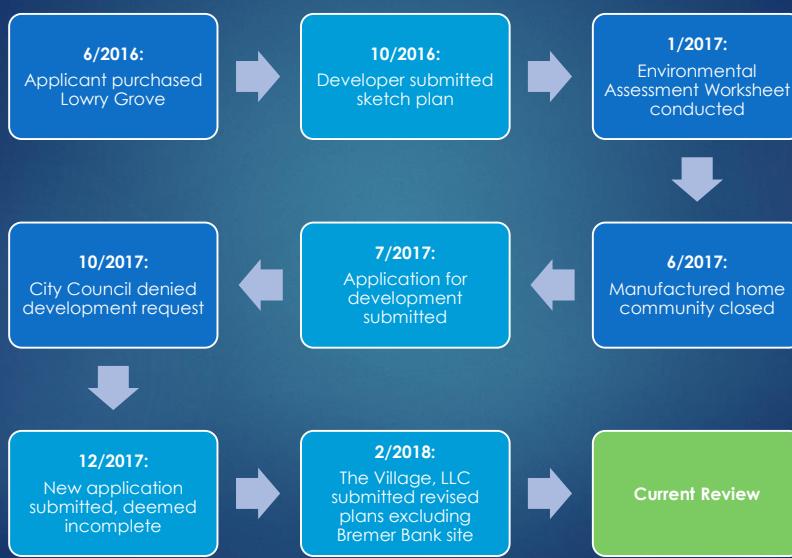


Southern Gateway Redevelopment Project

PLANNING COMMISSION PUBLIC HEARING

FEBRUARY 26, 2018

Process To Date



Applications Submitted

Developer Request for:

- ▶ Planned Unit Development (PUD) preliminary development plan review and re-zoning request
- ▶ Preliminary plat review for their redevelopment plan for 2501 Lowry Avenue

Proposal Details

- ▶ **Site:** 15.4 acres
- ▶ **Location:** Southwestern edge of the city of St. Anthony @ 2501 Lowry Ave
- ▶ **Use:** Residential
- ▶ **Type:** Independent senior rental housing, assisted living senior housing, general occupancy rental housing
- ▶ **Units:** 414 (up to 430) in three buildings
- ▶ **Density:** 28 dwelling units/acre

Proposal Details

► **Building A: Independent Senior Building**

- ▶ 61 units including studios, 1 bedrooms, and 2 bedrooms
- ▶ Height: 45.5 feet

► **Building B: Assisted Senior Living**

- ▶ 128 units, including small memory care units up to 2 bedroom units
- ▶ Height: 45.5 feet

► **Building C: General Occupancy**

- ▶ 225 units including studios, 1 bedroom, 2 bedrooms, and 3 bedrooms
- ▶ Height: 44 feet

Proposal Details

► **Parking:** 693 designated parking stalls (407 enclosed, 286 surface)

► **Stormwater:** 2 retention ponds at grade

► Trails throughout site will connect with existing sidewalks



Proposal Details



Proposal Details



Proposal Details



Changes from Last Plan

- ▶ Exclusion of Bremer Bank site due to expiration of purchase agreement
- ▶ Increased surface parking
- ▶ Reduced building heights
- ▶ No connection to alley
- ▶ Deeper setbacks
- ▶ Reduced retaining wall use

Recommendation

- ▶ **Setback from Kensington Terrace Condos.**
 - ▶ Increase the setback from the property line by approximately 20 feet, shifting the development to the west.
- ▶ **Vacation of Easement.**
 - ▶ There is currently a watermain easement through the site, which will need to be vacated through a separate action accompanying a final plat.
- ▶ **Engineering Comments.**
 - ▶ The full City Engineer memo and stormwater management memo are available as attachments and all changes should be made, per the memo to the satisfaction of the city engineer.
- ▶ **Agency Comments.**
 - ▶ Park Board and Hennepin County permits shall be obtained and permit requirements should be incorporated, as final approval by those agencies requires.
- ▶ **Revised Traffic Study Recommendations.**
 - ▶ All traffic mitigation efforts listed in the revised traffic study shall be part of the conditions for approval, as permitted by other regulating agencies (Park Board and Hennepin County).
- ▶ **Receipt of All Applicable Permits.**
 - ▶ All agency permits shall be obtained, and plans approved prior to construction on the site.

Recommendation

- ▶ Staff recommends **approval** of the preliminary PUD plan and preliminary plat, contingent on the requirements and items listed in the staff report and its attachments.



Next Steps

- ▶ Public Hearing
- ▶ Planning Commission Recommendation
- ▶ March 5 – Parks Commission reviews park dedication
- ▶ March 27 - City Council Consideration
- ▶ Spring 2018 - If approved, final plat submission
- ▶ Spring 2018 – TIF consideration
- ▶ Summer 2018 - Development agreement