



REQUEST FOR COUNCIL ACTION

MEETING DATE: May 16, 2022

PREPARED BY: Peter Vickerman, Planning Manager

AGENDA ITEM: Edison Apartments planned unit development, comprehensive plan amendment, development stage plan and final plat

PREVIOUS ACTIONS:

At their meeting of Monday, May 9, 2022, the Planning Commission recommended the City Council direct the City Attorney to draft a resolution and a planned unit development agreement approving the Edison Apartments PUD comprehensive plan amendment, development stage plan and final plat 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 May 3, 2022
 - b. The Engineering Department dated April 25, 2022
 - c. The Fire Department dated April 15, 2022
 - d. The Parks and Recreation Department dated May 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.

On March 7, 2022, the City Council approved Resolution No. 22-054, approving the Edison Apartments concept plan.

Requested Action: PUD comprehensive plan amendment, development stage plan and final plat

Zoning: PUD, Planned Unit Development

Adjacent Land

Use and Zoning:

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

Applicant:	JPL Development, LLC
Application received:	March 28, 2022
60 day review deadline:	May 27, 2022
Additional 60 day review deadline:	July 26, 2022
Address:	Garland Lane North and County Road 30

RECOMMENDED COUNCIL ACTION:

Motion to direct the City Attorney to draft a resolution and a planned unit development agreement approving the Edison Apartments PUD comprehensive plan amendment, development stage plan and final plat subject to:

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COMMENTS:

General:

- The applicant is requesting a PUD development stage plan for a 248-unit apartment project in two buildings.
- The proposal is in substantial conformance with the concept plan which was approved on March 7, 2022.
- 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.
- As was noted in the concept plan review, there is excess right-of-way to the north that could be incorporated into a second phase of this project.

Comprehensive plan amendment:

- Part of the proposal is a comprehensive plan amendment to change the guiding from high density residential to mixed-use development. This will be reviewed by the Metropolitan Council.
- Staff calculates the density as follows:

Gross Acres	11.34
Net Acres	11.34
Units	248
Density	21.9 units

Access:

- Access is proposed via a drive along the southeastern side of the site which will have a public easement over it.
- This is a slight change from the concept plan that had a full public street, but will provide adequate access to this property and the property to the east if that develops.
- An additional public easement will be placed over the eastern-most N/S drive if the excess right-of-way is not incorporated as a second phase of this project.
- There are two private driveways shown accessing this drive 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.
- Staff notes that this easement will be required from the underlying property owner before the final plat is released.

Parking:

- The applicant is proposing 317 underground parking spaces in two levels, 144 surface parking spaces, and 38 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 2.01 spaces per unit or 1.2 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 and wetlands:

- The site will be served by public sewer and water coming from Garland Lane.
- Water and sewer stubs will also be provided at the end of the access drive which could continue to the property to the east if that property develops.

- Water will be looped through the site and access the water main on Garland Lane as required by the Fire Department.
- Stormwater management will occur through ponding and filtration areas adjacent to the wetland on the east side of the site. All stormwater management will need review and approval of the Elm Creek Watershed District.
- Wetland buffers are proposed that meet code requirements.

Landscaping:

- The applicant is showing more than twice the number of required overstory and evergreen trees than code requires.
- Staff has requested some additional details on the proposed tree species but otherwise has no major issues with the proposal.

Architecture:

- The applicant is proposing a modern looking building with a mix of fiber cement panels of white, grey, black, and wood colors, brick, stone, and glass.
- This appears to be a very popular color combination and look with apartment buildings today.

Trash pickup and snow removal:

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

Summary:

- As noted above, the proposal is in substantial conformance with the approved concept plan.
- As with any project, there are minor corrections and adjustments to be made, but staff has no major issues with the proposal.

ATTACHMENTS:

Attachment A: Narrative

Attachment B: Location map

Attachment C: Maps

Attachment D: Elevations

Attachment E: Memorandums