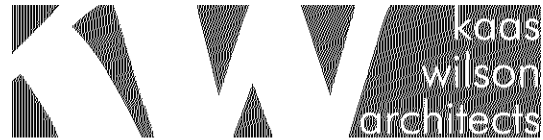


PROJECT NARRATIVE

Date:
August 6, 2019



Reference:
United Properties –
Cherrywood Pointe
Bloomington – Senior Assisted
Attention:
Mike Centinario



GENERAL DESCRIPTION

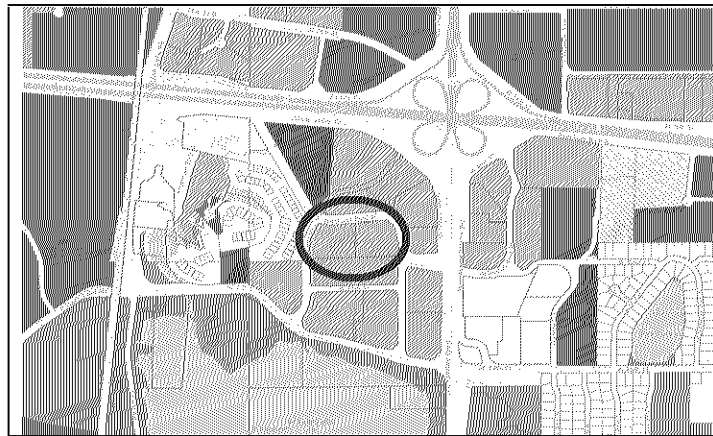
This is a proposal for a 118 unit Senior Assisted living development located at the southwest quadrant of the 494 and Normandale Blvd intersection. Last year this project received approvals for rezoning from C-4 to a RM-50, comprehensive plan amendment to HDR, conditional use permit for a residential care facility, as well as an EAW study. The previous approvals were for a 108 unit senior living development, however, the current proposal is for 118 units and constitutes as a major revision to the final development plans. Additionally, the CUP will require an update for the additional 10 units.

There are two vacant lots, 5501 and 5601 American Blvd west that are owned by the same developer. The general development strategy is to build a Senior Assisted Living development on the east lot and sometime in the future develop and Independent Senior Living community on the west lot. Each proposed project will fall within the boundaries of their respective property lines; however, for the purposes of determining surface parking requirements, both projects are being evaluated as part of the site design.

The Assisted Senior Living project will be 4 stories in height with a flat roof to appear more contemporary and better assimilate with the adjacent structures. This building will be classified as a wood framed Type VA construction type that will have one level of below grade parking in a non-combustible Type IA garage. The exterior materials of the building will be a blend of cultured stone, metal siding and cement fiber board. Please refer to sheet SD_500 to review the building exteriors. Surface parking will be provided onsite for residents as well as guest parking. In addition to the surface parking an underground parking garage will be provided for staff and residents only.

1. CITY COMPREHENSIVE PLAN

The current 2040 Comprehensive Plan indicates that these parcels are to be High Density Residential. The legal description for these lots are as follows "Lots 1 and 2, Block 1, Josten's Addition, Hennepin County, Minnesota."



Comprehensive Plan

As outlined on this map, the current guide plan indicates these two lots as Office use.

2. ZONING

This site is currently zoned as RM-50 and permits High Density Residential use.

Legal Description

Lots 1 and 2, Block 1, Josten's Addition, Hennepin County, Minnesota

Phase I : PID #16-116-21-24-0008

Phase II (Future) – PID #16-116-21-23-0005

Density

Per table 21.301.01 an RM-50 district requires a minimum of 20 units/acre and a maximum of 50 units/acre. Lot 2 has an area of 3.58 acres and contains **118 units** which equates to **33 units/acre**.

Building Area

The current total gross building area equals **183,130 SF**. Each floor value is listed on sheet SD_122. The area of Level 1 equals **41,346 SF**. Since this exceeds the allowable floor area per the IBC for this construction type and occupancy, a fire wall will be required to separate the buildings. Two fire walls will be necessary; one separating the 1 story of memory care that protrudes beyond the footprint of the building above and a second that breaks the larger "H" shape building near the private dining room. Please refer to the floor plans on SD_122-SD_125 for locations. It has been determined that the maximum allowable area per floor is 29,531 (sprinkler increase & frontage increase taken.)

Building Height

Per Section 21.301.10 and also based off the city of Bloomington's Height Limit map, the current site falls within a "No Limit" zone and therefore does not have any height restrictions imposed on this development.

Parking Requirements

Vehicular: Per Section 21.301.06 the minimum parking requirements for Independent Senior Citizen Housing are 1.5 spaces per dwelling unit. Residential Care Facilities such as assisted units or Memory Care and Enhanced care are required to provide 1.5 stalls for every four beds. Lastly, there is a Party Room requirement that stipulates per every 100 SF of a party room 1 parking stall shall be provided.

Following these requirements, this proposed development requires **148.5** parking spaces to meet city code.

Our current proposal provides 45 new surface stalls (located on Lot 2 only) and **84** garage parking stalls for a total of **129**. In order to make up the additional **20** stalls, this Phase I development will include an additional **20** stalls located on the Future Phase II (Lot 1) that will serve as the overflow parking.

When looking at the entire Planned Development, based on the Phase I unit mix and the Phase II (estimated) unit mix there will be a total requirement of **358 parking stalls** for the entire site. See sheet SD_120 for calculation. As a Planned Development, parking can be shared between the two lots.

Group Usable Open Space

The proposed development provides two outdoor patios for residents to use located on the west and east sides of the building. The east is in the form of a courtyard that provides safety and security for the memory care residents while the west is an open patio with a pergola, gardening beds and outdoor fire feature.

3. PRELIMINARY PLAT

The current site is home to two different lots that will not require re-platting as each proposed development will fall within the boundaries of each property line.

4. PRELIMINARY DEVELOPMENT PLAN (PDP) & FINAL DEVELOPMENT PLAN

The proposed development is part of an already approved PDP that identifies the first and second phase, total number of units, gross floor area, and parking. This application is for a Major Revision to Final Development Plans.

5. CONDITIONAL USE PERMIT

This project previously requested a CUP for a residential care facility and with the additional 10 units, the previously CUP will need to be updated.

6. EXTERIOR MATERIALS

The exterior cladding materials shall comply with Section 19.63.08. The materials are currently identified on Sheet SD_500 included in this submission. Glass, Brick, Cultured Stone, Architectural Concrete, and Metal Siding will make up the majority of the exterior. Small areas will be comprised of Cement Fiber Board panel, but will not exceed 15% of the exterior wall surface per elevation.

7. UNIT STORAGE

In accordance with Section 21.302.09(d)(7)(C): "Accessibility and senior citizen housing" of the city code, each Assisted and Independent unit will be provided with storage space that exceeds the 96 cubic foot requirement. See sheet SD_450 for typical unit plans that illustrate how storage will be provided within the unit. One clarification that should be made is whether this requirement applies to memory care units as these residents typically do not have the same storage demands and therefore this requirement would not be for the betterment of the resident.

GENERAL PROJECT DESCRIPTION

1. EXISTING LAND USE

Currently, these parcels are vacant lots.

2. PHASING AND CONSTRUCTION SCHEDULE

Pending the city review process, the current project schedule will begin construction October 2019 and complete in December 2020.

3. DEVELOPMENT METHOD

Project will be owned by United Properties and Managed by Great Lakes Management.

4. LEGAL INSTRUMENTS.

A survey had been provided in the entitlement drawings.

5. LIGHTING

Building accent lighting will be provided as indicated on the exterior elevations. A site lighting plan will be submitted to the city at a later date prior to the Planning Commission meeting in accordance with Section 21.307.07.

6. STORM WATER CALCS

See attached report.

7. WATERSHED DISTRICT

Project will be required to submit for approval to the 9 Mile Creek Watershed District.

8. GEOTECHNICAL REPORT

See attached report by Braun

VARIANCE REQUESTS

1. Retaining Wall Encroachment on Building Setback – proposed retaining wall on south property line falls within the 20'-0" setback as the drive lane elevation is determined by the building elevation. Due to the natural topography of the site and accessibility requirements, the drive aisle must be maintained at a similar elevation to that of the building entrance. Providing a retaining wall also minimizes the impact to the adjacent trees to the south.
2. Drive Lane Deviation - The drive lane at the north side of the property falls within the 20'-0" building setback where the hammerhead is provided for Fire Department vehicle access. The hammerhead will be the only means to turn around when the future phase II project is developed and therefore is necessary in addition to the ring road that will be built as part of phase I and removed when phase II is constructed. Shifting the hammerhead closer to the future Phase II building will prevent the possibility for a sidewalk and landscaping to separate the hammerhead and the building. We are requesting to have the drive lane setback reduced from 20'-0" to 14'-0".

ATTACHMENT A-

Geotechnical Report

ATTACHMENT B-

Stormwater Management Plan