

Southern Gateway Redevelopment Project

PLANNING COMMISSION PUBLIC HEARING
AUGUST 28, 2017

Purpose of Tonight's Meeting

- ▶ First formal step in the city land use approval process
- ▶ Planning Commission will:
 - ▶ Receive the staff report
 - ▶ Receive a presentation from the applicant
 - ▶ Hold a public hearing regarding the proposal
 - ▶ Receive input from the public
 - ▶ Review all the information submitted in the application and all information presented tonight
 - ▶ Formulate a recommendation for the City Council to consider in making a final decision (no final decisions are made at Planning Commission)

Applications Submitted

- ▶ Developer Request for:
 - ▶ Comprehensive Plan Amendment to increase the maximum density allowed in the High Density Residential land use district from 40 to 48 units per acre;
 - ▶ Comprehensive Plan Amendment to change the land use designation on 2401 Lowry Avenue from Commercial to High Density Residential;
 - ▶ Request for Preliminary Planned Unit Development (PUD) Development Plan/Re-zoning to Planned Unit Development;
 - ▶ Request for Preliminary Plat to subdivide the property.

Site Overview

- ▶ 17.2 acres in size (15.2 and 2 acres)
- ▶ Approx. 30% land cover is trees
- ▶ No known wetlands
- ▶ Significant elevation variations
- ▶ Low point in neighborhood
- ▶ Access to infrastructure



Site Overview (cont)

- ▶ Historical Land Uses
 - ▶ Agricultural
 - ▶ Manufactured Home Community
 - ▶ Dry Cleaners
 - ▶ Commercial

Site Overview (cont)

- ▶ Current Zoning:
 - ▶ Single Family Residential
- ▶ Current Land Use Guidance:
 - ▶ 2501 Lowry Avenue – High Density Residential
 - ▶ 2401 Lowry Avenue – Commercial
- ▶ Existing Land Uses:
 - ▶ Property – Bremer Bank, Vacant (previously Lowry Grove Manufactured Home Park)
 - ▶ To the North – Single-Family Homes
 - ▶ To the West – Single- Family Homes, small scale commercial
 - ▶ To the South – High Density Housing (Autumn Woods, Legacy)
 - ▶ To the East – High Density Housing (Kenzington Terrace), commercial (St. Anthony Shopping center)



Building Intensities

Total 823 units:

- Building A – 130 units (125,000 Housing + 47,000 Parking) – 55'
- Building B – 171 units (161,000 Housing + 80,000 Parking) – 55'
- Building C – 170 units (161,000 Housing + 80,000 Parking) – 66'
- Building D – 220 unit (207,000 Housing + 106,000 Parking) – 66'
- Building E – 100 units (83,000 Housing + 42,000 Parking) – 66'
- Townhomes – 32 units (2000 unit average with parking) 64,000 SF – 24'

*Building heights listed are from first floor FFE listed on sheet C-3.01 to primary roof plane.

The Village LLC Development

St. Anthony, MN

2017-07-17

Site Plan

BKV GROUP WENCK

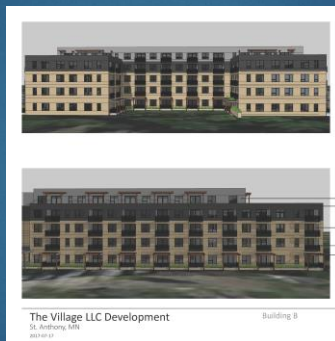
Project Overview (cont)

Site Element	Housing Type	Total Units
Building A	Senior housing	130
Building B	Market-rate	171
Building C	Senior housing	170
Building D	Market-rate	220
Building E	Affordable	110
Townhomes	For sale attached housing	32
Total Units Proposed: 833 housing units		
Overall Site Density: 47.7 units per acre		

Project Overview (cont)



Building A



Building B



Building C

Project Overview (cont)



Building D



Building E



Townhomes

Project Overview (cont)

Site Element	Housing Type	Height
Building A	Senior housing	55' (5 stories)
Building B	Market-rate	55' (5 stories)
Building C	Senior housing	66' (6 stories)
Building D	Market-rate	66' (6 stories)
Building E	Affordable	66' (6 stories)
Townhomes	For sale attached housing	1-2 story
Total Units Proposed: 833 housing units		
Overall Site Density: 48 units per acre		

- ▶ Height of surrounding buildings:
 - ▶ Kenzington condos – 5 stories plus at grade garage (52 ft)
 - ▶ The Legacy – 4 stories
 - ▶ Walker Senior housing – 3 stories (40 ft)
 - ▶ Autumn Woods – 3 stories (43 ft)
 - ▶ 1-2 story single-family homes to north and west (20 to 25 feet)

Project Overview (cont)

Site Element	Enclosed Parking Stalls	Surface Parking Stalls	Parking Area (SF)	Stalls per unit
Building A	130 (underground)	--	47,000	1
Building B	222 (underground)	--	80,000	1.3
Building C	222 (underground)	--	80,000	1.3
Building D	285 (underground)	--	103,000	1.3
Building E	65 (underground)	72 (parking lot)	42,000	1.4
Townhomes	64 (garage)		64,000	2
Guest Parking	--	62 (on-street)	Not given	--
TOTAL	958 stalls	134 stalls		1.3 stalls/unit

Staff Review

- ▶ Comprehensive Plan
- ▶ City Zoning Code
- ▶ Environmental Assessment Worksheet (including traffic study and addendum)

Staff Review

- ▶ Additional Information Requested Regarding:
 - ▶ Landscaping
 - ▶ Streetscape
 - ▶ Building Elevations (with grades)
 - ▶ Bio-retention area
 - ▶ Retaining walls/grade changes
 - ▶ Parking location details

Staff Review

- ▶ Land Use Guidance
 - ▶ High Density Residential limits to 40 units per acre
 - ▶ High Density Residential is appropriate in this area
 - ▶ Mix of market rate/affordable and senior/general occupancy is acceptable
- ▶ Building Height/Massing
 - ▶ Higher than surrounding land uses
 - ▶ Reduced setbacks, match to sidewalk system
 - ▶ Appropriate architecture
- ▶ Parking/Traffic
 - ▶ Consistent with development trends in and around St. Anthony (detail requested)
 - ▶ Detailed recommendations for infrastructure improvements to city system in EAW

Staff Review (cont)

- ▶ Public space
 - ▶ Combined stormwater/passive recreation/program space
 - ▶ Trail connections/site connectivity need to be improved (for peds and fire access)
- ▶ Public Infrastructure
 - ▶ Bio-retention design
 - ▶ Several retaining walls
 - ▶ Utility connections (minor comments)
 - ▶ Private Roads (with public easements)
 - ▶ Alley design acceptable

Staff Recommendation: Comprehensive Plan #1

- ▶ Staff recommends denial of the Comprehensive Plan Amendment to increase the maximum allowed density in the High Density Residential Land Use District to 48 units per acre

Staff Recommendation: Comprehensive Plan #2

- ▶ Staff Recommends Approval of the Comprehensive Plan Amendment to change the land use designation at 2401 Lowry Avenue (Bremer Site) from Commercial to High Density Residential

Staff Recommendation: Zoning Amendment to Planned Unit Development/Preliminary PUD Development Plan

- ▶ Staff recommends tabling action on the Zoning Amendment and Preliminary PUD Development Plan and directs applicant to comply with the comprehensive plan

Staff Recommendation: Preliminary Plat

- ▶ Staff recommends tabling action on the Preliminary Plat until such a time the applicant submits plans that conform to the comprehensive plan.

Questions?

Next Steps

- ▶ Move forward negative recommendation for Comprehensive Plan Amendment regarding density to City Council on September 26th
- ▶ Move forward recommendation for approval for Comprehensive Plan Amendment regarding land use of 2401 Lowry Ave (Bremer site) to City Council on September 26th
- ▶ Planning Commission will re-consider at a later public hearing for a revised Preliminary PUD Development Plan and Preliminary Plat.
- ▶ Once Planning Commission re-considers a revised application, their recommendation will move forward to City Council for a final decision.
- ▶ Many other scenarios are possible.
- ▶ Statutory Review Deadline (unless an extension is granted) = November 15th

Stay Involved and Informed

- ▶ www.savmn.com
 - ▶ Register for Email Push Notifications
 - ▶ View all plans and updates at the website
 - ▶ Follow city newsletter, local newspaper public hearing notices
 - ▶ If within the project area, watch for mailed notice
 - ▶ Call or email City Planner (Breanne) anytime:
 - ▶ planner@savmn.com
 - ▶ (763) 231-4863