



## REQUEST FOR PLANNING COMMISSION ACTION

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**MEETING DATE:** May 30, 2023

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

**AGENDA ITEM:** Cottages at SilverCrest planned unit development concept stage plan amendment, development stage plan, and final plat

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### PREVIOUS ACTIONS:

At their meeting of Monday, May 8, 2023, the Planning Commission tabled Cottages at SilverCrest planned unit development concept stage plan amendment, development stage plan, and final plat until May 30, 2023.

On July 15, 2019, the City Council adopted Resolution No. 19-079 approving, among other items, the Planned Unit Development – Concept Stage Plan amendment for this site.

**Requested Action:** Planned unit development concept stage plan amendment, development stage plan, and final plat

**Zoning:** PUD (Planned Unit Development District)

### Adjacent Land

#### Use and Zoning:

North: PUD (Planned Unit Development District)  
East: PUD (Planned Unit Development District)  
South: PUD (Planned Unit Development District)  
West: PUD (Planned Unit Development District)

Applicant:	SilverCrest Properties
Application received:	February 6, 2023
60 day review deadline:	April 7, 2023
Additional 60 day review deadline:	June 6, 2023
Address:	8200 Main Street North and Outlot A

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### RECOMMENDED PLANNING COMMISSION ACTION:

**Motion** to remove this item from table.

**Motion** to recommend that the City Council direct the City Attorney to draft a resolution and a Planned Unit Development agreement approving the Cottages at SilverCreek PUD concept stage 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 22, 2023
  - b. The Engineering Department dated March 13, 2023
  - c. The Fire Department dated February 9, 2023
  - d. The Parks & Recreation Department, March 9, 2023

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.

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**COMMENTS SINCE LAST PLANNING COMMISSION MEETING:**

The applicant has proposed a number of adjustments to their plans based on the discussion at the last Planning Commission meeting as noted below and in their revision letter that is attached.

- Architectural shingles have been added.
- The landscape plans have been adjusted to allow for maintenance access to the back of Applewood Pointe and SilverCreek is open to finalizing the agreement in whatever way makes sense for the Applewood Pointe property. The landscaping plan also has been updated to account for the updated grading and utility plan.
- The rear elevations have been updated with additional masonry, gables, and trim.
- The applicant has also reaffirmed that the townhomes are not individually for sale. They have stated that they intend to operate the townhomes as part of the SilverCreek campus and the rationale for the separate lot is due to financing issues. They did express hesitation on prohibiting any possibility of a sale in the future.

**COMMENTS:**

The applicant is requesting a planned unit development (PUD) concept stage plan amendment, development stage plan, and final plat to construct eighteen townhomes (with an age restriction of 55+) as the final phase of SilverCreek on Main.

**General Comments**

- The applicant is proposing to redevelop much of the existing parking lot on the east side of their facility as well as the vacant portion of land into the 18 townhomes.
- Residents of the townhomes would have full access to the SilverCreek on Main facilities.
- The townhomes are proposed to be one-story, with two and three units each.
- There would be 16 two-bedroom units and 2 one-bedroom units.

- The units are between 1,041 square feet and 1,437 square feet in size.
- The units are shown at the closest, 17.1 feet from the property line adjacent to Applewood Pointe.
- No unit would come closer than 40 feet to the Applewood Pointe building.

#### **Access**

- Access is proposed via a private drive off of 82<sup>nd</sup> Avenue North.
- Most of the drive is a two-way road with a one-way loop to provide access to the rear delivery area of SilverCreek on Main and for emergency vehicle turn-arounds.
- Sidewalks are proposed on one side of the private drive that connects with the sidewalk system around and into the SilverCreek on Main building.

#### **Parking**

- 14 of the units will have two-car garages and four will have one-car garages. Senior units require one parking space per unit so these all conform to code requirements.
- Staff notes the one-car garages are proposed to be over 300 square feet in size and the two-car garages are proposed to be 430 square feet in size so there appears to be adequate room in the garages for vehicles and other items such as trash containers.
- There will also be room in front of the garages for parking and five guest parking spaces.
- No on-street parking will be allowed due to fire truck and delivery truck turning movements.
- Staff anticipates more of the existing parking area near Main Street being used by the staff of SilverCreek on Main with the removal of the parking lot on the east (back side) of their facility.

#### **Architecture**

- The applicant is proposing a mix of lap siding, stone, board and batten siding, along with architectural garage doors, wood-look entry doors, and asphalt shingles.
- Entry doors would be on the front and sides of the buildings with patio doors on backs and sides of the three-unit buildings.

#### **Landscaping**

- The applicant is proposing 18 overstory trees, meeting code requirements.
- They also have a healthy compliment of ornamental trees, shrubs, flowers, and grasses.
- Code limits trees to 20% of any one genus which equates to three trees for this proposal. The number of maples and honey locusts shall be reduced accordingly.

#### **Stormwater Management**

- The applicant is proposing to capture most stormwater runoff on their site with a combination of swales, berms, and catch basins. All of this will be directed to the existing public stormwater system that leads to the pond adjacent to Central Park.

- It appears a limited amount of stormwater will discharge onto the neighboring Applewood Pointe property but likely more water will actually flow the other way, from Applewood Pointe onto this property. This is all occurring in the drainage and utility easement area and it is typical for this to occur. Engineering staff have reviewed the lasted grading plan and have no major concerns with the proposal.
- Staff notes that there was some concern initially from the Applewood Pointe residents about drainage but the latest plans appear to alleviate these concerns.

### **Previously Concept Plan**

- The 2019 concept plan had the following provisions:
  - The building shall be no more than two-stories in height.
  - The building shall house an approximately 60-bed, long-term care facility.
  - The building setback will be a minimum of 20 feet from the property line.
  - The parking setback will be a minimum of 8 feet from the property line, allowing for a small berm and buffer plantings to shield headlights.
  - The site plan will need to comply with the requirements of the city fire department for access.
  - The building will likely occupy the north part of the site and parking the south part of the site.
- The proposed concept plan differs from the approved concept plan in many significant ways as noted below:
  - The proposed buildings are all one story in height.
  - There are 18 units proposed in multiple buildings instead of 60 beds in one larger residential care facility.
  - The applicant is showing two of the buildings within 20 feet of the property line adjacent to Applewood Pointe. Staff does note that the actual separation between the proposed units and the Applewood Pointe building is no smaller than 40 feet, consistent with what was shown on the 2019 concept plan.
  - There is no longer a large parking area adjacent to Applewood Pointe.

### **Applewood Pointe Resident Concerns**

- Staff has met with some of the Applewood Pointe residents and the applicant has also had two meetings with the residents.
- The residents can expand on their concerns at the public hearing but staff heard the following concerns:
  - Drainage: The residents expressed concerns about additional stormwater going on to their site and using the private stormwater system on the Applewood Pointe site. Staff has worked with the applicant to adjust the grading plans and we feel the current plans work and will not adversely impact the Applewood Pointe drainage system.
  - Maintenance Access: Access to the back of the Applewood Pointe building for maintenance. Staff does not see any code provisions that would compel the SilverCreek property to provide additional access to the back of the

Applewood Pointe site and it appears there is room on that site for maintenance crews and contractors to access their building.

- Architecture and aesthetics: Concerns were raised about the shingle styles and other aspects of the proposed architecture. Staff notes that the proposed architecture is subject to city review and the Planning Commission can recommend changes in this regard.
- Density and site layout: Concerns were raised regarding the number of buildings and their impact on the Applewood Pointe residents.
- Landscaping: Concerns were raised about potential impacts to the existing landscaping on the Applewood Pointe site. Staff notes that grading of the SilverCreek site will need to ensure that no impacts occur to existing landscaping on the Applewood Pointe property.
- Fire code compliance with the existing Applewood Pointe buildings. Fire staff have confirmed that the building conforms to the fire code.

**Staff Analysis:**

- The proposal is departure from the approved 2019 concept plan.
- The proposal appears to be a much less intense use than the approved plan.
- More of the site will have smaller buildings with landscaped areas more evenly dispersed through the site verses a larger building on one end and parking on the other.
- The proposed setbacks from the property line are smaller than the 2019 concept plan but the actual separation between buildings is the same and with smaller buildings, the smaller setback would have less impact.
- Staff and the applicant have worked through details of the stormwater management and grading plan and have an acceptable solution.
- Some of the concerns expressed by the adjacent residents are items the city can consider and some may be more challenging to impose on the SilverCreek property.
- Overall staff can support the proposal since it is much less impactful than the 2019 concept plan while still being consistent with the overall approval of senior living campus.

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**ATTACHMENTS:**

Attachment A: Narrative

Attachment B: Location and notification maps

Attachment C: Maps

Attachment D: Elevations and renderings

Attachment E: Memorandums

Attachment F: Revision letter from SilverCrest and updated maps