



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 12-116, Version: 2

ITEM: 11.4 DEVELOPMENT BUSINESS- *Bryan K. Schafer, Planning and Community Development Director*

CONDITIONAL USE PERMIT TO ALLOW FOR CONSTRUCTION OF A 59-UNIT SENIOR LIVING FACILITY (34 ASSISTED LIVING UNITS AND 25 MEMORY CARE UNITS) AT 125th AVENUE/CLOUD DRIVE NE. EDGEWOOD MANAGEMENT GROUP. (CASE FILE NO. 12-0026/SLK)

Planning Commission (Public Hearing)	08/15/12
City Council (Conditional Use Permit)	09/06/12
Action Deadline	09/15/12

The applicant, Edgewood Vista Senior Living wishes to construct a senior housing facility on the southwest corner of 125th Avenue NE (CSAH 14) and Cloud Drive NE. The site is currently zoned DF (Development Flex) with a land use (Community Commercial). Previously, the site had been zoned DF to accommodate an office and 32 unit senior assisted care facility for Suite Living. That project, approved by the City Council in 2010, did not move forward.

Assisted Living and Memory Care

Edgewood Vista will be constructing 59 units (70 occupants with some double occupancy rooms). This would consist of 34 assisted living units (38 occupants) and 25 memory care units (32 occupants). The residents of the proposed assisted living building will be able to enjoy a home like atmosphere in a setting that allows them the freedom to participate in many amenities that not only help assist them in their daily care needs, but also give them a higher quality of life. The building will consist of common areas that include dining and kitchen areas, a hair salon, activity rooms, theater, doctor exam room, library, fitness center, and lounging areas.

The memory care residents will be provided with their own secured area of the building that has its own separate amenities such as a congregate dining room, activity room, library and a secure patio area.

The 59 unit building is single level and contains 49,225 square feet. The overall project density is approximately 17 units per acre which is consistent with other senior facilities approved in the City.

The apartment units of the building will contain 34 units that range in size from 323 square feet to 739 square feet.

The surface parking area will include 65 parking stalls. Staff feels this number of parking stalls is adequate since a limited number of residents drive. The applicant has stated that the parking constructed on site meets the needs of the residents and staff. The facility will employ 75 full and part time staff and will staff the facility 24-hours.

The building would be constructed using stone, glass and cementitious siding. Because this site is zoned DF (Development Flex) the site must meet the Highway Overlay District requirements for building architecture per the City Council's direction on previous projects. This building does meet those requirements.

The following landscaping is required on site:

Overstory Trees	24
Conifer Trees	24
Ornamental Trees	24

Site Comments

The trash and recycling will be accommodated on site within a dumpster enclosure. Also, a garage will be attached to the dumpster enclosure/structure for the storage of a van.

Signage will be issued under a separate permit.

All lighting on site must meet the requirements of the Zoning Ordinance. All lighting must be downlit and shielded to prevent glare or spill and pole mounted lighting is limited to 20-feet in height.

Park dedication was previously paid when the lots were originally platted as commercial lots. This type of development (assisted and memory care units) are charged park dedication at the commercial rate, therefore no additional park dedication will be due with this application.

Staff is recommending removal of the north driveway. It's proximity to 125th Avenue on a collector road will create unnecessary traffic conflicts for southbound vehicles. The site has two other full accesses, one from Cloud Drive and one from 124th Court.

There is an existing private water main located in the private driveway. There are existing public

and private easements along the shared lot line. The public easements will need to be vacated per City Ordinance, which can take approximately four months to complete.

By motion, approve the Resolution.

Attachments

Zoning and Location Map
Certificate of Survey
Site Plan
Floor Plan
Building Elevations
Garage Elevation
Landscape Plan

PER SECTION 29.80 OF THE ZONING ORDINANCE

WHEREAS, an application has been filed by Edgewood Management Group as conditional use permit Case File No. 12-0026; and

WHEREAS, a public hearing has been held by the Blaine Planning Commission on August 15, 2012; and

WHEREAS, the Blaine Planning Commission recommends said conditional use permit be approved; and

WHEREAS, the Blaine City Council has reviewed said case on September 6, 2012.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a conditional use permit is hereby approved per Section 29.80 of the zoning ordinance to allow for construction of a 59-unit senior living facility (34 assisted living units and 25 memory care units) and a garage/dumpster enclosure structure at 125th Avenue/Cloud Drive NE, based on the following conditions:

1. Site development and building construction to be generally guided by the CUP approval and consistent with the site and building plans that are attached to this application. The developer must install all site improvements in accordance with City Performance Standards and zoning code Section 27.09, including the financial guarantee and site improvement agreement.
2. The building for the site must meet the Highway Overlay District requirements.

3. The following landscaping is required on site:

Overstory Trees	24
Conifer Trees	24
Ornamental Trees	24

4. Underground irrigation is required for the entire site.

5. Signage will be issued under a separate permit.

6. All lighting on site must meet the requirements of the Zoning Ordinance. All lighting must be downlit and shielded to prevent glare or spill and pole mounted lighting is limited to 20-feet in height.

7. Site plan approval is required prior to any work being performed on site.

8. Building floor elevations must meet the requirements in the City's Comprehensive Water Resource Management Plan.

9. Noise Reduction Standards must be incorporated into the residential building.

10. Coon Creek Watershed District permit is required prior to start of site work. The design and construction of the site will require adherence to the City's new erosion control and storm water ordinances.

11. Remove northern driveway on Cloud Drive.

12. Applicant must petition to have public easements vacated as necessary to construct the proposed building.

13. Prior to the issuance of a building permit the applicant shall combine the two parcels through the Anoka County Recorder's Office.

PASSED by the City Council of the City of Blaine this 6th day of September 2012.