

CITY OF APPLE VALLEY
PLANNING COMMISSION MINUTES
DECEMBER 7, 2011

1. CALL TO ORDER

The City of Apple Valley Informal Planning Commission meeting was called to order by Acting Chair Burke at 7:00 p.m.

Members Present: Ken Alwin, Tim Burke, Paul Scanlan, David Schindler, and Brian Wasserman.

Members Absent: Keith Diekmann and Tom Melander.

Staff Present: City Planner Tom Lovelace, Associate City Planner Kathy Bodmer, Associate City Planner Margaret Dykes, Assistant City Engineer David Bennett, and Department Assistant Joan Murphy.

Mr. Lovelace stated only informational material will be presented at this meeting and no action will be taken on any of the items presented. He said staff wanted to provide information to the Planning Commission on projects that they will be working on over the next several months. Some of these projects might be familiar to the Planning Commission, and many will require Planning Commission review or participation.

1. METROPOLITAN COUNCIL LIVABLE COMMUNITIES DEMONSTRATION ACCOUNT (LCDA) GRANTS

The Livable Communities Demonstration Account (LCDA) funds development and redevelopment projects that achieve connected development patterns linking housing, jobs and services, and maximize the development potential of existing infrastructure and regional facilities. Funding has been a catalyst that has enabled cities and developers to expand options available in the market, like transforming an outmoded shopping center into a neighborhood center with new housing opportunities, retail and commercial services, and public spaces. Funded projects include a variety of small-scale and large-scale developments throughout the region, serving as destinations for daily activities, such as work, errands, shopping and entertainment.

Since the program's inception in 1996, Apple Valley has received three development grants. In 2004, \$2,356,344 was awarded for the construction of a below-grade parking structure in the Village at Founders Circle development. Unfortunately, that development did not occur and the funding was returned to the Met Council. In 2005, \$425,000 was awarded and used for the installation of a splash pad, waterfalls/entry feature and playground equipment in the Central Village's Kelley Park. In 2008, the City received a grant in the amount of \$566,834 that was used to assist the Dakota County Community Development Agency with the purchase of property for a 60-unit senior's apartment in the Cobblestone Lake development.

This year, the City submitted two grant applications for the following projects:

- a. **The Enclave Trails** - The Enclave Apartments will be a high-density 240-unit apartment building with some affordable units located within the Apple Valley Transit Station (AVTS)

Transit Improvement Area (TIA), approximately 1/4-mile from AVTS on the Cedar Avenue Bus Rapid Transit corridor in the mixed-use Central Village area. The \$174,800 grant will fund the construction of two pedestrian links connecting AVTS to the Project: 1) 650-feet of sidewalk on the east side of Garrett Avenue from 153rd Street to its terminus; and 2) 1,200-feet of trail from Founders Lane through a City-owned ponding area to Garrett Avenue. Pedestrian-scale lighting will be added. The trails between the Enclave apartments and the AVTS will provide a pedestrian and bicycle connection between the future affordable and market-rate housing units and the Cedar Avenue BRT line.

- b. Cobblestone Lake Seniors Complex and Cobblestone Lake Parks Improvements** - The City requested \$896,000 in grant funds that will be used to assist in the acquisition of land for a 214-unit life-cycle senior complex and completion of planned park amenities, which should provide the stimulus for future multi-family and/or mixed-use development on the western side of the Cobblestone Lake development. This proposed senior continuum of care project will provide another housing option in a mixed-use development that adds another level of life-cycle housing. The park amenities will encourage biking and walking along the pathway within the development and connections to a transit station and community park.

These two funding requests have received recommendations for approval by the Metropolitan Council's Livable Communities Advisory Committee and Community Development Committee. The full Metropolitan Council will review the requests at its December 14th meeting to determine whether the projects will receive full funding.

2. METROPOLITAN COUNCIL LCDA PRE-DEVELOPMENT GRANTS

The Metropolitan Council also has another grant program that provides funding to assist cities that are in the pre-development phases for a specific development or redevelopment project. The City was successful in receiving two 2011 pre-development grants for the following projects:

- a. Hanson Property Market Analysis** - The Hanson Concrete Plant was located on 80 acres of industrially zoned property northwest of the intersection of Johnny Cake Ridge Road and County Road 42. Due to the recession of 2007-2010, the property owner closed the facility in March 2010. This represents a loss of over 100 jobs. The Metropolitan Council awarded the City a \$50,000 pre-development grant to hire a consultant (the McComb Group was chosen in September) to examine the market mix and economic feasibility of potential future users of the now-vacant 80 acres. The 2030 Comprehensive Plan designated the site for industrial users, and the City continues to support industrial users on the property, preferably a larger user or multiple users. The market analysis will be used to identify key elements of a future land use plan.
- b. Apple Valley Bus Rapid Transit-Oriented Development (BRTOD) Guide Plan** - The Metropolitan Council awarded the City a \$70,000 pre-development grant to hire a consultant to perform a planning study of bus rapid transit-oriented development opportunities along the Cedar Avenue transitway. The planning study will include market study/demographic analysis, design principles, guide plans, land use controls and design standards. Staff is in the process of completing the request for proposal and expects to have a consultant on board early 2012.

3. AMERICAN INSTITUTE OF ARCHITECTS-SUSTAINABLE DESIGN ASSESSMENT TEAM (AIA-SDAT) FINAL REPORT

In early November, staff distributed a draft of the final report to the Planning Commission for their review and comment. As stated in the memo that accompanied the draft report, staff will gather comments regarding a vision and implementation priorities from the City Council, Planning Commission, and Steering Committee and then prepare a draft outline of the implementation process. The implementation would include the Central Village. Due to the variety of potential land use decisions and zoning code amendments that have been identified in the report, the City is asking for the Planning Commission to take the lead as the implementation committee and could be further discussed at the Planning Commission meeting on December 21st.

The City has not set up a time to meet with the Steering Committee and City Council to discuss the draft report, which is expected sometime early in 2012.

4. UPCOMING LAND USE PROJECTS

Staff has been working on a variety of projects that are expected to be before the Planning Commission for review in 2012. The following projects were briefly described and what type of approvals will be necessary:

- a. Cedar Avenue Commercial Development** – As part of the Cedar Avenue Transit Oriented Development planning process, Mt. Olivet Church has informally asked the City to consider whether some small commercial development could occur on their property. For instance, a bank has stated it is interested in purchasing a ½ acre portion of their property to construct a small stand-alone facility that would have two drive-through lanes. This would require a Comprehensive Plan amendment, rezoning, subdivision, and site plan/building permit authorization.
- b. Cobblestone Lake Pizza Ranch Restaurant** - The City has been approached by representatives of the restaurant about constructing a 7,400-sq. ft. restaurant facility in the northeast corner of 157th Street West and Pilot Knob Road. This proposal will require consideration of a minor subdivision and site plan/building permit authorization.
- c. Fischer Point Addition/Menard's Relocation** - An application has been submitted requesting the subdivision of 56 acres of property located along the south side of CSAH 42, between Flagstaff Avenue and Johnny Cake Ridge Road for the purpose of creating one lot and five outlots. The proposed 19-acre lot would be used for the construction of a 162,340 sq. ft. Menard's store, which would relocate their existing operations to this site. This proposed development project will also require approval of a 2030 Comprehensive Plan Land Use Map re-designation and rezoning of the proposed lot as well as a 6-acre outlot that would be used for future retail development. Comp Plan Map re-designation and rezoning is not being requested for the remaining four outlots within the proposed subdivision.

Access to the site is limited as well as limited easements due to the pipeline that goes through it. The area would not be mined. If this is approved the project would be able to move

forward. The current Menard's store could be sold to another user or multiple users. At this time Menard's has not made application but is waiting for approvals of rezoning and Comp Plan change. Menard's would like to get started in early 2012.

- d. **Fischer Property, East of Pilot Knob Road** - In 2009, the City approved a request for the rezoning of 113 acres of property, generally located in the southeast corner of Pilot Knob Road and CSAH 42, from "SG" (Sand and Gravel) to low and medium density residential uses, and institutional uses. More specifically, approval was granted for the rezoning of 22 acres to "R- 3" (Single Family Residential/1 1,000 sq. ft. min. lot area), 53 acres to "M-3" (Multiple Family Residential/3-6 units per acre), 34 acres to "M-6" (Multiple Family Residential/6- 12 units per acre), and 4 acres "P" (Institutional). There have been several inquiries recently about developing this property; therefore, we might expect seeing a proposal for this property in the upcoming year.
- e. **Commons II** - Staff has been working with East-West Ventures and the owner of the Commons II office building at 15025 Glazier Avenue to bring a large national tenant that would occupy the entire 65,000 sq. ft. building, and construct an approximately 40,000 sq. ft. expansion. The potential business needs 100,000 sq. ft. for a combination headquarters and business-to-business service center. The Commons II location is desirable because it is in Apple Valley, and in proximity to future regional transit services. The larger user is interested in the building now and looking for financial contribution. They are interested in the property because of the BRT. On-sight parking could be reduced because of the transit use.
- f. **Apple Valley Business Campus** – This past August, Hebert and Associates, Inc. submitted a request for approval of a subdivision by plat of an existing 27-acre outlot to create two lots and two outlots for the purpose of constructing two office/warehouse buildings on the proposed lots and future industrial development on the two outlots. The site is located at the northeast corner of 147th Street West and Flagstaff Avenue. Since that submission, an issue has arisen regarding the relocation of several underground pipelines in order to accommodate the construction 147th Street West between Johnny Cake Ridge Road and Flagstaff Avenue. Construction of this street is necessary for access to the development. The acquisition of additional easement area will be required for the pipeline relocation, which has impacted the development proposal as presented by the applicant. Staff is working with the property and pipeline company with the acquisition of additional land for the pipeline relocation.
- g. **Central Village** - Staff has been working with IMH and Tim Nichols on possible modifications to the existing plans for the Legacy North area. No formal plans have been submitted, though the new property owner is considering changes that may require planned development zoning amendments, replatting, and site plan/building permit authorization. Under consideration is an increase in the number of residential dwelling units, a decrease in the commercial square footage, and the expansion of Kelley Park.

Commission Alwin inquired what is happening at Time Square.

Associate Planner Margaret Dykes said the City continues to work with the property owner to find additional financial resources to rehab the exterior of the building, and create amenities such as a small plaza and enhanced landscaping.

- h. Ordinance Amendments** - A list of proposed ordinance amendments that staff will be working on in the coming year was presented. The Commission was asked to review this list and provide any comments regarding the list or suggestions for amendments that they would like staff to review.

7. ADJOURNMENT

Hearing no further comments from the Planning Staff or Planning Commission, Acting Chair Burke adjourned the meeting at 8:15 p.m.

Respectfully Submitted,

Joan Murphy, Planning Department Assistant

Approved by the Apple Valley Planning Commission on _____.