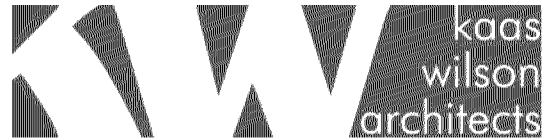


PROJECT NARRATIVE

Date:
September 30, 2020



GENERAL DESCRIPTION

This is a request for a Conditional Use Permit for a Restaurant that is to be located within the Cherrywood Pointe Senior Assisted development. The Cherrywood Pointe project is part of a previously approved Planned Development that includes the parcel immediately to the west known as The Pointe Independent Senior Living. The proposed restaurant will serve the residents of the assisted living facility as well as visitors and the general public.

In senior living communities it is typical to have a commercial kitchen. In communities like Cherrywood Pointe that have a combination of Independent and Assisted living, the commercial kitchen needs to be designed to account for the demands of both types of residents. Residents that choose to live in this community independently may not choose to enroll in the dining services program but would still like to enjoy the occasional on-demand meal.

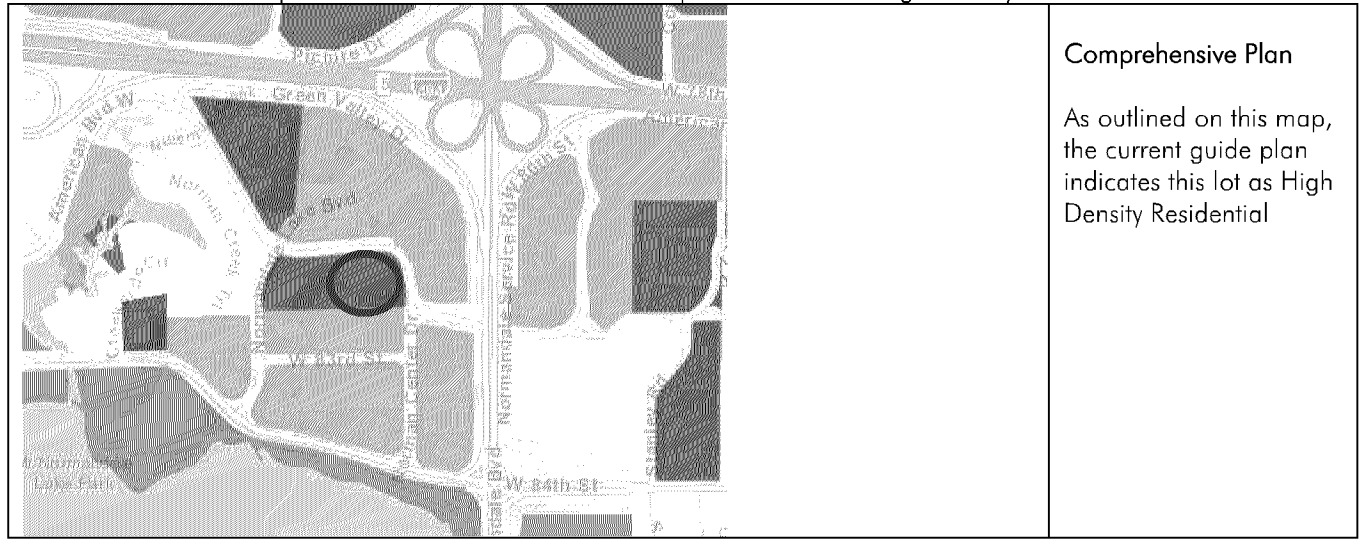
As a result, many operators and developers are planning for flexible dining options that include larger dining rooms as well as smaller bistros and pubs. In this community, the restaurant will essentially act as an extension of the commercial kitchen offering on-demand food, unique menu items, and alcoholic / non-alcoholic beverages. The same staff that operates the commercial kitchen that handles all of the other meal preparation will cover the responsibilities of the restaurant staff.

The actual “restaurant area” will include all of the areas within the red circle on the attached Exhibit A, however, the areas where food can be ordered will be limited to the Pub, Diner and Dining Hall. The reason for this large boundary is due to the likelihood that patrons would order a drink and go outside to use the furniture on the patio during warmer months. The estimated total number of seats for the Restaurant will be 182. See Attached Exhibit B.

Although the restaurant will be open to the general public, historical precedence from other United Properties Senior Assisted buildings has seen little to no outside demand for the restaurant. For this reason, this application does not make any additional accommodations for restaurant specific parking and relies on the general visitor parking for the property based off city ordinances.

1. CITY COMPREHENSIVE PLAN

The current 2040 Comprehensive Plan indicates that these parcels are to be High Density Residential.



2. ZONING

This site is currently zoned as RM-50 and permits Restaurants as a Conditional Accessory 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 : PID #16-116-21-23-0005

Parking Requirements

Senior Assisted and Independent Living: 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, Cherrywood Pointe (Phase I) requires 148.5 parking spaces. The Pointe (Phase II) requires 214.5 parking spaces.

The current totals for parking provided for the site are 122 surface stalls and 239 garage stalls totaling 361 stalls which exceeds the minimum amount of 359. See Exhibit C for reference. As a Planned Development, parking can be shared between the two lots.

Restaurant: Per Section 21.301.06 the minimum parking requirements for Restaurants are 1 space per 3 indoor seats and 1 space per 5 seasonal outdoor dining seats. The currently proposed restaurant space has 182 total seats, 38 of which are outdoor seats. Based off the parking criteria this project would need to provide 56 stalls dedicated for restaurant parking. However, because this restaurant is located within a senior assisted living

building, the anticipated outside interest is estimated to be very low and these additional parking stalls are not currently accounting for in the design of the project. As such, a variance request will be submitted as there are currently 113 surface stalls (plus 9 proof of parking) that will be available on the site that can double as visitor parking for the assisted living communities and also for the restaurant patrons.

3. FINAL DEVELOPMENT PLAN

The Cherrywood Pointe development is part of a previously approved Planned Development that includes the neighboring property to the west known as The Pointe. This Planned Development has already received approval of the Final Develop Plan.

4. CONDITIONAL USE PERMIT

This project is requesting a restaurant Conditional Use Permit. Per City Code, in an RM-50 district restaurants are an allowed Conditional Accessory Use.

VARIANCE REQUESTS

1. Restaurant Parking Requirement: Since this is a Senior Assisted Living development there is not a likely public demand for the Restaurant that would require dedicated parking stalls. Based off historical experience by United Properties, the restaurants do not typically see visits from the outside public. As such, dedicated parking for restaurant patrons would most likely be underutilized. In the instance that visitors from the public wish to visit the restaurant there is ample surface parking already provided as part of the Planned Development requirements for the High-Density Residential use.

EXHIBIT A-

A310 – Floor Plan “Restaurant Area Illustration”

EXHIBIT B-

Furniture Floor Plan “Seat Count”

EXHIBIT C-

Overall Site Plan – Phase I and Phase II of Planned Development