

CITY OF APPLE VALLEY
PLANNING COMMISSION MINUTES
JUNE 1, 2016

1. CALL TO ORDER

The City of Apple Valley Planning Commission meeting was called to order by Chair Melander at 7:01 p.m.

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

Members Absent: None

Staff Present: City Attorney Sharon Hills, Community Development Director Bruce Nordquist, City Planner Tom Lovelace, City Engineer Brandon Anderson and Department Assistant Joan Murphy.

2. APPROVAL OF AGENDA

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

MOTION: Commissioner Diekmann moved, seconded by Commissioner Scanlan, approving the agenda. Ayes - 7 - Nays - 0.

3. APPROVAL OF MINUTES MAY 18, 2016

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

MOTION: Commissioner Diekmann moved, seconded by Commissioner Burke, approving the minutes of the meeting of May 18, 2016. Ayes - 7 - Nays - 0.

4. CONSENT ITEMS

--NONE--

5. PUBLIC HEARINGS

--NONE--

6. LAND USE/ACTION ITEMS

A. PHS Cobblestone Lake Senior Housing Development – Consideration of comprehensive plan amendment, rezoning, replat of existing outlots and site plan/building permit authorization to allow for the construction 175-unit continuum of care facility. **(PC16-14-PZSB)**

LOCATION: Intersection of 157th Street West and Cobblestone Lake Parkway
PETITIONER: Tradition Development and Presbyterian Homes and Services

City Planner Tom Lovelace stated the applicant originally proposed a 175-unit continuum of care complex on 12.28 acres. The applicant has revised their plans and is now proposing a 193-unit building.

The site is located along the east side of Cobblestone Lake Parkway, south of Embry Path and north of Elmhurst Lane. The site is currently made up of three outlots that have a variety of Comprehensive Plan land use and zoning designations. The applicant is proposing to replat the existing outlots into one (1) lot and one (1) outlot. The proposed lot will be the location of a continuum of care facility and the outlot will be dedicated as public park. Approval of amendments to the City's 2030 Comprehensive Plan Land Use Map, rezoning of the property and site plan review/building permit authorization are other entitlements needed for this project.

The site plan identifies future expansion that will include an additional 64 independent living units and an 80-bed skilled nursing facility, which will need future City review and consideration. The applicant is proposing to rezone Lot 1, Block 1, PRESBYTERIAN HOMES AT COBBLESTONE LAKE to a subzone that would allow for the proposed continuum of care facility.

The applicant could rezone the lot to zone 6, which currently allows for a continuum of care retirement community, subject to the following requirements:

1. If more than one structure is used for a continuum of care retirement community, all structures shall be located on a single parcel or lot under single ownership;
2. No more than 15% of the total units provided shall be for assisted living;
3. No more than 15% of the total units provided shall be for comprehensive, intensive or full care living; and
4. The density of the total units shall not exceed 32 units per acre.

The revised project will contain twice the percentage of assisted living units currently allowed by the planned development ordinance. An amendment to the current planned development ordinance requirements in zone 6 will be needed to bring the project into conformance.

John Mehrkens, Presbyterian Homes and Services, provided additional information.

Discussion followed.

7. OTHER BUSINESS

A. Review of upcoming schedule and other updates.

Community Development Director Bruce Nordquist stated that the next Planning Commission meeting would take place Wednesday, June 15, 2016, at 7:00 p.m.

8. ADJOURNMENT

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

MOTION: Commissioner Schindler moved, seconded by Commissioner Scanlan to adjourn the meeting at 8:04 p.m. Ayes - 7 - Nays - 0.

Respectfully Submitted,

/s/ Joan Murphy
Joan Murphy, Planning Department Assistant

Approved by the Apple Valley Planning Commission
on 6/15/16.

/s/ Tom Melander
Tom Melander, Chair