

GENERAL INFORMATION

Applicant:	Lifespace Communities Inc. DBA Friendship Village of Bloomington
Location:	8100 Highwood Drive
Request:	Major Revision to Final Development Plans to modify the size and footprint of an approved but not yet constructed five-story, independent senior living building from 98 units to 93 units while preserving existing townhomes.
Existing Land Use:	Office (vacant), residential care facility, multiple-family and two-family (senior living) dwellings; zoned RM-24(PD) Multiple-Family Residential (Planned Development)
Surrounding Land Use and Zoning:	North – Freeway I-494 right-of-way South – Tierney's Woods Park; zoned SC East – Single-family residential; zoned R-1(PD) West – Trunk Highway 169 right-of-way
Comprehensive Plan Designation:	High Density Residential

HISTORY

City Council Action:	11/07/1977 – Approved Final Development Plans and Final Site and Building Plans for a retirement home facility with 345 residential units and a 96-bed medical center (Case #7975A-77).
City Council Action:	04/03/1978 – Approved the Preliminary and Final Plat of Friendship Village (Case #8708A-78)
City Council Action:	02/17/1998 – Approved a Major Revision to Preliminary Development Plans and Final Development Plans for six two-family homes, a lobby addition, and an underground parking structure (Case #7975A-97).
City Council Action:	10/04/1999 – Approved a Major Revision to Final Development Plans for a parking garage and fellowship hall addition (Case #7975A-99).
City Council Action:	09/17/2001 – Approved a Major Revision to Final Development Plans for a health care center addition (Case #7975A-01).

City Council Action: 03/22/2010 – Approved a Major Revision to Final Development Plans for a fitness center addition and underground and surface parking improvements (Case #7975A-10).

City Council Action: 02/05/2018 – Approved a Comprehensive Plan Amendment to regrade 8210 Highwood Drive from Office to High Density Residential, Rezoning from R-1 and R-1(PD) to RM-24(PD), a Type III Preliminary and Final Plat to combine the properties into one parcel, a variance to increase the allowed floor area ratio for an institutional use from 0.6 to 0.615, a Conditional Use Permit for a residential care facility in the RM-24 zoning district and Preliminary and Final Development Plans to construct a three-story, 140-bed health center, a five-story, 98-unit residential living building and three residential units within existing renovated space (Cases #PL2017-72 and #PL2017-250).

CHRONOLOGY

Planning Commission 03/21/2019 – Recommended approval (Vote: 6-0)

City Council 04/01/2019 – Development Business

DEADLINE FOR AGENCY ACTION

Application Date: 02/13/2019
60 Days: 04/14/2019
120 Days: 06/13/2019
Applicable Deadline: 04/14/2019
Newspaper Notification: Confirmed (03/07/2019 Sun Current – 10 day notice)
Direct Mail Notification: Confirmed (500-foot buffer – 10 day notice)

STAFF CONTACT

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PROPOSAL

On February 5, 2018, the City Council approved expanding the existing campus by constructing a new three-story health center and five, three and two-story independent senior living building (Cases #PL2017-72 and #PL2017-250). The health center included 140 beds and the senior living residential building had 98 units. Multiple other site and building changes were necessary to accommodate the new health center and residential building, including modifications to the on-site wetland, demolition of the existing boarding care skilled-nursing wing and four townhomes, and additional access, circulation, and surface parking changes. The applicant seeks to amend the approved Final Development Plan (Case #PL2017-250) with the following notable revisions:

- **Senior Living Building** – The five, three and two-story, 98-unit independent senior living building would be revised by reducing the building footprint, raising the total building to five stories in height, and decreasing the unit count from 98 to 93. Because of the reduced building footprint, parking quantity in the underground garage is reduced from 58 to 53 parking stalls. A stormwater storage cistern is proposed below the underground parking garage.
- **Wetland Impacts** – The previous wetland impacts or disturbance included pond expansion in the southwest corner, necessitating the removal of four townhome units. The pond expansion and removal of the four townhome units is no longer proposed, and the wetland fill in the northern portion of the pond is reduced as a result of the reduced building footprint.
- **Surface Parking Changes** – Two additional surface parking areas are proposed in the revised Final Development Plan. Surface parking at the Friendship Village campus is increased from 284 to 302, an increase of 18 parking spaces.

The health center is proposed to remain unchanged as previously approved. Overall site parking is to be increased by seven parking stalls from the previous quantity approved, from 626 to 633 spaces.

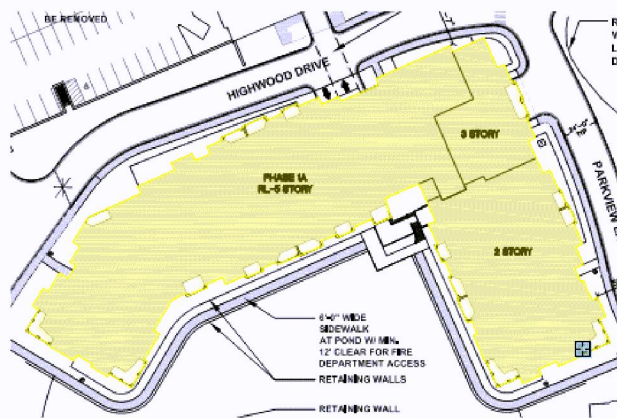
The senior living building footprint would be reduced from approximately 44,380 square feet (including balcony areas) to approximately 33,065 square feet, representing a 25.5 percent reduction. Figure 1 compares the approved building footprint against the revised building footprint presented in the subject application. The overall residential building floor area is reduced from 166,922 square feet (excluding garage area) to 156,000 square feet. The building footprint revision removes the eastern wing of the building, which is the two-story portion in closer proximity to the adjacent single-family residential subdivision (Tierney's Woods)

The previously approved residential building is located 50 feet from the single-family residential properties, whereas the revised residential building is located 93.8 feet from the abutting single-family properties. While the building footprint is reduced by 25 percent, the unit count is only reduced by five due to a height increase of a portion of the building (13.4 percent) from three stories to five stories. Table 1 provides a breakdown of the unit quantities and types on each floor of the

approved and revised residential buildings. The proposed revision in building footprint and height is most illustrative on the eastern building elevation. Figure 2 provides a comparison of the eastern elevations of the approved residential building and the revised building.

Figure 1 – Residential Building Footprint Comparison

Approved Building Footprint (Case PL2017-250)



Revised Building Footprint (Case PL2019-28)

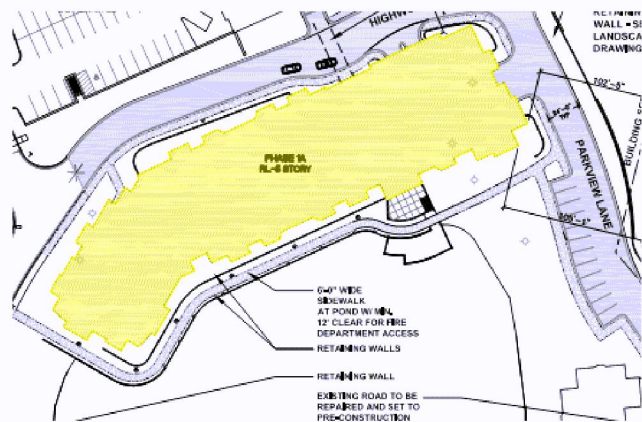


Table 1 – Residential Unit Counts and Type

Residential Building	1 st Floor	2 nd Floor	3 rd Floor	4 th Floor	5 th Floor	Total
Approved Building (Case PL2017-250)	24 (1 bed – 9, 2 bed – 15)	24 (1 bed – 9, 2 bed – 15)	18 (1 bed – 7, 2 bed – 11)	16 (1 bed – 7, 2 bed – 9)	16 (1 bed – 7, 2 bed – 9)	98 (1 bed – 39, 2 bed – 59)
Revised Building (Case PL2019-28)	18 (1 bed – 8, 2 bed – 10)	18 (1 bed – 8, 2 bed – 10)	19 (1 bed – 9, 2 bed – 10)	19 (1 bed – 9, 2 bed – 10)	19 (1 bed – 9, 2 bed – 10)	93 (1 bed – 43, 2 bed – 50)

Figure 2 – Eastern Building Elevation Comparison

Approved Building (Case #PL2017-250)



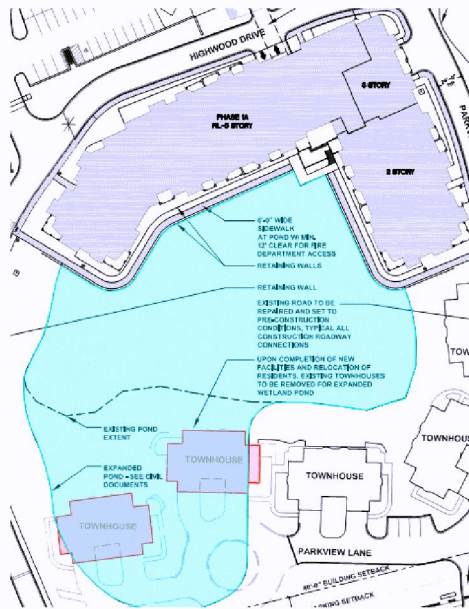
Revised Building (Case #PL2019-28)



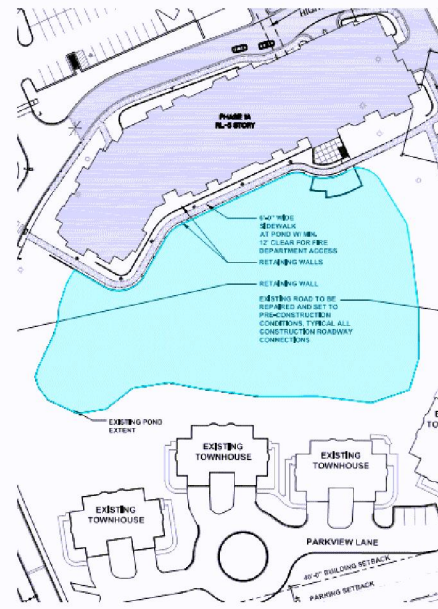
The wetland impacts associated with the revised site plan are less from an overall disturbance and intrusion standpoint. Although, the pond surface area is reduced with the revised site plan. Figure 3 shows a pond comparison between the approved site plan and revised site plan. The existing pond size is 82,621 square feet. The resulting pond size on the approved plan (Case #PL2017-250) is 77,092 square feet (93.3 percent of original size), whereas the revised site plan pond size is 60,506 square feet (73.2 percent of original size). The revised site plan retains four townhome units, whereas the approved plan includes the removal of these townhomes for the pond expansion. As part of the 2018 approvals, a Wetland Replacement Plan was approved which included the procurement of wetland bank credits under the procedures established in the Wetland Conservation Act (WCA). The wetland credits have been obtained by the applicant.

Figure 3 – Wetland Impacts Comparison

Approved Site Plan (Case #PL2017-250)



Revised Site Plan (Case #PL2019-28)

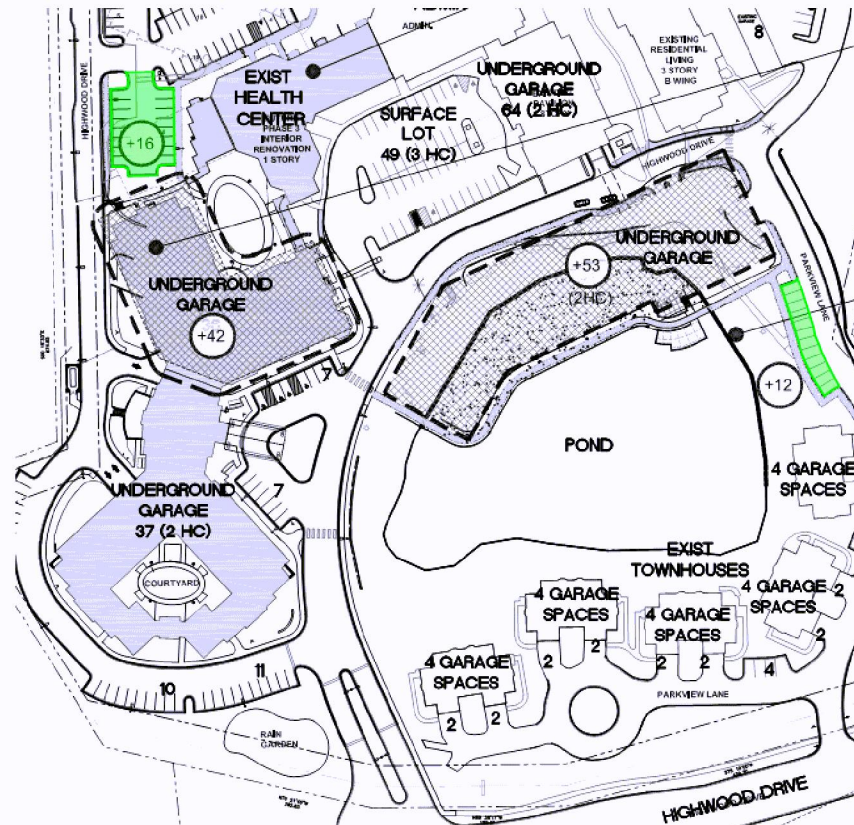


Beneath the underground parking garage of the revised residential building, a new stormwater storage cistern is proposed. The cistern would be 20,300 square feet in area (75 percent of the footprint of the underground parking level) and be four feet in depth below the underground garage. The stormwater storage cistern is intended to provide additional storage to counter the storage capacity lost through the reduction of the pond. The stormwater cistern would have the capacity for temporary stormwater detention for rain events ranging from the 2-year (50% chance) to back-to-back 100-year (<1% chance). By including the cistern, the revised plan limits the bounce of the overall pond to six inches or less consistent with Department of Natural Resources (DNR) guidelines.

Two additional surface parking areas are proposed as part of the revised site plan. Figure 4 highlights the location of the new parking areas, totaling 28 surface parking stalls. 22 parking stalls located along the western side boundary along Trunk Highway 169 right-of-way are proposed to be

removed from the approved site plan, and additional parking stalls are added in a few locations through utilizing additional available land area. The result of the proposed parking changes increases surface parking from 284 to 302 spaces, decreases underground garage parking from 233 to 230 spaces, and increases total site parking from 226 to 233 spaces.

Figure 4 – New Surface Parking Areas



ANALYSIS

This application amends the Preliminary and Final Development Plans approved in Case #PL2017-250. This review focuses on the site and building changes proposed. While the application submittal includes architectural and civil plans for the totality of the site, limited review and comment is provided for the previously approved development that is unchanged. As with other Major Revision to Final Development Plan applications, the content presented and approval being sought in the subject application is tied to the previously approved Final Development Plan (Case #PL2017-250). Full detail and analysis, including plans, reports, letters, correspondence, and other information, of the previously approved applications can be found <http://www.blm.mn/plcase> and search for cases PL201700072 and PL201700250.

Code Compliance

The proposed five-story, 93-unit residential living building, and all other site revisions are reviewed according to the performance standards for structures in the RM-24 zoning district and other specific City Code sections. Table 2 provides an overall Code compliance analysis for the proposed development. The following sections provide greater detail that inform the City staff recommendations.

Table 2 – City Code Requirement Analysis

Standard and Code Section	Proposed	Meets Standard?
Building Setback Along Streets 40 feet (Sec. 21.301.02(d))	321.5 feet (west property line)	Yes
Building Rear Yard Setback – 30 feet (Sec. 21.301.02(d))	93.8 feet (east property line)	Yes
Retaining Walls (over four feet in height) – Must meet principal building setbacks	4.2 feet (western boundary) 17.2 feet (eastern boundary)	Deviation for western retaining walls previously approved – see further discussion
Institutional Use Structure Setback from SF Residential – 50 feet (Sec. 21.302.06(b)(5))	93.8 feet	Yes
Parking Setback (Along Street) – 20 feet (Section 21.301.06)	5 feet	Deviation previously approved – see further discussion
Impervious Surface Coverage – 90 percent (Sec. 21.301.01(c))	53 percent	Yes
Maximum Floor Area Ratio – 0.615 (Variance approved in Case PL2017-250)	0.613	Yes
Building Height – 4 stories/60 feet (Sec. 21.301.10(1)(A))	5 stories/75 feet	Deviation previously approved – see discussion
Building Height - Step Back from Residential Standards – Maximum height of 93.8 feet at SE corner of residential living building (Sec. 21.301.10(f))	56.9 feet	Yes
Residential Unit Min. Floor Area One-Bedroom: 525 square feet Two-Bedroom: 700 square feet (Sec. 21.301.01(c)(3))	One-bedroom: 868 SF Two-Bedroom: 1,48 SF	Yes
Minimum Usable Open Space 57,600 sq. ft. (Sec. 21.203.07(c)(1))	70,959 square feet (includes balcony credits)	Yes
Parking Quantity Required – 695 spaces (Section 21.301.06(d))	633 spaces	Deviation requested – see further discussion

Standard and Code Section	Proposed	Meets Standard?
Parking Stall Size – 9 feet by 18 feet for 90 degree parking (Section 21.301.06(c)(2)(C))	9 feet by 18 feet	Yes
Drive Aisles – 24 feet for 90 degree parking (Sec. 21.301.06(c)(2)(C))	24 feet	Yes
Sidewalks – 5 feet in width, seven feet when perpendicular to surface parking (Section 21.301.04)	Five and seven feet	Yes
Trash and Recycling Collection Area Residential Living Bldg. – 780 sq. ft. (Section 21.301.17) and MN Admin Rules 1303.1500	Residential – 820 sq. ft.	Yes
Tree Requirement – 128 trees (Sec. 19.52(c)(2))	229 trees	Yes
Shrub Requirement – 319 shrubs (Sec. 19.52(c)(2))	2,158.25 shrub units	Yes
Screening – 5 foot continuous screen adjacent to single-family residential uses (Sec. 19.52(d)(1)(F))	Fence and evergreen trees	Yes
Parking Lot Island Trees – One tree in each parking lot island (Sec. 21.301.06(c)(2)(H)(iii))	All parking islands have trees	Yes

Project Phasing

The project is proposed to be constructed in four phases. The revised phasing plan includes the construction of the southern half (assisted living/memory care) of the new health center and the new residential building in phase one. Phase two includes the demolition of the existing boarding care facility, the construction of the northern half (skilled nursing) of the health center and site utility and drive aisle work. Phase three include the demolition of the existing skilled nursing wing and construction of the northwest surface parking lot. The final phase includes the final renovations to the existing remaining building, with three new residential units created within existing floor area.

The revised phasing plan is under review. Similar to the previous approval, the phasing and construction management plans must be approved prior to the issuance of a building permit for any phase of the project. The previous phasing plan was submitted, but never approved. Greater detail is needed to better understand the quantity of site parking available during each phase of construction. It is important that adequate site parking and circulation be provided throughout the total construction process. Adequate parking and circulation must be demonstrated for each phase of construction.

Building Design and Height

The revised residential building design remains consistent with the previously approved building. The primary exterior building materials are brick, stone, and fiber-cement siding. There is no materials restriction in the RM-24 zoning district for residential buildings. The proposed roof pitch is 6:12 or less with fiberglass shingles. The building design is compatible with other Friendship Village campus buildings.

The previously approved residential building was two, three and five stories in height. A height deviation was approved for the residential building to allow up to five stories and 72.5 feet. The revised residential building increases the height of the entire building, previously stepped down to two stories on the east, to the height previously approved – 5 stories and 72.5 feet. The two story building is removed and the three story building increased to 5 stories. The application includes an updated shadow study for the increased building height. By increasing the building height from three to five stories, there is increased shadow impact to the north, where the existing pavilion and campus is located. However, with the removal of the eastern wing of the building and footprint reduction, the potential shadow impact extending towards the single family residential properties to the east was reduced. Reducing the building footprint also reduces the amount of the structure visible from residential uses directly to the east and opens views to the pond.

Landscaping, Screening and Lighting

The proposed changes result in minor landscaping, screening and lighting changes for the campus. The proposed landscape material quantities comply with City Code. The required screening for institutional uses to Protected Residential Property is adequately provided along the east boundary. A landscape surety must be provided to secure the plant material, which must survive one full growing season prior to surety release. A revised lighting plan has been submitted for the revised underground parking garage. The revised photometric plan is under review. All lighting plans must be approved prior to the issuance of a building permit.

Access, Circulation, and Parking

Access and circulation is not proposed to be modified as part of the revised site plan. Existing access to Highwood Drive and Marth Road is scheduled to remain. A new driveway access to Highwood Drive for emergency vehicles is proposed in proximity to the townhomes in the southeast portion of the campus. Through the removal of 47 parallel parking stalls lined along the circulation roads of the campus, the overall circulation for emergency and other vehicles is improved, as drive aisles are widened to meet City Code and the Fire Code.

The previously approved site plan required 626 parking stalls to be provided, representing a 9.9% deviation from the City Code requirement (695 stalls). The revised site plan proposes a total of 633 parking stalls, representing an 8.7% deviation from the City Code requirement (693 stalls). Tables 4 and 5 detail the parking changes proposed and the overall parking requirement for the revised

project. As a result, the existing parking supply deficit to the Code requirement would be improved from 15 to 8.7% with the revised site plan and parking quantities.

In May of 2017, a parking study of the Friendship Village campus was performed by Alliant Engineering. The study analyzed the existing and projected parking demand in the context of the parking supply proposed. The study concluded the parking supply proposed (9.9% deviation) would be sufficient to serve the development proposed. The revised site plan includes a minor increase in parking quantity along with a lower unit count, lowering the requested deviation to 8.7%. The results of the parking study performed by Alliant Engineering remain valid as the research and field work performed at that time still reflect the existing condition of the Friendship Village campus. The full parking study report is available by accessing the documents from Case #PL2017-250.

Table 4 – Overall Parking Changes Proposed^a

Parking by Type	Existing	Removed	Added	Total Parking
Surface Stalls	244	73	131	302
Garage Stalls	101	0	0	101
Underground Garage Stalls	115	17	132	230
Total Stalls	460	90	263	633

a. Parking Changes do not include the removal of 54 surface stalls that serve the existing office building located at 8210 Highwood Drive.

Table 5 – Parking Analysis for Friendship Village Campus

Use Description	Standard	Proposed	Required
Senior Citizen Housing	1.5 spaces per unit	404 units	606
Residential Care Facility (memory care, skilled nursing, assisted living)	1.5 spaces per four beds	140 beds	53
Party Room (Pavilion)	1 space per 100 square feet	3,390 sq. ft.	34
Total Parking Requirement			693
Parking Proposed			633
Parking Deviation Requested			8.7%

Based on the results of the previous parking study performed by Alliant Engineering and the proposed increase of parking supply from the previously approved plans (Case #PL2017-250), staff is supportive of the parking quantity proposed. The deviation requested as part of the revised site plan (8.7%) is less than what was previously approved (9.9%). Not only is the deficit of parking supply reduced, but the site circulation for emergency and other vehicles is improved by removing 47 parallel parking stalls located within on-site drive-aisles.

Wetland Impacts

The proposed changes will reduce the wetland impacts due to the reduced building footprint, from the previously approved 27,969 square feet to 22,115 square feet. The original wetland impacts were approved by the City Council on February 5, 2018, meeting the criteria of the Wetland Conservation Act and as recommended by the Technical Evaluation Panel. Wetland credits were purchased at a 2:1 ratio, resulting in an excess credits of 11,708 square feet that the applicant can sell or bank. The project remains compliant with the Wetland Conservation Act (WCA).

The applicant has been in discussion with the Nine Mile Creek Watershed District concerning a potential increased variance to the District's Wetland Buffer rule due to lost wetland buffer by removing the pond expansion from the original approved plan. Further action and discussion with the Watershed District will need to be resolved in the form of a watershed district permit prior to the issuance of a building permit by the City.

Stormwater Management

Stormwater must be managed to meet the City's and Watershed District's requirements for stormwater rate control (quantity), stormwater quality and volume. The Stormwater Management Plan calculations and narrative are still under review, but appear to meet the requirements in the City of Bloomington Comprehensive Surface Water Management Plan. A maintenance plan has not yet been provided and will be required to be signed and filed at Hennepin County. The maintenance plan will have to explicitly address the ongoing maintenance of the proposed stormwater storage cistern underneath a portion of the residential building. This site is located within the Nine Mile Creek Watershed District, so an additional permit will be required. The applicant has been in discussion with the NMCWD concerning a potential variance request due to lost wetland buffer from removing the pond expansion.

Utilities

Water for the development would be provided from the internal looped water service that already exists on the Friendship Village campus. Looping will require modifications and hydrant placement will need to adequately cover all portions of the existing and proposed buildings and have adequate proximity to building fire department connections and fire vehicle access. Sanitary sewer service will also be extended to the new buildings by connecting to the existing private sanitary sewer system located on the site. A preliminary review of the sewer and water service in the area indicates that the proposed development will not exceed the present capacity. Fire flow tests should be conducted to confirm available water supply capacity. Water, both fire and domestic, and sewer demand estimates must be provided in order for staff to complete a more detailed and complete analysis. An analysis of the storm system will be needed to confirm that no storm event will overflow into the sanitary sewer system within parking structures.

Traffic Analysis and Transit and Transportation Demand Management (TDM)

The proposed change results in a reduction of one net residential unit (five fewer in the independent living building while retaining four townhomes), which would decrease traffic generated slightly. No significant impacts to the adjacent traffic patterns due to this building addition have been identified, as the property is served by two collector roads (Highwood Drive and Marth Road). An updated trip generation calculation has been submitted. As with the previous plans, no safety or capacity challenges have been identified in the surrounding road network.

The 2018 approved development (Case #PL2017-250) required a Tier 1 TDM plan be provided for review and approval. The proposed revision to the Final Development Plans would not change that requirement. The Tier 1 TDM Plan must be submitted and approved prior to the issuance of a certificate of occupancy (C/O).

Fire Preventions and Public Safety

The access and circulation design must meet or exceed the minimum standards of the Fire Code and be maintained in accordance to the approved plan including a surface to provide all weather driving capabilities. Apparatus access roads must be asphalt or concrete and support a minimum of 80,000 pounds with a turning radius to accommodate BFD ladder 4. The applicant must ensure the proposed landscaping plans don't interfere with access to the building. The Applicant has proposed a secondary emergency vehicle access only driveway from Highwood Drive.

Hydrants must be strategically placed to provide an adequate water supply for firefighting operations in and around all areas of the project and subsequent development including coverage within 50 feet of the fire department connection and within 150 feet of any exterior wall. Hydrants will be approved by the Utilities and Fire Prevention Divisions. A looped water supply feeding a single, combined water service into the building is required for the domestic and sprinkler system water demand.

The building must be addressed plainly and visible from the street or road using numbers that contrast with the background. The numbers must be a minimum of four inches, be Arabic numbers or alphabetic letters with a minimum stroke width of 0.5 inches. All stairwells must have an access door to the interior on all floors including the first floor. The Fire Code requires standpipe hose valves within 200 feet of all areas within the structure. A Knox box(s) will be required at the main entrances and other areas as designated by the Fire Prevention Division. Provide for emergency responder radio coverage throughout the complex and in all structures per the requirements of Appendix L in the 2015 Minnesota State Fire Code.

Any changes made to the current plans, including building location, access roads, water supply and addressing, shall be reviewed by the Fire Marshal to insure continued compliance with the fire code.

Miscellaneous

City Code requires senior citizen housing have a designated storage space located within each dwelling unit with at least a four foot horizontal dimension and a four foot vertical dimension and with at least 96 cubic feet. Although no deviation was requested, the plans submitted do not appear to meet this requirement. Amendments to demonstrate compliance must be provided at the time of building permit submittal.

There are multiple retaining walls proposed on site. Retaining walls over four feet in height must meet the principal building setbacks of the applicable zoning district, RM-24 in this case. As part of the previous approval, retaining walls along the western site boundary adjacent to the Trunk Highway 169 right-of-way received flexibility for a reduced setback to 4.2 feet. However, the retaining walls proposed along the east boundary previously were not above four feet in height. Per the revised grading plan, a taller (six-foot) retaining wall than what was previously proposed is now proposed along the east boundary adjacent to the single-family residential uses. However, a portion of the wall is also moved further away from the east boundary. Given the significant grades of the eastern portion of the site along the Tierney's Woods subdivision, staff is supportive of the additional deviation for the eastern retaining wall. The portion of the retaining wall in question that requires deviation is needed to construct an adequate drive aisle with additional surface parking.

Status of Enforcement Orders

The property is not subject to enforcement orders.

Public Correspondence

The City received a significant amount of correspondence in the form of letters and emails for the previous case (Case #PL2017-250). All of the previous correspondence is available in the previous case file if desired. Regarding the subject case with the revised residential building and site plan, the City has received three emails and one letter on the date of publication of the staff report. Two pieces of correspondence are supportive of the revised plans, while one notes concern about the building height, and the final email notes concern about construction hours and traffic speeds on Highwood Drive.

Planning Commission Review

The Planning Commission held a public hearing on the subject application on March 21, 2019. With the exception of the applicant, no one from the public spoke at the meeting. Members of the Planning Commission were supportive of the site and building changes proposed. Following discussion, the Planning Commission unanimously recommended approval of the application.

FINDINGS

Required Final Development Plan Findings - Section 21.501.03(e)(1-7)

Required Finding	Finding Outcome/Discussion
(1) The proposed use is not in conflict with the Comprehensive Plan.	Finding Made - Institutional uses are permitted within the high density residential zoning districts. The Comprehensive Plan supports the expansion of housing and facilities that serve residents at all stages of life. The development as proposed is consistent with the Comprehensive Plan. .
(2) The proposed use is not in conflict with any adopted District Plan for the area.	Finding Made – The proposed development is not located within an area with an adopted District Plan.
(3) The proposed use is not in conflict with the approved preliminary development plan for the site.	Finding Made - The subject application seeks to amend the Final Development Plans for the independent living building. Any applicable deviations in PL2017-250 and this proposal seeks no additional deviation. The proposed change would be consistent with the approved Preliminary Development Plan for the site. .
(4) All deviations from city code requirements are in the public interest and within the parameters allowed under the Planned Development Overlay Zoning District or have previously received variance approval.	Finding Made – All deviations were approved as part of Case #PL2017-250. The proposed amendment does not require additional deviations. Previous deviations were in the public interest and within the parameters allowed under the Planned Development Overlay Zoning District or previously approved variance.
(5) The proposed development is of sufficient size, composition and arrangement that its construction, marketing and operation is feasible as a complete unit without dependence upon any subsequent unit.	Finding Made - The development as proposed will be accessible from and integrated into the existing Friendship Village senior living campus. All of the existing services and amenities offered will be available to both the health center and residential living building. The proposed changes result in decreased impact to the wetlands building massing to the single family homes while retaining the two-family home previously slated for removal. The proposed development is of sufficient size, composition and arrangement that its construction, marketing and operation is feasible as a complete unit without dependence upon any subsequent unit.

Required Finding	Finding Outcome/Discussion
(6) The proposed development will not create an excessive burden on parks, schools, streets, and other public facilities and utilities which serve or are proposed to serve the planned development.	Finding Made - The subject properties are served by two collector roads, Highwood Drive and Marth Road. The quantity of traffic generated by the proposed development is not anticipated to excessively burden these roadways. The utilities serving the subject properties have adequate capacity for the proposed development. The proposed development is not anticipated to create an excessive burden on parks, schools, streets, and other public facilities and utilities that serve the planned development.
(7) The proposed development will not be injurious to the surrounding neighborhood or otherwise harm the public health, safety and welfare	Finding Made - The amendment for the residential living building decreases the impact on the stormwater pond and preserved the townhomes. The design of the residential living building mitigates the development impacts to the single-family residential dwellings, providing an improved land use transition. The proposed Friendship Village campus expansion is not anticipated to be injurious to the surrounding neighborhood or otherwise harm the public health, safety and welfare.

RECOMMENDATION

Staff recommends approval of the Major Revision to Final Development Plans to revise the residential building as noted in the subject report. In order to maintain a good public record and comprehensive list of conditions of approval from the previous case (Case #PL2017-250) to the subject case (Case #PL2019-28), the proposed conditions of approval reflect all applicable conditions from the previous approval. The Planning Commission and staff recommend approval of the application through the following motion:

In Case PL2019-28, having been able to make the required findings, I move to approve a Major Revision to Final Development Plans to modify the size and footprint of an approved but not yet constructed five-story, independent senior living building from 98 units to 93 units while preserving existing townhomes at 8100 Highwood Drive, subject to the conditions and Code requirements attached to the staff report.

RECOMMENDED CONDITIONS OF APPROVAL

Case PL2019-28

Project Description: Major Revision to Final Development Plans to modify the size and footprint of an approved but not yet constructed five-story, independent senior living building from 98 units to 93 units while preserving existing townhomes

Address: 8100 Highwood Drive

The following conditions of approval are arranged according to when they must be satisfied. In addition to conditions of approval, the use and improvements must also comply with all applicable local, state, and federal codes. Codes to which the applicant should pay particular attention are included below.

1. Prior to Permit Grading, Drainage, Utility and Erosion Control plans must be approved by the City Engineer.
2. Prior to Permit Access, circulation and parking plans must be approved by the City Engineer.
3. Prior to Permit Storm Water Management Plan must be provided that demonstrates compliance with the City's Comprehensive Surface Water Management Plan. A maintenance plan must be signed by the property owners and must be filed of record with Hennepin County.
4. Prior to Permit A National Pollutant Discharge Elimination System (NPDES) construction site permit and a Storm Water Pollution Prevention Plan (SWPPP) must be provided if greater than one acre is disturbed (State of MN and Federal regulation).
5. Prior to Permit A Nine Mile Creek Watershed District permit must be obtained and a copy submitted to the Engineering Division.
6. Prior to Permit A Minnesota Pollution Control Agency (MPCA) Sanitary Sewer Extension or Modification Permit must be obtained or notification from the MPCA that this permit is not required must be submitted to the City (State of MN).
7. Prior to Permit A Minnesota Department of Health (MDH) watermain review and approval must be obtained or notification from MDH that this permit is not required must be submitted to the City (State of MN).
8. Prior to Permit Sewer Availability Charges (SAC) must be satisfied.
9. Prior to Permit An external grease interceptor must be provided if the proposed tenant will have food preparation and service that will produce fats, oils, grease or wax in excess of 100 mg/L. The external grease interceptor design must be approved by the Utilities Engineer. A grease interceptor maintenance agreement must be filed with the Utilities Division, if an external grease interceptor is installed.
10. Prior to Permit Building must be provided with an automatic fire sprinkler system as approved by the Fire Marshal (MN Bldg. Code Sec. 903, MN Rules Chapter 1306; MN State Fire Code Sec. 903).
11. Prior to Permit Utility plan showing location of existing and proposed water main and fire hydrant locations must be approved by the Fire Marshal and Utilities Engineer (City Code Sec. 6.20, Minnesota State Fire Code Sec. 508).

12. Prior to Permit A Construction Management Plan must be submitted for review and approval by the City.
13. Prior to Permit Project Phasing Plan be submitted and approved.
14. Prior to Permit Haul Route and Construction Traffic Control Plans must be approved by the City Engineer.
15. Prior to Permit The properties must be platted per Chapter 22 of the City Code and the approved final plat must be filed with Hennepin County prior to the issuance of any permits (22.03(a)(2)).
16. Prior to Permit An erosion control surety must be provided (16.08(b)).
17. Prior to Permit Bicycle parking spaces must be provided and located throughout the site as approved by the City Engineer.
18. Prior to Permit A Site Development Agreement, including all conditions of approval, must be executed by the applicant and the City and must be properly recorded by the applicant with proof of recording provided to the Director of Community Development.
19. Prior to Permit Landscape plan must be approved by the Planning Manager and landscape surety must be filed (Sec 19.52).
20. Prior to Permit All trash and recyclable materials must be stored inside the principal building (Sec. 19.51).
21. Prior to Permit Parking lot and site security lighting plans must be revised to satisfy the requirements of Section 21.301.07 of the City Code.
22. Prior to Permit Food service plans must be approved by the Environmental Health Division (City Code Sec. 14.360).
23. Prior to Permit A scenic easement along the wooded eastern boundary of Friendship Village must be provided by document.
24. Prior to Permit A building permit for all required changes to accommodate the proposed use be obtained.
25. Prior to Permit Storage space for residential units must be provided per the requirements of Section 21.302.09(d)(7)(C) of the City Code.
26. Prior to C/O Tier 1 Transportation Demand Management plan must be submitted (Sec. 21.301.09(b)(2)).
27. Prior to C/O Fire lanes must be posted as approved by the Fire Marshal (MN State Fire Code Sec. 503.3).
28. Prior to C/O The developer must submit electronic utility as-builts to the Public Works Department prior to the issuance of the Certificate of Occupancy.
29. Prior to C/O Prior to occupancy, life safety requirements must be reviewed and approved by the Fire Marshal.
30. Prior to C/O Buildings shall meet the requirements of the Minnesota State Fire Code Appendix L (Emergency Responder Radio Coverage) adopted through City Ordinance to have approved radio coverage for emergency responders based upon the existing coverage levels of the public safety communication systems.
31. Prior to C/O A building security system for the residential care facility must be approved by the Bloomington Police Department (Sec. 21.302.23(d)(3)(E)).
32. Ongoing All construction related loading, unloading, drop-off, pick-up, stockpiling, staging and parking must take place on-site and off adjacent public streets and public right-of-way unless a use/rental agreement is approved with the City for use of the City right-of-way west of the Highwood Drive cul-de-sac.

- 33. Ongoing Alterations to utilities must be at the developer's expense.
- 34. Ongoing All rooftop equipment must be fully screened (Sec. 19.52.01).
- 35. Ongoing Discharge of sanitary effluent containing fats, oil, grease or wax in excess of 100mg/L is prohibited (11.31(6)(B)).
- 36. Ongoing Signs must be in compliance with the requirements of Chapter 19, Article X of the City Code.
- 37. Ongoing Development must comply with the Minnesota State Accessibility Code (Chapter 1341).
- 38. Ongoing Poured-in-place concrete curbs must be provided on the perimeter of parking lots and traffic islands (Sec 19.64).