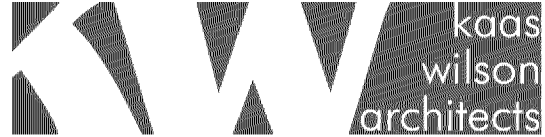


PROJECT NARRATIVE

Date:
October 30, 2019



Reference:
United Properties – The Pointe
Bloomington – Age Restricted
Senior Rental
Attention:
Mike Centinario



GENERAL DESCRIPTION

This is a proposal for a 148 unit Senior age-restricted independent living development located at the southwest quadrant of the 494 and Normandale Blvd intersection. Last year this project received approvals as part of a Preliminary Development Plan that included the Cherrywood Pointe of Bloomington Assisted living (Phase I) and a future Phase II Building (The Pointe). As part of that PDP this site was rezoned from C-4 to a RM-50, the comprehensive plan was amended to HDR and a EAW study was performed to look at the impact of both projects. This application is for a Final Development Plan for the Phase II project.

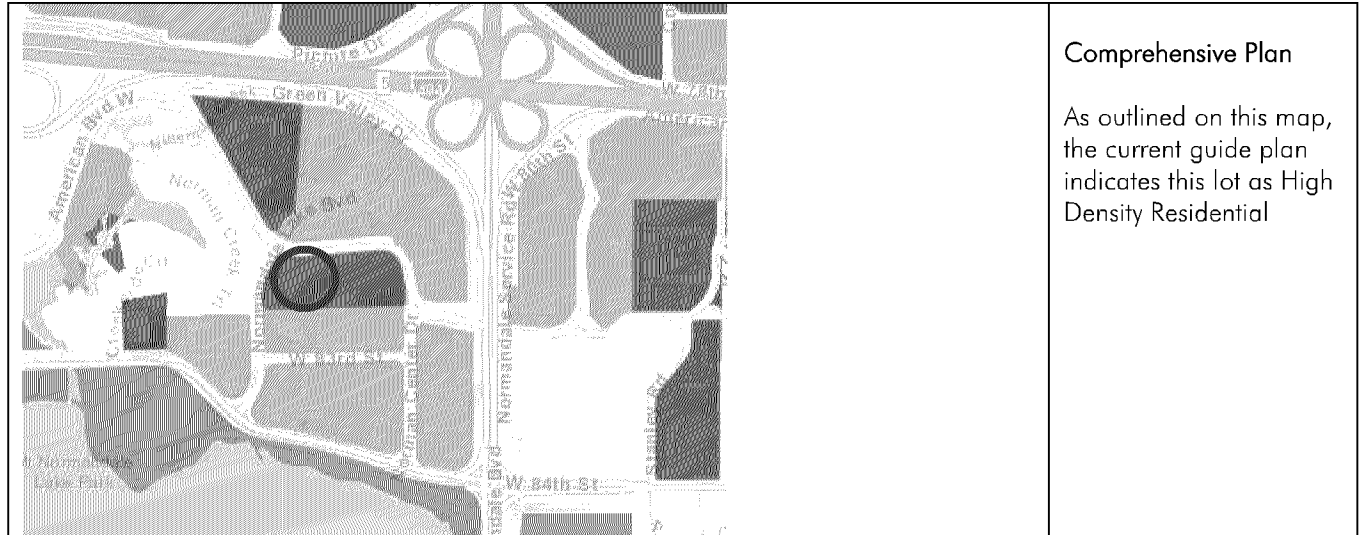
There are two vacant lots, 5501 and 5601 American Blvd west that are owned by United Properties. The East lot 5501 will begin construction of the Cherrywood Pointe this fall and the West lot 5601 is the focus of this application.

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 Pointe (Age-Restricted Senior) will be a 5 story wood framed Type IIIA 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 stone, stucco, metal siding and cement fiber board. Please refer to sheet 6.0-6.4 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 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."



2. ZONING

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

Legal Description

Lot 1, Block 1, Josten's Addition, Hennepin County, Minnesota
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 1 has an area of 3.67 acres and contains 148 units which equates to 40 units/acre.

Building Area

The current total gross building area equals 276,069 SF. Each floor value is listed on sheet 1.0 – Project Summary. In accordance with Table 503 and Section 506 of the MN State Building Code it has been determined that 43,200 SF is the maximum allowable area per floor in a R-2 Type IIIA building with a sprinkler and frontage increase.

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. In accordance with MNSBC Table 503 the maximum height allowed is 85'-0" (Type IIIA – sprinkler increase, R-2 occupancy).

Parking Requirements

Vehicular: Per Section 21.301.06 the minimum parking requirements for Independent Senior Citizen Housing are 1.5 spaces per dwelling unit. There is also 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 237 parking spaces to meet city code (Community Room 1,464 SF = 15 stalls).

Our current proposal provides 76 new surface stalls (located on Lot 1 only) and 181 garage parking stalls for a total of 262.

When looking at the entire Planned Development, Phase I (Cherrywood – 148.5 stalls required) and Phase II (The Pointe – 237 stalls required) there will be a total requirement of 385.5 parking stalls for the entire site and there are currently 386 stalls provided. See sheet 1.0-Project Summary for the provided parking totals. As a Planned Development, shared parking is allowed.

Group Usable Open Space

The proposed development provides two outdoor patios for resident use located on the south and north sides of the building. The south patio has grills, fire bowls, and a fenced off pool area. The north patio is much smaller but allows for more of a private patio setting overlooking American Boulevard.

3. PRELIMINARY PLAT

The project will not require re-platting as the proposed development falls within the boundaries of the 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 Final Development Plans for the Phase II project.

5. CONDITIONAL USE PERMIT

Not applicable as this will be an independent living building without services.

6. EXTERIOR MATERIALS

The exterior cladding materials shall comply with Section 19.63.08. The materials are currently identified on Sheets 6.0-6.4 included in this submission. Glass, Stone, Stucco 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 unit will be provided with storage space that exceeds the 96 cubic foot requirement.

GENERAL PROJECT DESCRIPTION

1. EXISTING LAND USE

Currently, this parcel is a vacant lot.

2. PHASING AND CONSTRUCTION SCHEDULE

Pending the city review process, the current project schedule will begin construction April 2020 and complete in July 2021.

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

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 storm water report attached.

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. N/A

ATTACHMENT A-

Geotechnical Report

ATTACHMENT B-

Stormwater Management Plan