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February 19, 2025

Mr. Tim Benetti, AICP, Community Development Director
Members of the Apple Valley City Council & Planning Commission
City of Apple Valley
7100 – 147th Street West
Apple Valley, MN 55124

EMAILED

RE: SITE PLAN APPLICATION- OUTLOT D, ORCHARD PLACE 2ND ADDITION- ORCHARD PLACE APARTMENT DEVELOPMENT

Dear Members of the Apple Valley Planning Commission:

Trident Development, LLC is pleased to present this request for a proposed market-rate apartment community to be located near the intersection of 157th Street West and English Avenue (just west of Pilot Knob Road). The proposed apartment site would encompass the southerly 6.15 +/- acres of what is currently Outlot D, Orchard Place 2nd Addition, Dakota County, Minnesota. An illustration of the proposed site area is included as an exhibit to this narrative.

REQUEST

This land use application is a request for Site Plan approval only. HJ Development will apply for preliminary plat and planned development (PD) on behalf of Trident Development, LLC. This request is intended to apply only to 5.62 +/- acres of Outlot D which is included in the Orchard Place 2nd Addition plat. The subject property was guided in the 2040 Comprehensive Plan for commercial use and is currently zoned "RB" (Retail Business). In fall 2024, the comprehensive plan was amended to allow for High Density Residential land uses at the subject property. To accommodate the proposed apartment development, the Orchard Place 2nd Addition plat will be re-platted to create a separate legal parcel – Lot 2, Block 1 Orchard Place 3rd Addition – on which the HD (High Density Residential) land use designation will be used. The plat will also create a 23,087 SF Outlot to be designated as Outlot B, Orchard Place 3rd Addition. Outlot B will be dedicated to the City after landscaping and public trail improvements are made and accepted by the City. After dedication of Outlot B, the City will assume all responsibility for maintenance and repairs. Further, it is our understanding that the City will provide a park dedication credit in the amount of approximately \$116,589 (23,087 sf x \$5.05/sf), together with the actual costs of all public improvements made to Outlot B by the Developer. After the dedication, the +/-5.62 acres will be used to develop the site. This application is a request for site plan and planned development (PD) approvals.

LEGAL DESCRIPTION AND PID - Outlot D, Orchard Place 2nd Addition, Dakota County, Minnesota.
PID# 01-55891-00-040

LOCATION/ACCESS – The proposed development site is located within the northwest quadrant of 157th Street West and English Avenue (just west of Pilot Knob Road) in Apple Valley. Except for the existing storm sewer, light poles, a bituminous trail, sewer stub and 40' wide drainage and utility easement, the site is currently vacant. Neighboring properties include retail, restaurants and a grocer immediately east of English Avenue followed by Pilot Knob Road; to the south immediately by 157th Street West with Quarry Point Park and baseball fields with 160th Street located beyond; to the west immediately by large stormwater management ponds with single-family residential and commercial buildings located beyond; and to the north by vacant land with 157th Street located beyond.

Vehicular access to the property will be provided by English Avenue via 157th Street West. Access to public transportation is available on Pilot Knob Road and can be accessed by nearby walking paths.

GRADING / DRAINAGE – Site drainage, east of the proposed building, is directed towards 15" and 18" solid and round inlet casting stormwater catch basins and manholes scattered throughout the parking lot which will connect with the existing storm sewer stub located within the center parking lot easement. The grading plan assumes runoff from landscaped and exterior amenity areas will also surface drain to nearby catch basins located along north, south and west sides of the building within grassy areas. These catch basins will direct stormwater north towards the existing storm sewer stub located within the easement located near the northern property line. Rainwater from the roof will be directed into the stormwater system via underground pipes connecting the down spouts. All stormwater will eventually be discharged into the existing regional stormwater treatment pond adjoining to the west of the building. A drain and pumping equipment will manage the storm water drainage at the parking garage ramp entrance/exit. The grade transition between the east elevation of the proposed building and the west and south elevations will be resolved by constructing retaining walls which will be from 7'5" to 11'5" in height. A complete grading, drainage, storm water management plan and SWPPP is included in this application.

UTILITIES – The utility plan proposes to move the existing 6" fire hydrant located on the west side of English Avenue back (west) by adding a 6" gate valve and constructing the water supply line with 8" and 4" PVC and ductile iron for domestic water supply and fire suppression. According to the plans, the main water supply line will split about halfway to the building where the fire suppression line will service two fire hydrants located within the surface parking lot. The 4" domestic line and 8" fire suppression lines will enter at the center of the building. For sanitary sewer, the plan proposes an 8" PVC connection to existing sanitary service stub located on the property near English Avenue. No up-sizing or main extensions are required to serve the proposed development. The private utilities (gas, telephone and electric) presumably exist within the English Avenue right-of-way and will connect to the northeast corner of the building. In addition, a connection to the electrical transformer located near the underground parking structure entrance will be provided by existing electric within English Avenue right-of-way. Dakota Electric Association and Center Point Energy have been provided with the site plan. Detailed utility plans are included with this application.

DRAINAGE AND UTILITY EASEMENTS – An existing 40' wide drainage and utility easement is located within the proposed parking lot and along the northern property line within proposed Outlot B which will be dedicated to the City.

SITE PLAN – The proposed site plan includes a four-story building with underground, covered and surface parking. The building will contain 135 dwelling units, two elevators with lobbies, dog wash area, maintenance office, refuse rooms, bike storage areas, storage lockers, mechanical and electrical rooms, leasing offices, package room, main lobby area, fitness room with equipment, game room with golf simulator, a community room, and a rooftop patio. The building will contain one full level of 107 underground parking stalls accessed by an entrance along the southern side of

the building and 28 covered parking stalls located on the first-floor north wing of the building. The underground and covered parking will provide 135 stalls total which equates to a 1: 1 covered parking ratio. There will also be an additional 205 surface parking spaces, four of which are handicap accessible. The property will include a total of 340 parking spaces, or a ratio of 2.52 stalls to 1 dwelling unit. The typical surface parking stalls are 10 feet wide by either 18.5' or 20' feet in length which exceeds the minimum standard dimension of 9 feet wide by 18.5 feet long.

The building shape is aligned so that the main entrance faces east towards English Avenue and Pilot Knob Road. Pedestrian traffic would enter through the main front entrance or through the other four ancillary entrances. Vehicular traffic may enter the Site from any of the four entry drives located on the eastern side of the parking lot off English Avenue and follow the 24-foot-wide internal drive lanes to the underground and first floor covered parking entrances or to surface parking stalls on the east side of the building. Fire, rescue and EMS access is available on all sides of the building. Included with the application is a firetruck turning exhibit.

Trash collection and removal is provided by dumpsters located within one refuse/recycling room located within the underground parking garage. At the underground parking garage entrance/exit, a concrete pad will be constructed on the exterior of the building to use as a staging area for the dumpsters prior to disposal. This staging area allows for easy access by the disposal company. Property management staff will move the dumpsters from the underground parking garage outside to the concrete pad prior to disposal.

Private interior walking/biking paths will be provided that will lead to the existing North Creek Greenway and sidewalk along English Avenue. 5' wide private concrete walkways are located on the west side of the building that provide pedestrian connection to the various site building amenities to the North Creek Greenway regional trail located along the southern, western and northern sides of the site. In addition, an 8' wide asphalt trail/walkway will be constructed within Outlot B which will connect to both the regional trail and to walkways along English Avenue. Concrete sidewalks are proposed along the west side of English Avenue. The plan proposes four striped, pedestrian crossings at the four site entrances which will allow easy pedestrian access to adjoining trails. Various exterior building amenities will be provided and include an approximate 43'x68' sport court, an 84'x33' dog run, 92'x32' patio with grills and 38'x33' kids play area located on the west side of the building. A private 48" high iron decorative fence will be provided and installed on top of the retaining walls on west side of the building for added security. Exterior bike storage will also be provided on the west side of the building. It is intended that all utility meters and mechanical equipment will be located within the underground parking garage and not visible from view.

The following site data is summarized below:

PROPERTY AREA (EXCLUDING OUTLOT B)	5.62 AC
PROPOSED IMPERVIOUS AREA	3.77 AC
PROPOSED PERVIOUS AREA	1.85 AC
PROPOSED ZONING	PD (PLANNED DEVELOPMENT)
PROPOSED SURFACE PARKING	205 STALLS
PROPOSED GARAGE PARKING	135 STALLS
PROPOSED TOTAL PARKING	340 STALLS
PROPOSED BUILDING AREA (5 STORIES)	211,580 SF
PROPOSED F.A.R.	0.86
PROPOSED BUILDING HEIGHT	55.0'
BUILDING SETBACKS	NORTH = 12' EAST = 85' SOUTH = 57' WEST = 85'

A monument sign will be placed at the most southern entrance to the property off English Avenue. In addition, a building sign is proposed on the exterior of the building facing 157th. The building sign will have individual lettering illuminated by interior bulbs attached to the building façade. Both building signs will be constructed according to City Code and approved under separate permits.

Exterior building materials include a complimentary blend of cultured stone, thin brick, LP Smartside lap and board/baton siding to compliment neighboring buildings. In addition, the architectural design will implement a variation of vertical plane (bump-outs) providing visual interest. A variety of complimentary exterior material colors are proposed to create visual appeal. The roof systems at the apartment building are designed as 4:12 pitched roofs utilizing lifetime quality asphalt shingles and incorporating dormers and architectural parapets. Each apartment will be provided with private patio/balcony. Building elevation drawings are provided in the submittal materials.

LANDSCAPE PLAN – The proposed landscape plan is intended to comply with the City landscape ordinance and add visual interest to the exterior elements. Particular attention was paid to the main entry and perimeter of the building, amenity areas and surface parking lot boulevards. The proposed monument sign will be incorporated in the landscape plan. Other elements of the landscape plan include seed/sod edging, rock and hardwood mulches, decorative boulders and native tall prairie grasses. In total, the proposed landscape plan specifies 77 overstory/deciduous trees, 38 coniferous trees, 24 ornamental trees, 249 deciduous shrubs, 88 evergreen shrubs, 1,076 perennials and 545 ornamental grasses. All plant materials are identified on the landscaped plan along with a plant material list. The nursery bid list confirming 2.5 % of construction value will be provided as soon as it is available.

EXTERIOR LIGHTING – Exterior lighting will be provided by a combination of ground-mounted, flood lights, wall mounted accent lights and pole-mounted parking lot lights. All lighting is arranged so as to deflect light away from neighboring properties and public streets. The light source of each fixture is hooded or shielded to not be visible.

DEVELOPMENT TEAM – Trident Development, LLC is based in St. Cloud, MN and has considerable experience in development and construction of multi-story apartment housing. Trident has successfully completed numerous senior living, apartment and townhouse developments in Minnesota and in Montana. Trident's team of real estate professionals have over 50 years of real estate experience. Trident and a third-party property management company will work closely together in the design and details of the community - to assure quality, functionality, market appeal and to deliver a quality living environment for all residents.

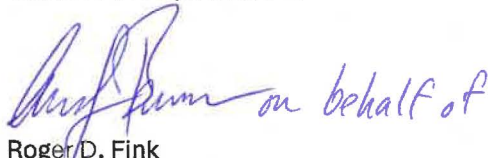
PROJECT TIMING – We are eager to complete the municipal approval process and enter into a development agreement by the middle of June 2025. If approvals and design work proceed as planned, construction of the building could commence in Summer 2025. Allowing a 12-15 month construction period, the building may be open for occupancy in the Fall 2026.

Enclosed with this cover letter, please find a completed and signed land use/development application form. Also included are the following submittal materials:

- One set of 11"x17" reduction plan sets
- One electronic set of architectural and civil engineering drawings
- Signed land use application form and deposit agreement

We thank you in advance for considering this application and look forward to your approval and recommendation to City Council. If you have any questions, please do not hesitate to contact me at (612) 242-6097 or rogerf@tridentdevelopmentmn.com.

Regards,
Trident Development, LLC



Roger D. Fink
Sr. Vice President
Enclosures

C: Scott O'Brien, Trident Development, LLC (via e-mail)
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