

# **PHS COBBLESTONE LAKE SENIOR HOUSING**

**APPLE VALLEY CITY COUNCIL  
PRESENTATION  
April 28, 2016**



# **PHS COBBLESTONE LAKE SENIOR HOUSING**

## **REQUEST FOR:**

- 1. Amendments to Comprehensive Plan 2030 Land Use Map Re-designating Outlots E, F, and G, Cobblestone Lake Commercial 3rd Addition, from "HD" (High Density Residential/12+ Units Per Acre), "C" (Commercial), and "P" (Parks/Open Space) to "HD" (High Density Residential/12+ Units Per Acre), and "P" (Parks/Open Space)**
- 2. Rezoning to "PD-703/zone 4 and 7"**
- 3. Replat of Three Outlots into One Lot and One Outlot**
- 4. Site Plan Review/Building Permit Authorization to Allow for the Construction of 175-Unit Continuum –of-Care Facility.**



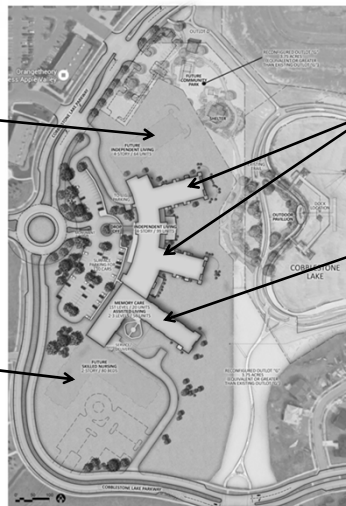
## LOCATION MAP



## SITE PLAN

Future  
Independent  
Living

Future  
Nursing  
Facility



99 Independent  
Living

Assisted Living  
and  
Memory Care



## EXISTING 2030 COMP PLAN LAND USE MAP DESIGNATIONS



"HD" (High Density Residential) "C" (Commercial) and "P" (Parks/Open Space)



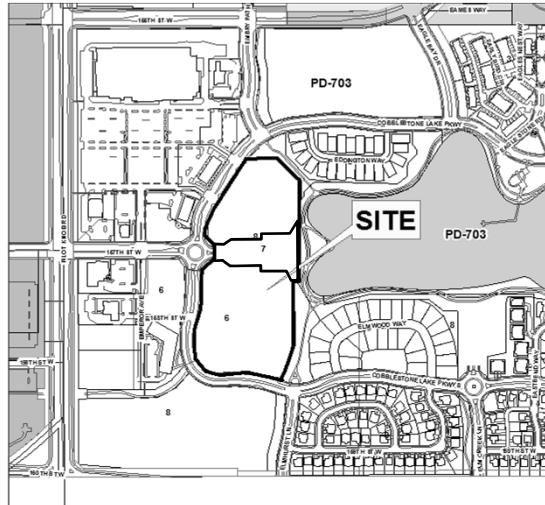
## PROPOSED 2030 COMP PLAN LAND USE MAP DESIGNATIONS



"HD" (High Density Residential) and "P" (Parks/Open Space)



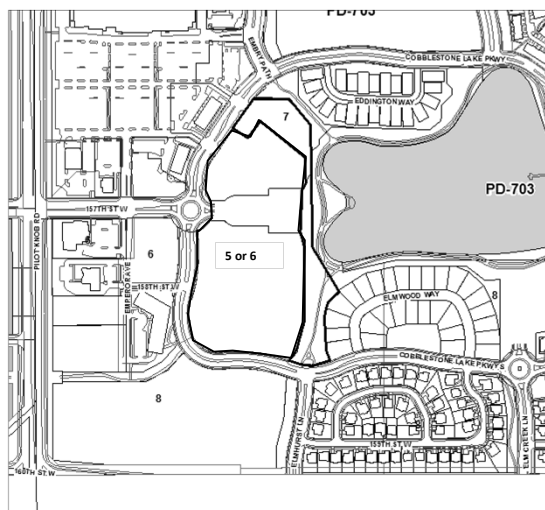
## EXISTING ZONING



"PD 703/Zones 6 and 7(Planned Development)



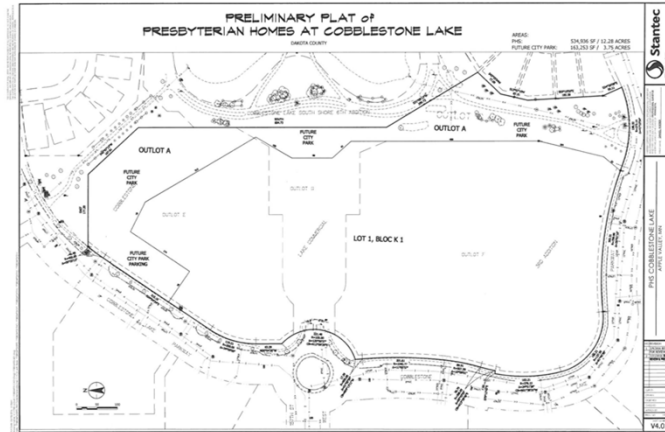
## PROPOSED ZONING



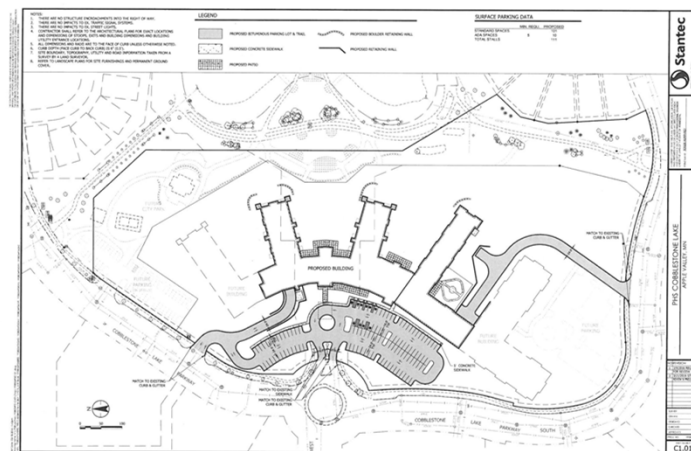
"PD 703/Zones 5 or 6 and 7 (Planned Development)



# PRELIMINARY PLAT



# SITE PLAN



# BUILDING ELEVATIONS



**POPE**  
ARCHITECTS

**PHS Cobblestone Lake Senior Housing**  
APPLE VALLEY, MINNESOTA  
9-10-16 | 703-351-3824

**presbyterian**  
homes & services

**EDI**  
MANUFACTURING

**Apple Valley**

# AERIAL VIEW FROM THE EAST



AERIAL VIEW FROM EAST

**POPE**  
ARCHITECTS

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## AERIAL VIEW FROM THE WEST



AERIAL VIEW FROM WEST



**PHS Cobblestone Lake Senior Housing**  
APPLE VALLEY, MINNESOTA  
9-10-16 | M15-188



## ENTRY PERSPECTIVE



ENTRY PERSPECTIVE



**PHS Cobblestone Lake Senior Housing**  
APPLE VALLEY, MINNESOTA  
9-10-16 | M15-188



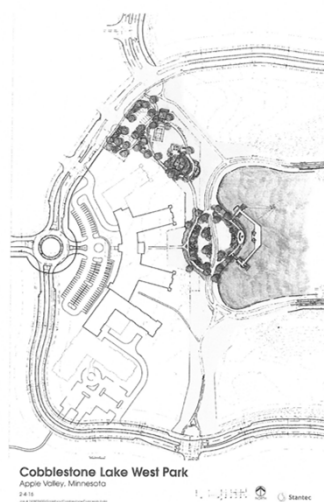
# PHS COBBLESTONE LAKE SENIOR HOUSING

## RECOMMENDATION

1. Adopt Resolution Authorizing Submittal of 2030 Comprehensive Plan Land Map Amendments to Metropolitan Council, Re-designating Outlots E, F, and G, Cobblestone Lake Commercial 3rd Addition, from "HD" (High Density Residential/12+ Units Per Acre), "C" (Commercial), and "P" (Parks/Open Space) to "HD" (High Density Residential/12+ Units Per Acre), and "P" (Parks/Open Space)



## PARK PLAN





# PARK PLAN

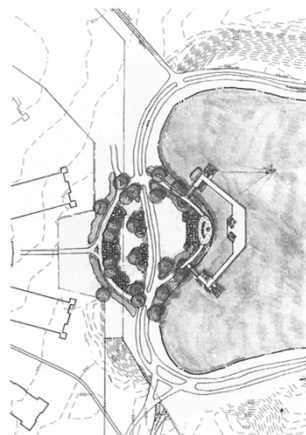


Cobblestone Lake West Park  
Apple Valley, Minnesota  
2-4-16  
and a representation of the proposed development

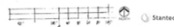
Stantec



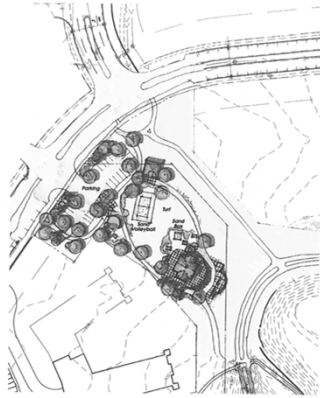
# PARK PLAN



Cobblestone Lake West Park  
Apple Valley, Minnesota  
2-4-16  
and a representation of the proposed development



# PARK PLAN



**Cobblestone Lake West Park**

Apple Valley, Minnesota

24.15

and 1/2 inch = 10 feet

