



## REQUEST FOR PLANNING COMMISSION ACTION

---

**MEETING DATE:** June 13, 2022

**PREPARED BY:** Peter Vickerman, Planning Manager

**AGENDA ITEM:** Tricare 55+ Affordable Housing planned unit development stage plan and final plat

---

**PREVIOUS ACTIONS:**

On January 3, 2022, the City Council approved Resolution No. 22-008, approving the Tricare 55+ Affordable Housing concept stage plan.

**Requested Action:** PUD development stage plan and final plat

**Zoning:** PUD, Planned Unit Development

**Adjacent Land**

**Use and Zoning:**

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

Applicant:	MWF Properties
Application received:	May 9, 2022
60 day review deadline:	July 8, 2022
Address:	Garland Lane North and 96 <sup>th</sup> Avenue North

---

**RECOMMENDED PLANNING COMMISSION ACTION:**

Motion to recommend the City Council direct the City Attorney to draft a resolution and a planned unit development agreement approving the Tricare Senior Affordable Housing planned unit 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 June 7, 2022
- b. The Engineering Department dated June 13, 2022
- c. The Fire Department dated May 24, 2022
- d. The Parks & Recreation Department, dated June 2, 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, development stage plan and final plat to build a four-story, 160-unit, affordable 55+ apartment building.
- The site received concept plan approval on January 3, 2022 for 152 units. Since the development stage plan is within 10% of the approved concept plan, it is deemed consistent with the approved concept plan.
- Staff notes that the development stage plan is almost identical to the approved concept plan, just with more details.
- There is an outlot north of this site that continues to be planned for an office use.
- The applicant is proposing rents that would be affordable to people with incomes at 60% of the area median income.
- Garland Lane North is currently being constructed through the Tricare property and this site is on the west side of Garland Lane North, adjacent to the large wetland to the west and north of Biolife.

### Comprehensive plan analysis

- The property is guided for mixed-use development which allows high density residential.
- Senior housing has a maximum density of 43 units per acre and the applicant is proposing a density of 32 units per acre, consistent with the allowances in the comprehensive plan.
- Staff finds the proposal is consistent with the comprehensive plan guiding for the site.

### Access and parking

- The plan proposes two access points off of Garland Lane North, one shared with Biolife on the south and one shared with future potential office use on the north.
- The applicant is showing a 60-stall surface parking area between the building and Garland Lane North and 117 stalls in an underground parking area for 1.1 stalls per unit.
- Code requires one space per unit for senior housing.
- There may be some modifications to the shared entry with Biolife to adjust the median.

- Staff notes that shared access easements will be required with both adjoining properties.

#### Proposed amenities and architecture

- The applicant's narrative states that they will have a community room, private dining/party room, guest room, package room, library, activity room, sunroom, fitness center, and dog park.
- The narrative also states that there will be a full-time site manager, maintenance technician and a service coordinator on staff for residents.
- The proposed elevations show a mix of brick, stone, glass, and cement panel and lap siding.
- Units are also proposed to have balconies which is not often the case with affordable projects.
- The building is proposed to be approximately 46-feet high.

#### Tree Preservation Overlay District

- Staff notes that this site is in a Tree Preservation Overlay District.
- Tree removal occurred last fall with mass grading of the site to prepare for the construction of Garland Lane North.
- Tree removal is within code requirements and no tree replacement is required.
- We do note that a tree protection fence (generally a snow fence or something similar) is required before any additional grading occurs on site.

#### Landscaping:

- The applicant is proposing 58 overstory and evergreen trees and 57 are required.
- They are also proposing a complementary number of ornamental trees, shrubs, and perennials.
- Staff notes that many of the proposed trees, shrubs, and perennials are identified as pollinator friendly.

#### Stormwater and wetlands:

- The applicant is proposing to expand an existing pond on site to meet stormwater management requirements.
- Staff notes that the applicant will need Elm Creek Watershed District approval before any additional grading is to occur on site.
- The existing wetland to the west of the site will not be impacted by this development and a 10-foot buffer is shown based on previously approved buffers for the entire Tricare property.

#### Miscellaneous:

- The applicant notes that snow storage will occur onsite. Staff notes that there is ample area for snow storage.
- The applicant is showing a location just outside the garage door for trash pickup.

- The site will be served with public sewer and water, with the water line looped through the site.

#### Staff analysis

- The proposed development stage plan is in substantial conformance with the approved concept plan.
  - Affordable housing, and especially senior affordable housing, is in high demand but with low supply and this proposal would help meet some of this demand.
  - The proposed use is consistent with the underlying mixed-use guiding and the proposal meets all aspects of the zoning code.
  - There are minor corrections for the applicant to make as listed in the attached memorandums.
- 

#### **ATTACHMENTS:**

Attachment A: Narrative

Attachment B: Location map

Attachment C: Maps

Attachment D: Elevations

Attachment E: Memorandums