

CITY OF APPLE VALLEY  
PLANNING COMMISSION MINUTES  
FEBRUARY 2, 2011

**1. CALL TO ORDER**

The City of Apple Valley Planning Commission meeting was called to order by Acting Chair Melander at 7:14 p.m. (Due to technical difficulties).

Members Present: Tom Melander, David Schindler, Ken Alwin, Tim Burke, Keith Diekmann and Paul Scanlan

Members Absent: None.

Staff Present: Community Development Director Bruce Nordquist, City Planner Tom Lovelace, City Attorney Michael Klemm, Assistant City Engineer David Bennett, and Department Assistant Barbara Wolff

**2. APPROVAL OF AGENDA**

Acting Chair Melander asked if there were any changes to the agenda.

Community Development Director Bruce Nordquist stated that Augustana Health Care Center, agenda item 7A, has submitted a memo providing additional background information.

Acting Chair Melander asked for a motion accepting the additional memo.

MOTION: Commissioner Burke moved, seconded by Commissioner Schindler, to approve the agenda with the additional memo. The motion carried 6-0.

**3. APPROVAL OF MINUTES OF JANUARY 19, 2011**

Acting Chair Melander asked if there were any changes to the minutes. Hearing none he called for a motion.

MOTION: Commissioner Burke moved, seconded by Commissioner Scanlan, to recommend approval of the minutes of the January 19, 2011, meeting. The motion carried 6-0.

**4. CONSENT ITEMS**

--NONE--

**5. PUBLIC HEARINGS**

--NONE--

**6. LAND USE/ACTION ITEMS**

- A. Official Mapping of 147<sup>th</sup> Street West – Consider resolution requesting that the City Council set a public hearing for the purpose of establishing the alignment of 147<sup>th</sup> Street West on the Hanson Pipe and Product manufacturing plant property.**

City Planner Tom Lovelace stated that staff is requesting an approval of a draft resolution requesting the City Council adopt an amendment to the City's Official Map establishing the alignment of 147th Street West over the Hanson Pipe & Product property located at 6550 150th Street West. The Hanson property consists of a 60-acre and 20-acre unplatted parcel that is generally located in the northwest corner of 150th Street West and Johnny Cake Ridge Road. The site has been the home of a concrete pipe manufacturing plant for over 40 years, which recently ceased operations and is currently being marketed for sale.

As the City Code states: "The purpose of an official map is to identify land needed for future public uses in order to permit both public and private property owners to adjust their building plans equitably and conveniently before investments are made which will make the adjustments difficult to accomplish." Therefore, staff believes that this is an opportune time to establish the street alignment in lieu of any development on the unplatted parcels.

The alignment, as shown on the surveyor's City Street Corridor maps, identifies the location of the future 100-foot right-of-way for 147th Street West across the subject parcels. The proposed mapped right-of-way will be aligned with existing dedicated right-of-way to the east on property platted as part of the WIRSBO SECOND ADDITION and to the west as part of the MAGELLAN ADDITION.

Lovelace stated that 147<sup>th</sup> Street West is a critical roadway within the City's road system. It is expected to provide a future reliever for County Road 42 which is a heavily traveled road. Lovelace asked for any comments or questions from the Planning Commission.

Acting Chair Melander asked Lovelace if he needs an authorization to map 147<sup>th</sup> Street West.

Lovelace replied yes. He said staff will take the request to the City Council for approval. Once accepted, a public hearing will be advertised and held, and if there are no outstanding issues and the City Council gives final approval, the City would file the official mapping of 147<sup>th</sup> Street West with Dakota County.

Hearing no questions or discussion from the Commissioners, Acting Chair Melander called for a motion.

**MOTION:** Commissioner Burke moved, seconded by Commissioner Diekmann to recommend approval of the draft resolution requesting adoption of an amendment to the Official Map of the City identifying the alignment of 147th Street West across unplatted property in the East ½ of the Southwest ¼ of Section 26, Township 115 North, Range 20 West, Dakota County, Minnesota. The motion carried 6-0.

## 7. OTHER BUSINESS

- A. **Augustana Homes Master Sketch Plan – Sketch plan review of potential planned development ordinance amendments, subdivision, and site plan/building permit authorization for a continuum of care campus that would include 260 future senior housing units and the expansion of the existing nursing home that would include a 40-unit transitional care unit (TCU) facility.**

City Planner Tom Lovelace stated that the applicant is requesting input on a proposed master plan for a continuum of care campus that will include the following:

- A two-story, 40-unit transitional care unit (TCU) facility that will be attached to the existing three-story 200-unit long term care facility (LTC) and 35-space surface parking lot.
- A four-story assisted living facility (ALF), of which 32 units on the top two floors of the 64-unit building will be designated for dementia care. The building will have 96 underground parking spaces.
- A four-story, 40-unit senior apartment, with 30 underground parking spaces.
- A four-story, 124-unit independent living facility (ILF) with 126 underground parking spaces and 69 surface parking spaces. Approximately 5,200 sq. ft. and 2,300 sq. ft. of the first floor of the building will be used as a town center and wellness center respectively.

New vehicular accesses, as well as a modification to the existing access drive are being proposed to accommodate expansion plans. The site currently has one driveway connection off Garrett Avenue, which provides access to the existing senior apartment building and long term care facility. This existing 40-foot wide divided entrance is being proposed to be reduced to 24 feet and will be realigned to accommodate additional parking and on-site storm water retention.

A future 24-foot wide north/south access drive is proposed that will have direct access off 147th Street. The drive approach will be aligned with the existing Garrett Avenue/147th Street West intersection located to the south of the site. This access drive will provide direct access to the underground parking in the proposed buildings and new 35-space surface parking lot. It will also intersect with the realigned east/west drive. Finally, two new drive approaches are proposed for Garrett Avenue that will provide access to the future 69-space parking lot.

The TCU facility is proposed to be constructed over two lots of record. This raises a platting issue that will require further evaluation.

The site plan indicates a 28% building coverage. The planned development has a 20% maximum building coverage requirement. Reductions will need to be made to the building coverage to bring it into conformance or an ordinance amendment will be necessary to accommodate the proposed development.

The 69-space parking lot shows a circular turnaround in front of the ILF building. This should be properly designed to accommodate the City's emergency vehicles.

Plans have been submitted for the TCU facility that indicates an exterior finish consisting of a mix of stucco and cultured stone with an aluminum fascia and an asphalt shingled roof. This site is part of the area designated as "Downtown Apple Valley", which the City has created guidelines for development that has been incorporated into the city code. Specific to building design, these guidelines discourage sloped roofs with asphalt shingles unless they are in areas adjacent to or directly visible from residentially zoned areas.

An 84-90 inch underground storm sewer line runs east/west along the southern portion of the property and is located within a 15-foot wide drainage and utility easement. The proposed buildings will be located 15-20 feet from the sewer line. There is some concern regarding the City's ability to access the storm pipe. Further discussion will likely be necessary regarding the placement of the buildings adjacent to the storm line as well as the width of the existing easement.

There have been concerns expressed regarding conflicts with vehicles exiting the Municipal Center's lot onto 147th Street West in response to an emergency call and vehicles entering/exiting the street with yet another

addition of a driveway on that street. As the City proceeds with this project, it will likely be necessary to engage the City's traffic consultant to review traffic circulation and vehicular access.

Lovelace asked for any comments or questions from the Planning Commission.

Commissioner Alwin asked if this property is the only parcel in PD-290.

Lovelace said PD-290 encompasses almost all of the northeast quadrant of County Road 42 and Cedar Avenue.

Commissioner Alwin asked if the Planning Commission does make an amendment to the building coverage, will it affect all of PD-290.

Lovelace said it could impact the whole area, although planned developments have an overall plan and then are broken into sub-zones. He said he thinks there are at least three sub-zones within this area. The property is in PD-290, subzone 1, and the requirements could be specific to this sub-zone.

Commissioner Scanlan asked for the reasoning behind the 20% maximum building coverage requirement.

Lovelace said that if this project moves forward, he could provide that information to the Planning Commission.

Commissioner Scanlan said he is concerned about the main entrance narrowing from 40 feet to 24 feet. He asked if there has been any feedback from police or fire as to emergency access.

Lovelace said there haven't been any concerns related to that change, although the Police Department did express a concern regarding the access off of 147<sup>th</sup> Street West. He said the back lot of the municipal center property is where police vehicles park and there could be conflict with the vehicles making left-hand turns. Lovelace said the Fire Department encouraged multiple access points so that they have more than one access to respond to emergencies. If this project moves forward, staff will consult the City's traffic consultant.

Commissioner Scanlan said that he is concerned with snow coverage and the narrowing of access points at 24 feet.

Lovelace said that the minimum access for a private drive is 24 feet.

Acting Chair Melander asked if the current ponding area will need to be torn up to install the underground infiltration area.

Lovelace said yes, it will be sealed and is generally for decorative purposes to enhance that area.

Fran Hagen, Westwood Professional Services, the engineers on the project, said that the surface pond is for decoration and a gathering area. He said there is plenty of grade difference between the existing pipe from the north to the 84- and 90-inch pipes. The grade difference is at least 4-6 feet clearance between the top of the infiltration system and the bottom of the pond which will only be about 3-4 feet deep. He said many times infiltration areas are under parking lots, although they feel it will be better to install it under the pond so it will be less expensive if there are maintenance issues.

Mr. Hagen pointed out that the current coverage of the two existing buildings on the property Augustana is on now, is a coverage of 22.3%. He said they will also have to deal with infiltration and ponding issues as far as increasing the coverage from 20% to 28% and they can easily include that in the calculations. He said the 40 foot wide entrance road has an island in the middle resulting in a one-way going each direction allowing more space and reaction time. He said the lanes are 14 or 16 feet in width in each direction. Mr. Hagen said that as they look at traffic concerns, there may need to be some turn lanes added where they connect to the major roadway.

Commissioner Diekmann asked when Augustana expects to start on the first phase of the transitional care unit.

Kathy Kopp, Augustana Health Care Center, said that phase I has been a moratorium exception approved by the State of Minnesota. She stated their goal is to try and be in the ground by September 2011, however the drop dead date to use the funds is April 1, 2012.

Commissioner Diekmann asked if the other phases of the project are cemented in long-term planning or if it is short-term.

Ms. Kopp said they purchased the existing facility in 2006 and for the past five years they've been working on determining what is needed in the community and where their service gaps are. Also, they want to build a continuum of care campus. She said their goal is to build the transitional care unit first, then the assisted living and memory care phase, and lastly the independent housing. Ms. Kopp said the last developed piece would be the corner of 147<sup>th</sup> Street West and Garrett Avenue. She said at that time they would build a product that is most needed in the community at that time. Ms. Kopp stated that it is a long-term strategy, 4-7 years, based on the needs of the community.

Commissioner Diekmann asked if the 28% coverage would be with the future build out of the whole campus.

Ms. Kopp said that is correct, encompassing the entire 13.3 acres.

Commissioner Diekmann asked if the maximum building coverage would exceed the 20% until the last building is completed.

Mr. Hagen replied that everything to the west of the north/south road would be over the 20% maximum building coverage. He stated that the buildings to the west are the independent living facility which is about 33,000 sq. ft. and the senior housing which has a footprint of about 15,000 sq. ft.

Acting Chair Melander commented that there will be some landscaping issues, although that will be covered later in the application process.

Mr. Hagen stated that they do not have a complete drawing of the landscape plan at this point.

Commissioner Scanlan asked for comments on the sidewalk network for the residents.

Mr. Hagen said the concept plan depicts sidewalks along all the roads with some connections. He said that staff had commented on additional connection points and he said they do not have issues with incorporating that into the plan.

Commissioner Burke asked if the road to the south would come later as construction progresses.

Mr. Hagen said that is correct.

Acting Chair Melander stated that he liked the town center because seniors appreciate the services provided. He asked if this will actually be built or if it is a concept.

Ms. Kopp said at the time the facility is built, they will try to provide the services that seniors want to have. She said potential services could include a grocery store, café/coffee shop, beauty shop, etc. to accommodate those needs. She said that they usually poll the residents to determine what they would like to have.

Commissioner Burke said he is interested in the building design and the appearance fitting into the existing buildings. He stated that the current drawings do not integrate with the existing buildings.

Ms. Kopp stated that the reason they chose not to go with a flat roof was to create a home with a residential look and feel instead of an institutional-looking building.

Acting Chair Melander said the Planning Commission will be looking at that as Augustana continues through the application process.

Don Jacobson, board member of Augustana, commented to the Planning Commission that they have been expanding substantially in the last several years. He said Augustana provides a great quality of service and they have a number of sites which they have expanded on but haven't provided all of the services that are needed by seniors. He said the site in Apple Valley will be the first with a comprehensive senior service program.

Mr. Jacobson thanked city staff for the time they spent to help identify a plan that provided all the services they would like to have on the site. He said the project will take a number of years, although it will come with the quality that Augustana has been providing in the greater metro area for years. Mr. Jacobson said that they are excited about this program and he again thanked the Planning staff for spending the time with them to create the concept.

Acting Chair Melander thanked Mr. Jacobson and said that he expects the project to be a cooperative effort.

Commissioner Alwin commented that this is an exciting use of space and a great investment in the community. He said he looks forward to seeing the plans as they develop. He commented that it will be a great opportunity to draw people into the core of Apple Valley, especially with the farmers market across the street.

Hearing no further comments or discussion, Acting Chair Melander thanked the Augustana representatives for their time.

#### **B. Review of the Upcoming Schedule and other Updates.**

Community Development Director Bruce Nordquist stated that the selection of the new Planning Commission member is progressing. The City Council may appoint a member as early as February 24, 2011.

#### **8. ADJOURNMENT**

Hearing no further comments from the Planning Staff or Planning Commission, Acting Chair Melander asked for a motion to adjourn.

MOTION: Commissioner Schindler moved, seconded by Commissioner Diekmann, to adjourn the meeting at 7:59 p.m. The motion carried 6-0.

Respectfully Submitted,

---

Barbara L. Wolff, Planning Department Assistant

Approved by the Apple Valley Planning Commission on \_\_\_\_\_.