



REQUEST FOR PLANNING COMMISSION ACTION

MEETING DATE: August 8, 2022
PREPARED BY: Jesse Corrow, Associate Planner
AGENDA ITEM: Suite Living of Maple Grove planned unit development, concept stage plan, development stage plan, and final plat

PREVIOUS ACTIONS:
None

Requested Action: PUD concept stage plan, 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: R-2 Single Family Residential
West: PUD (Planned Unit Development)

Applicant:	Hampton Companies
Application received:	July 11, 2022
60 day review deadline:	September 9, 2022
Additional 60 day review deadline:	November 8, 2022
Address:	Outlot C of Southwest Crossroads

RECOMMENDED PLANNING COMMISSION ACTION:

Motion to recommend that the City Council direct the City Attorney to draft a resolution and a Planned Unit Development agreement approving the planned unit development concept stage plan, 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 July 25, 2022
- b. The Engineering Department dated August 8, 2022
- c. The Fire Department dated July 21, 2022
- d. The Parks & Recreation Department, dated August 3, 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:

The applicant is proposing a concept plan for a 32 unit assisted living memory care facility on a 1.9 acre undeveloped outlot located behind the Hy-Vee building in the southwest portion of the city. The proposed 21,000 sq. ft. single-story building will offer 24-hour care for the 20 assisted living units and 12 memory care units at the facility.

Site information

The unusual shaped lot was platted around an adjacent storm pond at the rear of the property that serves much of the Hy-Vee site. A drainage ditch also runs along the south property line where a retaining wall will be constructed in order to maintain a 40-foot setback from the ditch to the building. Additional stormwater storage is not required on this site due to the existing ponding nearby.

The site will be accessed by two separate driveways from Alvarado Lane North. The southern driveway is the primary access providing access from either direction while the northern driveway is a right in/right out and would primarily provide an exit option.

Parking on the site will consist of 24 spaces along with two additional short-term drive-up spaces near the entrance. It is expected that staff will regularly occupy up to five spaces and the remaining parking will be available to resident friends and family members. It is not expected that residents will drive or store a vehicle onsite.

Concept plan and final plat

The concept plan amendment would allow for a residential use at this location instead of a commercial and office use. This change in use is consistent with the mixed use guiding of the comprehensive plan and the proposal follows the intention of the concept plan which limits retail uses to the lots north of 70th Place and away from the residential neighborhood. The final plat will simply convert the current outlot to lot and block status, no changes will be made to the lot dimensions.

Landscaping

The site will be well landscaped with ten separate trees generally making up the 36 proposed overstory trees. An additional 19 ornamental trees will be spread out throughout the site

along with a large number of shrubs and perennials. Staff appreciates the efforts by the applicant in keeping the drainage ditch at the rear of the property free of plantings.

Architecture

The proposed architecture of the single-story building includes a nice mix of lap siding, shakes, a considerable amount of stone and windows throughout. A pitched roof with several dormer windows will provide relief and a residential feel.

Summary

The applicant has addressed a number of initial staff comments on the attached plan set. Any remaining concerns noted in the attached memorandums can be addressed through the building permit review process.

Staff is supportive of the proposal and feels an assisted living provider will be a good neighbor to the nearby residential area, and along with a daycare center across the street, will provide a good transition to the customer driven retail opportunities to the north.

ATTACHMENTS:

Attachment A: Narrative

Attachment B: Location map

Attachment C: Maps and drawings

Attachment D: Concept plan

Attachment E: Memorandums