APPLE VALLEY

Planning Commission



2017 ANNUAL REPORT

Planning Commission

The role of the Planning Commission is to make recommendations to the City Council on a variety of land use requests and issues. In 2017, there were 21 Planning Commission meetings held that consisted of public hearings, land use applications and sketch plans.

Members of the Apple Valley Planning Commission are:

- Tom Melander, Chair
- Tim Burke, Vice-Chair
- David Schindler, Secretary
- Ken Alwin
- Keith Diekmann
- Jodi Kurtz
- Paul Scanlan

Land Use Development

In 2017, there were 45 land use development applications. Land use development applications may consist of multiple actions that must be reviewed and analyzed by staff, then presented to the Planning Commission and City Council for their consideration and action. A total of 21 Planning Commission agendas, agenda packets, and minutes were prepared and distributed, as well as 17 public hearings held:

Land Use Actions Requested in 2017	
Comprehensive Plan Amendments	1
Zoning Ordinance Amendments/Rezonings	7
Conditional Use Permits	1
Subdivision/Preliminary Plats/Final Plats	13
Site Plan Reviews/Building Permit Authorizations	9
Vacations	2
Variances	9
Environmental Reviews	0
Interim Use Permits	2
Miscellaneous	12
TOTAL	56

Performance and activity never tells the whole story. The complexity of land use requests has often involved comprehensive plan revisions, rezonings, zoning amendments, and site plan/building permit authorizations on property located in established neighborhoods. Changes in fully developed area of the City often require additional meetings for the complete review. Building permit project valuation doubled in 2017 from 2016. In 2016, the valuation was $95,352,609. In 2017, the valuation was $202,481,522.

Commercial Projects

Cobblestreet Market
Approval was granted for a preliminary plat of an outlot that created two lots, zoning amendments to allow for a drive-up window in conjunction with a restaurant, and site plan/building permit authorization to allow for construction of 8,148-sq. ft. multi-tenant retail building on a 1.26-acre lot at the southwest corner of 157th Street West and Cobblestone Lake Parkway.

Foliage Medical Office Building
The City approved a site plan building permit authorization request to allow for construction of an 18,375-sq. ft. medical office building on a 5.47-acre lot located at 15160 Foliage Avenue. The building was completed in 2017.

TCF Bank at Mount Olivet
Mount Olivet Church split off a 16,600 sq. ft. parcel on the southwest corner of 142nd St W. and Cedar Ave for construction of a 2,400 TCF bank with drive-thru lanes. Construction of the bank at 7530 – 142nd St. W. was completed early in 2017.

Valley Oaks Dental
Dr. Wichmann relocated his dental practice from 147th and Glazier Ave to a new building on the southeast corner of Granada Drive and 146th Street. Construction of the 4,300-sq. ft. dental office was completed in 2017. The nice development has prompted improved property maintenance in the neighborhood.

Cobblestone Lake Medical Center
The City approved the subdivision of an existing 1.97-acre lot at 15875 Emperor Avenue into two lots and gave authorization to allow for construction of a 10,000-sq. ft. medical office building on a 1.45-acre lot. Late in 2017, tenants started to occupy the space.

Ryan Real Estate Redevelopment
In 2017, the Planning Commission conducted a public hearing and reviewed plans for a proposed 9,000 sq. ft. Portillo's restaurant with two drive-thru lanes on the southeast corner of Cedar Ave and 147th Street W. One of the significant issues identified was potential degradation of area intersections as a result of expected increased traffic levels. The City Engineer designed a traffic solution that will address the expected impacts. Portillo's withdrew its application deciding that the site was not suitable for them. Road improvements continue to be planned.

Paul's 76 Redevelopment Project
A redevelopment proposal was submitted and approved in 2015 that included the removal of the existing motor fuel/car wash/convenience store operation and construction of a new multi-tenant retail building on the .92-acre site located at 7525 147th Street West. In late 2016, a revised plan was submitted that included drive-through window service for a proposed coffee shop. The revised plans were approved in early 2017, and construction of a new 4,794 sq. ft. building was completed in the fall of 2017. This is a good example of the complexity and time required for small lot redevelopment.

Industrial Projects

Uponor Expansion
The final approvals for Uponor's expansion were approved in early 2017, allowing the company to break ground on a 58,000 sq. ft. expansion along Energy Way. Construction of a turn lane and the final occupancy of the building will occur in early 2018.

Wasatch Storage
Approval of a preliminary plat and site plan/building permit authorization was granted for an 804 unit self-storage facility at the north east corner of Johnny Cake Ridge Road and 147th St. The final plat and developer's agreement are expected to be reviewed by City Council in early 2018, with the groundbreaking to follow in late spring.

Residential Projects

Embry Place Third Addition
Approval was granted for the 34-lot final phase of the Embry Place single-family residential development located in the southeast corner of Pilot Knob Road and County Road 42.

Legends at Apple Valley (Formerly Valley Bluffs Senior)
Construction began in 2017 of the 163-unit affordable senior apartment building located at 14050 Granite Ave on the southwest corner of Cedar Ave and 140th St. W. Unit leasing and project completion is expected in early 2018. Marketing emphasis is occurring in Apple Valley.

Orchard Path at Cobblestone Lake
After receiving approval in 2016, Presbyterian Homes broke ground in the fall of that year on a 195-unit continuum of care facility on a 12-acre lot located at the corner of 157th Street West and Cobblestone Lake Parkway. Construction proceeded throughout 2017. The development is expected to be open in early 2018.

Remington Cove Apartments-Phase Two
Late last year saw the completion of the second three-story apartment building on 2.66 acres located at the southeast corner of Founders Lane and Galaxie Avenue. Leasing of the new 95 units is currently underway.

Galante Apartments
Construction of the 134-unit market rate Parkside Galante apartments adjacent to Galaxie Avenue began in 2017. Leasing is expected to begin during the summer of 2018.

Delegard Apple Villa Apartments
Construction began in the fall of 2017 of the Apple Villa Apartment addition site on the southeast corner of Whitney Drive and Pennock Lane. The project will add 28 new units to the current 48-unit complex. In conjunction with the project, the owners updated the existing buildings to match the new construction and agreed to make significant storm sewer improvements to the site, which currently drains directly into Keller Lake.

Bigos Kelley Park Phase 3
Bigos moved forward with Phase 3 of the apartment development project on the two parcels south of Kelley Park flanking Fresco Terrace. The 2017 approved project includes a 4-story, 61-unit building on Block 9 west of Fresco Terrace and a 3- and 4-story, 114-unit building west

of Fresco Terrace. Block 10 will have an outdoor pool, patio and barbeque area that will be shared with both buildings. Both buildings will have rooftop decks that will be able to enjoy the view of Kelley Park. Final plat and development agreement are expected to be completed in early 2018 to allow for construction to begin on Block 10 in 2018.

Variance, Interim Use Permits
The number of variances and interim use permits reviewed in 2017, is consistent with other years. Many of the applications accentuate the City's goal to be a "Community for a Lifetime" and offer "universal design" features. Most of the variances approved in 2017 allowed homeowners to further invest in their properties by adding bedrooms, kitchens, and other expansions. An Interim Use Permit allowed a family to continue living in their home by constructing a driveway needed for medical care access.

Institutional Projects

ISD 196 Improvement Projects
In 2015, voters approved a bond referendum to improve the safety and security of Independent School District (ISD) 196 buildings throughout the District. The projects modified all of the school entrances to better control and identify all visitors, and improved site safety by modifying student drop-off/pick-up areas for buses and parents. During the 2017 review of the projects, City staff discovered that many of the ISD 196 properties had never been platted. As a result, in 2017, the Planning Commission and City Council reviewed either Site Plan/Building Permits or Final Plats or both for Valley Middle School/Southview Elementary, Highland Elementary/Scott Highlands Middle School, Cedar Park Elementary, Diamond Path Elementary, Apple Valley High School and Greenleaf Elementary. Secure entryway projects were considered minor improvements and proceeded straight to building permit for the balance of the ISD 196 schools in the City.

Christ Church Monopole
An 87-foot tall wireless communication monopole was approved on the Christ Church property at 12929 Johnny Cake Ridge Road in 2016. The building permit was issued in the summer of 2017 and the infrastructure is currently under construction.

Education Building
Staff supervised the development of plans, bidding and remodeling of the Education Building (aka "old city hall"), located at 14200 Cedar Avenue. Most prominently, the former jail cells and police squad car garage were converted into classroom space in 2017 for use by MacPhail School of Music. Other improvements included installation of a new boiler system and rooftop HVAC system. In the spring of 2018, the exterior of the building will get a facelift that will include repairing and staining of the existing siding, roof section replacement and landscape alterations.

Zoning Code Amendments

Planned Development No 679
In 2017, the City Council passed amendments to the planned development ordinance to allow for alcohol sales in conjunction with a restaurant, which will provide Apple Valley's AMC Classic Movie Theater the ability to compete with surrounding theaters by offering food and liquor sales to it patrons.

Temporary Home Health Care Dwellings
Late in 2016, the City Council opted out of a newly enacted State Law that would have required the City to issue permits for temporary home health care dwellings. In 2017 the City Council directed the Urban Affairs Advisory Committee (UAAC) to conduct additional review for the City Council on the use of the temporary trailers or pods. The UAAC affirmed City Council actions and recommended that staff further explore opportunities and programs to help families use and improve their homes to meet their family's needs; with the broader use of accessory apartments to be further considered by staff in 2018.

Other

2040 Comprehensive Plan Update
Staff continues to work on the 2040 Comprehensive Plan Update, which will need to be completed by December 31, 2018. Consultants were hired to assist with the preparation of documents. In late 2017, the Planning Commission began review of the draft chapters of the plan and is expected to complete the review of all the chapters by end of April, 2018. A public hearing at the City Council will be held in May and staff will distribute a draft copy of the Plan to the Met Council and neighboring jurisdictions in June with a goal to have an approved Plan published by the end of the year. There were three special meetings held:

March 30, 2017
November 15, 2017
November 29, 2017

Zoning Code Amendments
Temporary Family Home Health Care Dwellings – The City Council responded to a newly enacted State Law that would have required the City to issue permits to allow temporary family health care dwellings. When adopting the "opt-out" ordinance, the City Council emphasized that the City supports residents caring for their elderly and ailing family members. However, several concerns were raised by staff to address that the units, trailers to be parked on driveways or in back yards, had not been fully vetted. The Council directed the Urban Affairs to review the use of the temporary units in more detail and to provide additional information to the City Council.

Impervious Surface Coverage Ordinance – Staff began work on an ordinance that would address an issue found in many residential developments currently zoned "PD" (Planned Development). Many PDs limit the size of buildings on the lot, but do not address impervious surface coverage, which is critical for stormwater management. Staff is conducting further analysis to determine the best allowable coverage requirement that does not significantly disrupt existing property owners but supports the City's stormwater management goals.

Sketch Plan Reviews Held

Hope Church/PPL Sketch Plan – Consider Sketch plan review of proposed comprehensive plan amendment from "INS" (Institutional) to "HD" (High density residential, 12+ units/acre), rezoning from "P" (Institutional) to "M-7" (Multiple family residential, 12 to 20 units/acre), subdivision by preliminary plat to create two lots and site plan review/building permit authorization of a 50-unit 3-story apartment building located on the southeast corner of 145th Street West and Glazier Avenue at 7477 145th Street West.

Ryan Real Estate/Launch Properties Redevelopment **–** Consider Sketch plan review of zoning amendments and site plan review/building permit authorization of two redevelopment proposals for the Ryan Real Estate building at 14750 Cedar Ave. Concept 1 includes an 11,500 sq. ft. multi-tenant retail building with Class I or Class III restaurant with drive-thru. Concept 2 is a 9,000 sq. ft. single occupant restaurant (Class I or Class III) with drive-thru window service.

Cedar Brook Market 12503 Germane Ave Sketch Plan Review – Consider Sketch plan review for Proposed Comprehensive Plan amendment, rezoning, and preliminary plat for the subdivision of the Cedar Brook Market site to construct a single family home on the open space on the southern side of the lot.