

PROJECT NARRATIVE

Date:

December 17, 2018 (Revised)



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



GENERAL DESCRIPTION

This is a proposal for a 108 unit Senior Assisted living development located at the southwest quadrant of the 494 and Normandale Blvd intersection. 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 brick, 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 designated as an Office district, which will require an amendment to the Comprehensive plan to change to 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

The current zoning for the site is C-4 which is considered The Freeway Office District. This district is designed to provide regionally oriented office and hotel uses as well as supporting accessory uses. One of the allowable accessory uses in this district is high density residential (Table 21.209(d)). However, in order to remain classified as a C-4 district, a minimum of 20% of the building area must be considered a non-residential use, which is not feasible with this type of senior development.

As a result, this development will be submitting a request to re-zone this site as RM-50 that will permit High Density Residential uses without a requirement for non-residential area within the development.

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 108 units which equates to 30 units/acre.

Building Area

The current total gross building area equals 182,529 SF. Each floor value is listed on sheet SD_122. The area of Level 1 equals 43,024 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 grid line D. 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 a Senior Citizen Housing are 1.5 spaces per dwelling unit. Additionally, there are 25 memory care units at this development that will fall under the Residential Care Facility parking criteria that requires 1.5 spaces per every four units. Lastly, there is also a requirement for Party Rooms that requires 1 stall per every 100 SF of area.

Following these requirements, this proposed development would require 146.2 parking spaces.

Our current proposal provides 44 new surface stalls (located on Lot 2 only) and 75 garage parking stalls for a total of 119. In order to make up the additional 27 stalls, this Phase I development will include an additional 27 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 356 parking stalls for the entire site. See sheet SD_120 for calculation. As a Planned Development, parking will be allowed to 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 will require a new PDP that identifies the first and second phase, total number of units, gross floor area, and parking. A previous PDP had been submitted and approved for this site for a Hotel, however, this submission shall act as a revision to the previous PDP.

5. 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.

6. 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 serve single family homes.

2. PHASING AND CONSTRUCTION SCHEDULE

Pending the city review process, the current project schedule will begin construction November 2018 and complete in April 2020.

3. DEVELOPMENT METHOD

Project will be owned by United Properties and Managed by Ebenezer.

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 north side of site adjacent to American Blvd is required as part of the fire truck hammer head turn around. This retaining wall is only necessary once Phase II is completed as a fire access road will be provided during phase I that will allow a fire truck to circulate freely without having to stop and turn.

ATTACHMENT A-

Geotechnical Report

ATTACHMENT B-

Stormwater Management Plan – Deferred Submittal