



REQUEST FOR COUNCIL ACTION

MEETING DATE: February 22, 2022

PREPARED BY: Peter Vickerman, Planning Manager

AGENDA ITEM: Edison Apartments Planned Unit Development concept stage plan amendment

PREVIOUS ACTIONS:

At their meeting of Monday, February 14, 2022, the Planning Commission recommended that the City Council direct the City Attorney to draft a Resolution approving the Edison Apartments PUD concept stage plan amendment subject to:

1. The applicant addressing to the satisfaction of the city any remaining applicable comments contained in the memorandums from:
 - a. The Community & Economic Development Department dated February 4, 2022
 - b. The Fire Department dated December 17, 2021
 - c. The Engineering Department dated December 17, 2021
 - d. The Parks & Recreation Department, dated February 9, 2022

On Monday, June 16, 2014, the City Council approved Resolution No. 14-058, approving the Tri-Care Concept Plan.

Requested Action: PUD concept stage plan amendment

Zoning: PUD, Planned Unit Development

Adjacent Land

Use and Zoning:

North:	R-A, Single-Family Agricultural District
East:	R-A, Single-Family Agricultural District
South:	PUD, Planned Unit Development
West:	R-A, Single-Family Agricultural District

Applicant:	JPL Development, LLC
Application received:	December 7, 2021
60 day review deadline:	February 5, 2022
Additional 60 day review deadline:	April 6, 2022
Address:	Garland Lane North and County Road 30

RECOMMENDED COUNCIL ACTION:

Motion to direct the City Attorney to draft a Resolution approving the Edison Apartments PUD concept stage plan amendment subject to:

1. The applicant addressing to the satisfaction of the city any remaining applicable comments contained in the memorandums from:
 - a. The Community & Economic Development Department dated February 4, 2022
 - b. The Fire Department dated December 17, 2021
 - c. The Engineering Department dated December 17, 2021
 - d. The Parks & Recreation Department, dated February 9, 2022

The applicant shall acknowledge that Park Dedication requirements are based on staff review and recommendation to the Park and Recreation Board and their subsequent board action. Board meetings are held on the third Thursday of each month.

COMMENTS:

General:

- The applicant is requesting a planned unit development concept stage plan amendment to allow the construction of a 248-unit apartment project in two buildings.
- The site is on the north end of the Tri-Care property, between Garland Lane and the future extension of 610.
- Each building is proposed to five stories in height, with two stories of underground parking.
- The proposal shows a number of outdoor amenities, including a pool, playground, dog park, gazebo, and trail system.
- The narrative describes a number of interior amenities as well.

Comprehensive Plan Conformance:

- The site is guided high density development which has a density range of 10-18 units per acre.
- This proposal is at 21.9 units per acre and so would require a comprehensive plan amendment to change the land use to Mixed-Use Development which has a density range of 10-22 units per acre.

- Staff calculates the density as follows:

Gross Acres	11.34
Net Acres	11.34
Units	248
Density	21.9 units

Tri-Care Concept Plan 2014 Conformance:

- The 2014 Tri-Care concept plan showed 165 apartments on this site which is at the very low end of the density range.
- The concept plan amendment is required as they are proposing 50% more units.

Access:

- Access is proposed via a new public street that would extend off of Garland Lane, similar to what was shown in the 2014 concept plan.
- There are two private driveways shown accessing this public street and looping around and through the site to provide vehicular access to underground parking areas, surface parking lots, and to provide emergency vehicle access.
- An additional emergency vehicle access is shown onto the temporary cul-de-sac on Garland Lane. Garland Lane will eventually extend west to Lawndale Lane.

Access to east property:

- The proposal shows the possibility of a future connection to the property to the east. This was a critical part of the original 2014 review as this is the only way to access the approximately nine-acre (net) property to the east.
- The access to the property to the east would be in the form of a private drive over a public easement, to limit the size and subsequent impacts to wetlands and trees.
- The applicant should show this easement extending to the eastern property line and this is included as a condition of approval.
- Staff notes that the cul-de-sac at the end of the new public street will be permanent and appropriate right-of-way should be shown.

Parking:

- The applicant is proposing 318 underground parking spaces in two levels, 149 surface parking spaces, and 60 proof of parking spaces. Proof of parking is where parking can go in at a later time if demand warrants.
- With the proof of parking, this equates to 2.12 spaces per unit or 1.24 spaces per bedroom.
- The applicant is also showing eight electric vehicle charging stations in the surface parking lot.
- Staff has no concerns related to the proposed parking.

Utilities, Stormwater, & Wetlands:

- As a concept plan, the details on utilities and stormwater management will be designed with the development stage plan.
- We note that the applicant is showing buffers and stormwater ponds adjacent to the wetlands and creek corridor which conceptually meets the intent of the code on providing proper protections for these natural resources.

Trash Pickup and Snow Removal:

- Staff notes that the applicant has shown snow storage areas and where trash pickup would occur on the concept plan.

Excess Right-of-Way:

- There is excess right-of-way along the 610 extension to the north of this proposal that will likely be available for future development.
- Staff has had initial conversations with the applicant on the possibility of them acquiring this land for a second phase of development. Any subsequent phase would require a separate applicant and review process through the City Council and Planning Commission.
- We note that if the excess right-of-way is not incorporated into this property as a second phase, an additional public street will need to be provided to the excess right-of-way property as required by the subdivision ordinance.

Summary:

- The applicant is proposing an apartment project with a high degree of amenities, ample parking, and proper connections to the adjacent property.
- The key question is the comprehensive land use change which would allow the maximum density to go from 18 units per acre to 22 units per acre but going from high density residential to mixed-use development.
- Considering that much of the surrounding land use is guided for mixed-use development, staff sees this as a reasonable request and has no issues with the proposal.

ATTACHMENTS:

Attachment A: Narrative

Attachment B: Location map

Attachment C: Maps

Attachment D: Memorandums