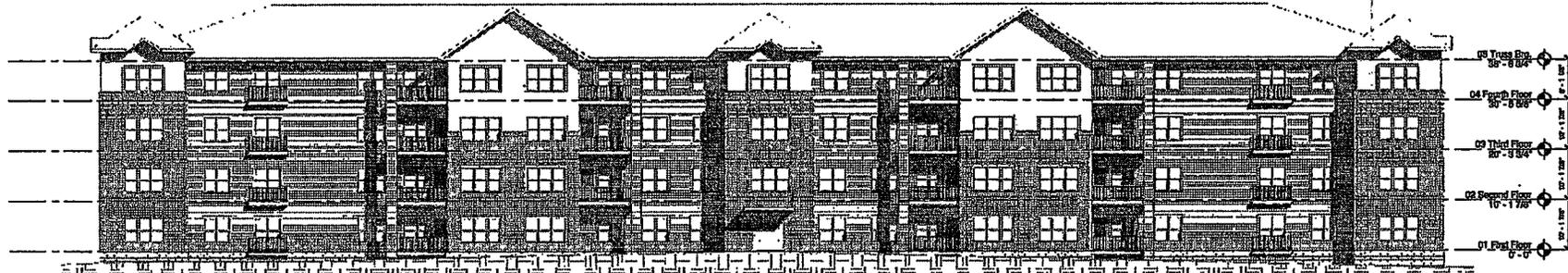
PORTLAND COMMONS
BLOOMINGTON, MINNESOTA

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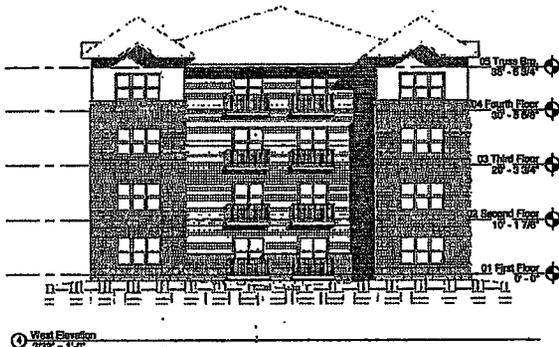
1 South Elevation
3/32" = 1'-0"



2 North Elevation
3/32" = 1'-0"



3 West Elevation
3/32" = 1'-0"



308 East 18th Street, Suite 301
Minneapolis, MN 55424
tel: (612) 679-6000 fax: (612) 679-6666
www.kozminson.com

Client/Architect
Foster Engineering
2422 Enterprise Drive
Minnetonka, MN 55120
tel: (612) 681-1914 fax: (612) 681-9485

Struct Engineer

Interior Designer

General Contractor
Frans Construction
633 2nd Avenue South
Hopkins, MN 55343
tel: (952) 733-6600
fax: (952) 733-8644

The Crossings at Valley View

6376 Portland Avenue South
Bloomington, MN 55423

Sherman
Associates, Inc.

Project Number 0744

Date

Drawn by Author

Checked by Checker

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Issue and Revision
City Submission 12.19.2007

EXTERIOR
ELEVATIONS
3/32" = 1'-0"

A500

4432 A 07



308 East 18th Street, Suite 201
 Minneapolis, MN 55474
 tel: (612) 879-6000
 fax: (612) 879-6666
 www.kvaonline.com

CA/Architect:

Struct Engineer:

Interior Designer:

General Contractor:
 Nelson Building & Development, Inc.
 2 Division Street East, Suite 201
 Buffalo, Minnesota 55313
 Tel: 763.882.1818
 Fax: 763.882.3053

**Bloomington
 CCRC**

8785 Portland Ave. S
 Bloomington, MN 55420

**Bloomington
 Senior Partners
 LLC.**

Project Number 0719

Date:

Drawn By: Author

Checked By: Checker

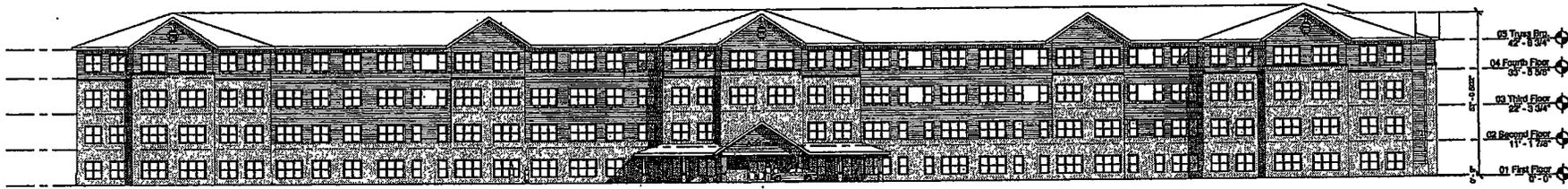
1. This drawing shall not be used for any other project without the written consent of KVA. If you have any questions, please call KVA at (612) 879-6000.

www.kva.com

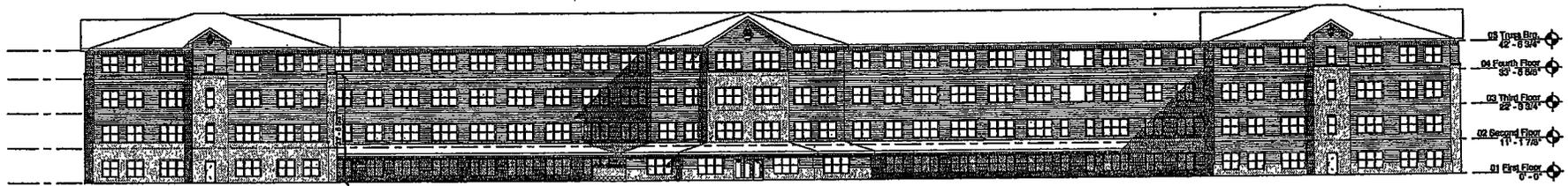
Issue and Revision table

Date

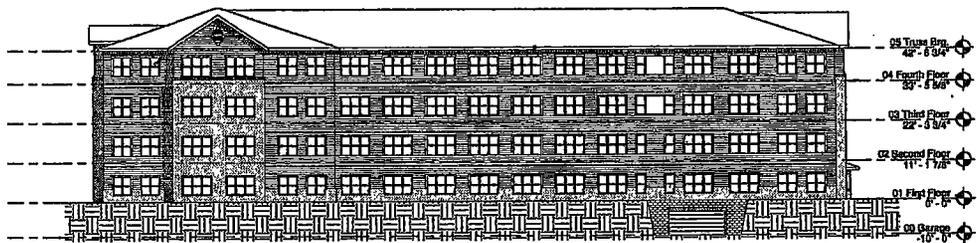
**EXTERIOR
 ELEVATIONS
 1/16" = 1'-0"
 A500**



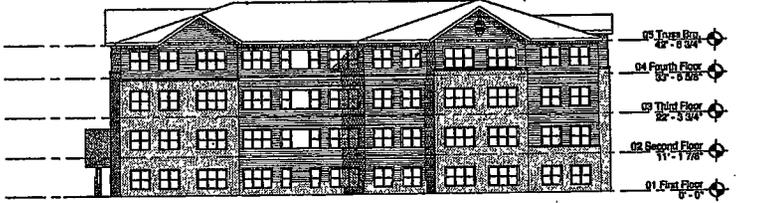
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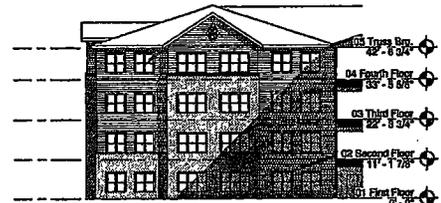
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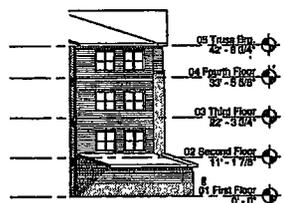
3 East
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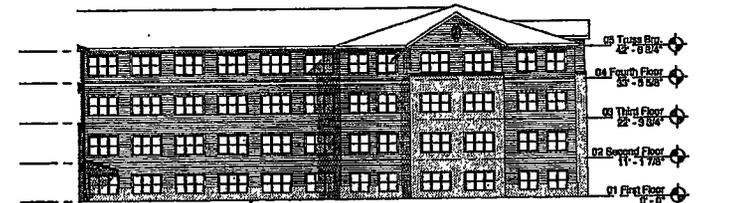
4 West
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5 East 1
 1/16" = 1'-0"



6 West 1
 1/16" = 1'-0"



7 West 2
 1/16" = 1'-0"

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Item 3

GENERAL INFORMATION

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Location: 8735 Portland Avenue South
Request: Revised Final Development Plan for 166 senior independent and assisted living units and a 50 unit apartment building

PROPOSAL

The applicant proposes revising the Final Development Plan approved by the City Council on May 1, 2006. The approved Final Development Plan is for 4 four-story 54 unit condominium buildings (216 total units). A revised plan would replace the condominium buildings with a four-story, 166 unit, senior independent and dependant living building on the north side and a 50 unit apartment building on the south side of the property. Land use density would remain unchanged at 29 units per acre.

Alternations to the internal roadway pattern would result in circulation around the perimeter of the property with two access points at Portland Avenue and one on Park Avenue/West 88th Street. A new 24 foot wide street connecting Park Avenue to Oakland Avenue would be constructed. No access to northbound Park Avenue or Oakland Avenue is proposed. A total of 129 underground and 223 surface parking spaces (352 total spaces) would be distributed throughout the property. Access to the underground parking garages would be from the east with primary building entrances on the north for the senior living building and on the south for the apartments. The building materials are a mix of brick, cement board siding and vinyl siding with asphalt shingles.

ANALYSIS

The approved Preliminary and Final Development Plan provided for a high-density residential development with 216 market rate condominium units in four buildings. The applicant proposes amending the Final Development Plan for 216 units with a variety of residential uses in two buildings.

The proposed redevelopment would be an 184,416 square foot (46,104 square feet per floor) 166 senior independent and assisted living on the north portion of the property and a 68,416 square foot (17,104 square feet per floor) apartment building on the south. The unit mix for the senior building has not been provided, although the staff encourages each independent living unit is provided one garage space or resident entrances to the building be provided on east and west sides where a majority of the parking would be provided.

The 50 unit apartment building would consist of 26 two-bedroom and 24 three-bedroom apartments. A total of 52 underground parking spaces and 91 surface parking spaces would be provided. This in excess of the 121 spaces required.

The majority of the surface parking spaces remain unchanged with parking lots on the east and west sides of the development. Additional resident parking and visitor spaces are proposed as proof of parking located north of the stormwater retention pond. The total number of parking spaces provided is 353 spaces or 78 spaces more than the 278 spaces required by the City Code for the 77 independent senior living units, 89 assisted living units and 50 apartments.

The City Code required setbacks, setbacks for the approved Final Development Plan and the proposed setbacks are shown in Table 1. The proposed setbacks are greater than the approved plan except for the building along Portland Avenue and the parking / driveway on the north.

TABLE 1: Analysis of setbacks for 8735 Portland Avenue South

	West	South ¹	North ^{1,2}	East ³
Code - Building	60 feet	21 feet	21 feet/40 feet	30 feet
Previous approval	120 feet	30 feet	50 feet / 10 feet	60 feet
Proposed	100 feet	60 feet	85 feet / 50 feet	245 feet
Code - Parking	20 feet	5 feet	5 feet/20 feet	5 feet
Parking	20	10 feet	10 feet / 10 feet	20 feet

1. City Code requires a side yard setback of 10 feet, plus .25 foot for each one foot of structure height in excess of 20 feet. The proposed building is 44 feet; therefore, a setback of 21 feet is required.
2. The setback along the north side is based on the existing property line before dedication of the connection for Park Avenue and Oakland Avenue.
3. Setback does not assume inclusion of the Xcel property. Should that property become part of the development (required for ponding), the setbacks would increase 160 feet from those stated.

The approved Final Development Plan increases the density from the manufactured home park from 74 total living units to 216 condominium units resulting in an increase of 546 weekday trips. This was based on average daily traffic (ADT) of 365 trips for the mobile home park and 903 trips for the condominiums as calculated from the ITE Trip Generation Handbook—5th Edition. The change from 216 condominium unit to the proposed mixed development would result in an estimated reduction of trips as part of the revised plan. (See Table 3)

TABLE 3: Trip generation (ADT) for proposed development

Classification	Rate	Total Trips
Senior Independent Living -- Land Use 253	2.7	208
Congregate Care Center -- Land Use 252	2.15	192
Apartments – Land Use 220 (50 units) - ADT	6.47	323
Total Net Trips	723 Estimated Trips	
Trips estimated for the 216 unit Condominium	4.18	903
Total Net Change as proposed	Decrease of 180 trips	

ITE Trip Generation Handbook—5th Edition.

The most significant change is the traffic circulation around the property. Unlike the approved Final Development Plan, the proposed circulation allows for full access to Portland Avenue and to West 88th Street. Access to the underground garages is on the east side of each building. There is no proposed change to the access locations on Portland Avenue.

The installation of stormwater management for both rate control and water quality control for the entire redevelopment site is required. This proposal addresses both water quality and rate control for a majority of the site through a stormwater detention pond on the Xcel Energy property to the east. The applicant will be constructing a series of catch basins throughout the property and the newly constructed street.

The proposed structures have a building height ranging from 49 to 51 feet to the top of the roof. Primary exterior materials are a mix of brick, cement board siding and vinyl siding with asphalt shingles. The apartment units have design elements that protrude from each elevation providing breaks in the massing of the large building. The senior building has an exterior elevation architecturally different than the 50 unit apartment building. The applicant shall modify the senior building to include breaks on each elevation to be more compatible with the apartment building. This could include but not be limited to building wall sections, balconies, and extensive window areas that add to the architectural design.

RECOMMENDATION

In Case 4432A-07, staff recommends approval of a revised Final Development Plan for a 166 senior independent and assisted living units and a 50 unit apartment development at 8735 Portland Avenue South subject to the following conditions being satisfied prior to Grading, Footing, and Foundation Permits:

- 1) A site development agreement including all conditions of approval be executed by the applicant and the City and proof of filing be provided to the Manager of Building and Inspection;
- 2) Exterior building materials be approved by the Planning Manager;
- 3) Grading, drainage, utility and erosion control plans be approved by the City Engineer following review by the appropriate watershed district;
- 4) Erosion Control Bond required prior to issuance of permits;
- 5) A Stormwater Management Plan/Report shall be provided which includes: stormwater rate control; stormwater volume control; water quality treatment meeting requirements of Bloomington Comprehensive Surface Water Management Plan (CSWMP); and a Maintenance Schedule/Plan for Stormwater BMP signed by property owner to be filed on record with Hennepin County;
- 6) Connection charges be satisfied;
- 7) A Minnesota Pollution Control Agency (MPCA) Sanitary Sewer Extension or Modification Permit is required for the proposed development. Submit a copy of this MPCA permit prior to the issuance of City of Bloomington permits;
- 8) An NPDES construction site permit and SWPPP shall be provided;
- 9) A SAC determination and payment be paid, if applicable;
- 10) Provide a refuse and recycling narrative demonstrate how waste will be handled at the site;
- 11) Exterior elevation be approved by the Planning Manager;

and subject to the following additional conditions:

- 12) Alterations to utilities be at the developer's expense;
- 13) All pickup and drop-off occur on site and off public streets;
- 14) All loading and unloading occur on site and off of public streets.

and subject to the following Code requirements:

- 1) Landscape plan be approved by the Planning Manager and landscape bond be filed (Sec 19.52);
- 2) Prior to the issuance of the Certificate of Occupancy, developer/contractor must submit electronic utility as-builts to the Public Works Department per Section 17.79 of the Bloomington City Code
- 3) Erosion control measures be in place and bond be filed;
- 4) All rooftop equipment be fully screened (Sec. 19.52.01);
- 5) Poured-in-place concrete curbs be provided on the perimeter of parking lots and traffic islands (Sec 19.64);
- 6) Unused water services shall be properly abandoned per Section 11.15 of the Bloomington City Code.
- 7) All trash and recyclable materials be stored and screened inside the principal building (Sec. 19.51);
- 8) Property be platted in accordance with the requirements of Chapter 16 of the City Code (Sec. 16.03);
- 9) Building be provided with an automatic fire sprinkler system as approved by the Fire Marshal (Mn Bldg. Code Sec. 904.1, Mn.Rules Chapter 1306; Uniform Fire Code Sec. 1003);
- 10) Fire lanes be posted as approved by the Fire Marshal (Uniform Fire Code Sec. 901.4);
- 11) Parking lot and site security lighting shall satisfy the requirements of Section 19.54 of the City Code; and
- 12) Signage be in conformance with the requirements of Chapter 19, Article X of the City Code.

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