

Delegard Apple Villa Apartment Addition

Apple Valley City Council
July 28, 2016

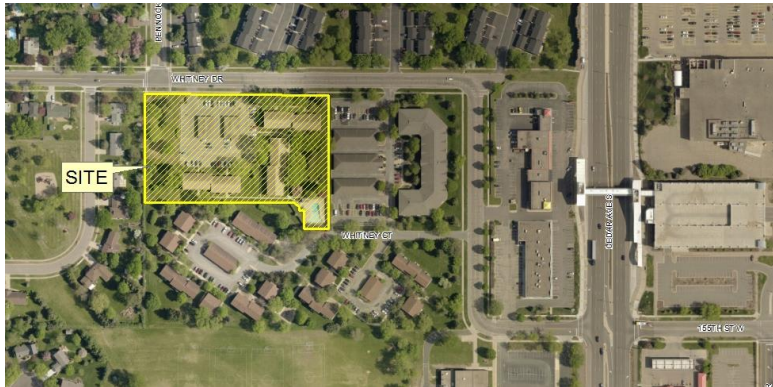


Request

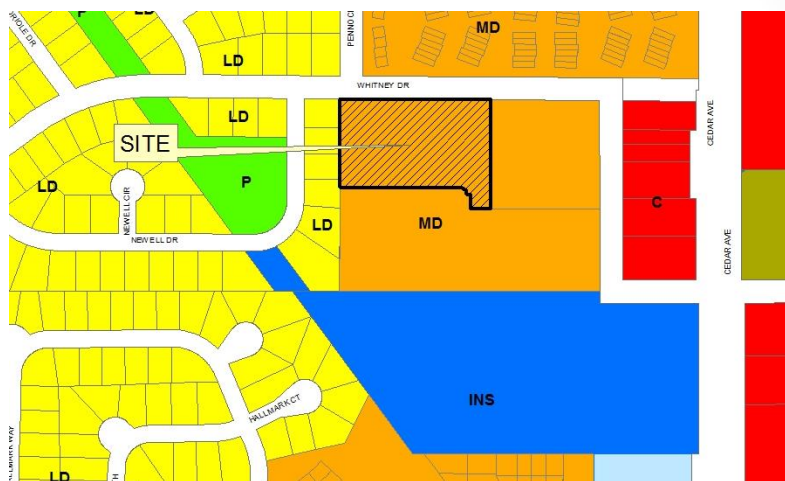
- Comprehensive Plan Amendment from “MD” to “HD”.
- Rezoning from “M-7C” to “PD”.
- Site Plan Review/Building Permit Authorization for construction of 3-story 28-unit apartment building.



Location Map – 7800 Whitney Dr.



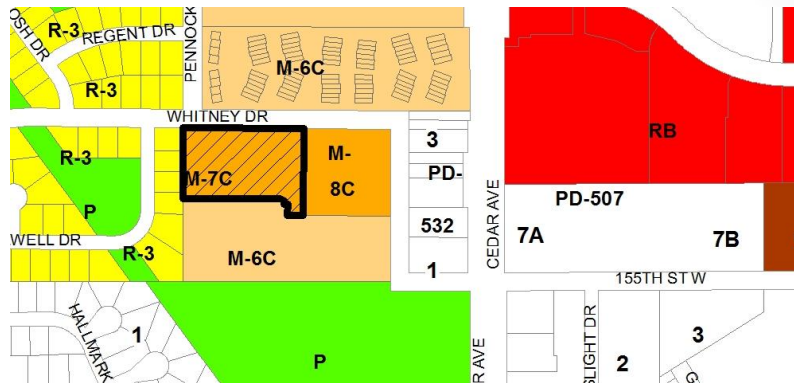
Comprehensive Plan



"MD" (Medium Density Residential, 6 to 12 units/acre)



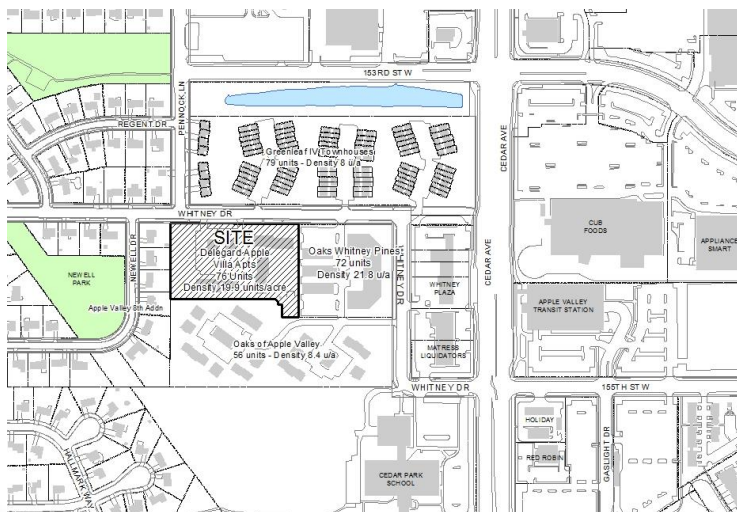
Zoning Map



M-7C (Multiple family residential, 12 to 20 units/acre)



Area Densities



Zoning Requirements

§ 155.331 LOT PROVISIONS.

A duly created lot of record shall be deemed a buildable lot provided all of the following are met:

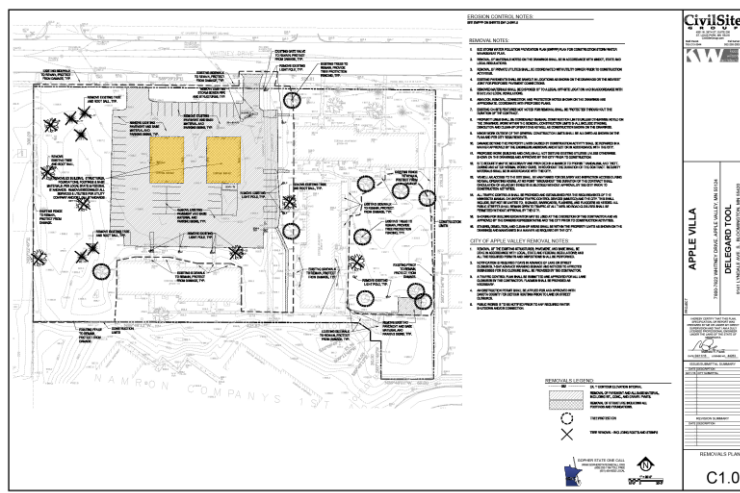
- (B) There shall be **no more than one principal building on one lot**, except when specifically approved by the city;

Request a Rezoning to "PD" (Planned Development)

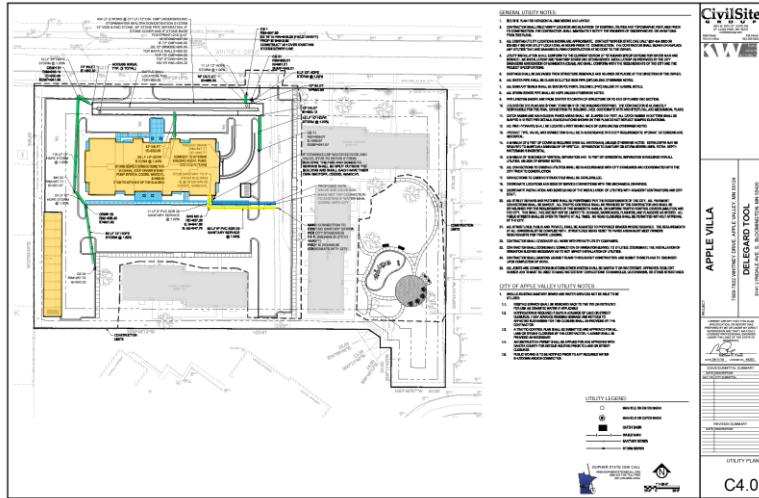
- Maintain the zoning density and setback requirements of the M-7C zoning, but seeking relief as follows:
 - ❖ Allow more than one building per lot
 - ❖ Decrease parking setback from Whitney Drive from 20' to 15'
 - ❖ Allow reduced number of garage stalls (from 1.0/unit to 0.5/unit)
- Property is less than 5 acres, so owner will need to provide a written statement of "public benefit."



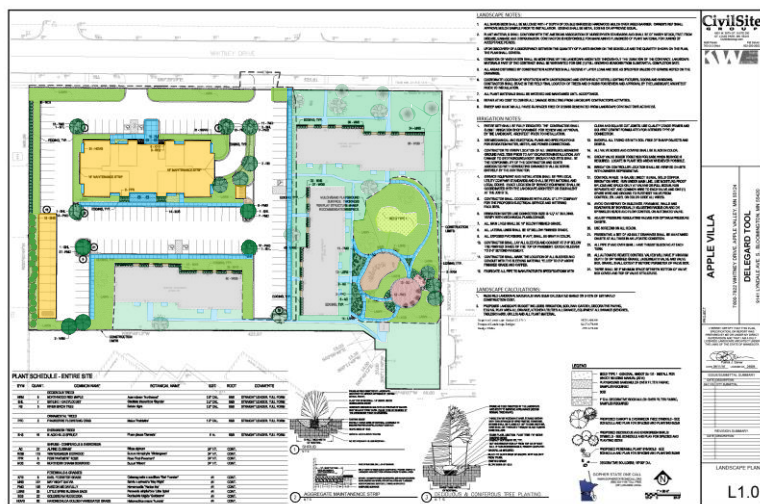
Removals Plan



Utilities



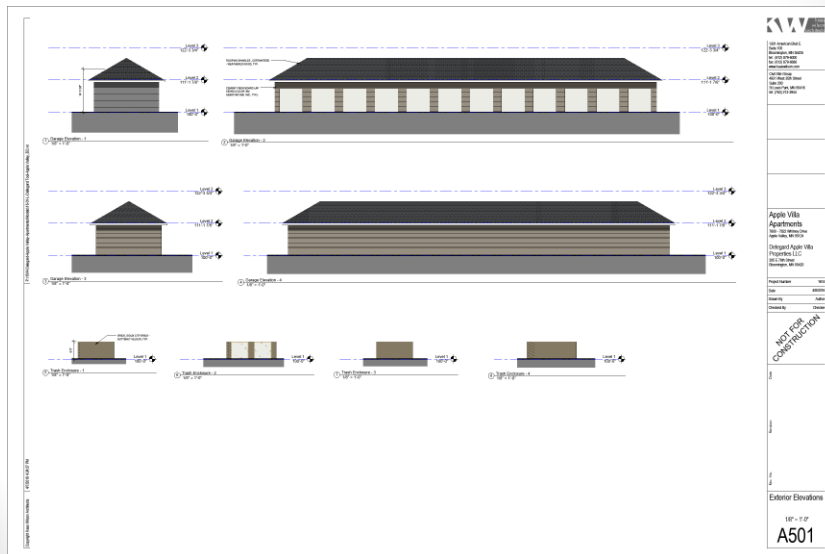
Landscape Plan



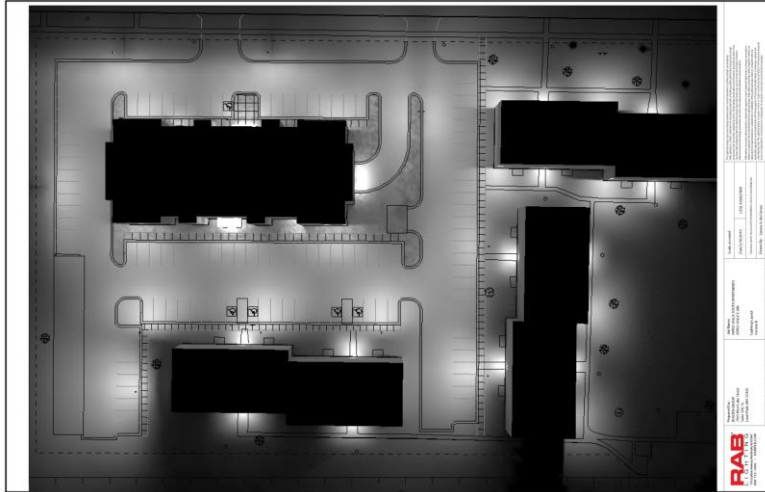
Exterior Elevations



Elevations Garage



Revised Photometrics



Apple Valley

Photometrics



Apple Valley

Public Benefits of Project

- Curb Appeal

- Existing Apple Villa site lacks curb appeal; new building will provide revenue that will allow for update of 40 year old buildings.
- Existing surface garages will be removed and replace with a new 3-story apartment building.
- The new building will be refreshing to Whitney Drive
- New surface garage will help provide privacy screen for properties to the west.
- Detached garage also screens the surface parking lot.
- Landscaping, site lighting and new sidewalks create a pleasant and inviting environment
- Improvements to existing buildings including freshly painted trim, fascia, siding and balconies, along with masonry washing and repairs.



Public Benefit of Project

- Stormwater Management

- The site is located within the Keller Lake drainage area. Storm water currently drains without treatment directly into Keller Lake from this site.
- Stormwater management will be added to the site to infiltrate stormwater runoff over the new impervious surfaces which will reduce volume of water and increase water quality of water discharging to Keller Lake.
- Ponding cannot be achieved on site, so a below grade infiltration system will be installed and maintained by the property owner.
- Below grade infiltration is a large cost to the owners and hidden from view, but important benefit to the City of Apple Valley and the Keller Lake community.



Site Improvement Rendering



Apple
Valley

Cross Section Drawing



Apple
Valley

Public Hearing Comments

1. Whitney Drive street design and whether able to handle increased traffic.
 - a. Spack Consultant Report
 - b. City Engineer's Review
2. Owner of property has not adequately maintained existing structures. Concern that new, larger structure will ultimately be inadequately maintained, causing more significant aesthetic concerns.
 - a. Actually site very well maintained.
 - b. But, lack of investment in modernizing the buildings.
3. New, larger apartment building will look out of place and detract from appearance of the neighborhood.
4. Re-designation to high density is out of character with medium density neighborhood.
5. Construction activity will be disruptive to the neighborhood.
 - a. Staging plan required at building permit
 - b. City policy is to limit hours for grading and construction activities next to residential areas.



Planning Commission Recommendation

Planning Commission voted **unanimously** to recommend **approval** of the project with conditions at their meeting of **July 6, 2016**.

- Adopt Resolution Authorizing Submission of Comprehensive Plan Amendment to the Metropolitan Council.
 - *Once acted upon by Met Council, remaining land use actions brought back to City Council for final consideration and action.*



Questions?

