

COMMUNITY DESIGN REVIEW BOARD STAFF REPORT

Meeting Date April 19, 2022

REPORT TO: Melinda Coleman, City Manager

REPORT FROM: Elizabeth Hammond, Planner

PRESENTER: Elizabeth Hammond, Planner

AGENDA ITEM: Design Review Resolution for Maplewood Assisted Living, 1744 County Road D East

Action Requested: Motion Discussion Public Hearing

Form of Action: Resolution Ordinance Contract/Agreement Proclamation

Policy Issue:

MX Real Estate, LLC proposes constructing a residential assisted living facility at 1744 County Road D East. The proposal includes twenty (20) assisted living units, with a potential phase two that would consist of an additional ten (10) units to be constructed later. The property is currently vacant and part of the Legacy Village PUD. The applicant has requested design review approval and an amendment to the existing PUD that governs the site to move forward with the project.

Recommended Action:

Motion to approve a design review resolution for the construction of an assisted living facility located at 1744 County Road D East, subject to certain conditions of approval.

Fiscal Impact:

Is There a Fiscal Impact? No Yes, the true or estimated cost is \$ 0.00

 Financing source(s): Adopted Budget Budget Modification New Revenue Source

Use of Reserves Other: n/a

Strategic Plan Relevance:

Community Inclusiveness Financial & Asset Mgmt Environmental Stewardship

Integrated Communication Operational Effectiveness Targeted Redevelopment

The city deemed the applicant's application complete on February 24, 2022. The initial 60-day review deadline for a decision is April 25, 2022. As stated in Minnesota State Statute 15.99, the city can take an additional 60 days if necessary to complete the review. The city extended the review deadline to June 24, 2022.

Background:

Project Overview

MX Real Estate, LLC proposes constructing a residential assisted living facility at 1744 County Road D East. The property is currently vacant and part of the Legacy Village PUD. On March 15, 2022, the CDRB reviewed the design plans for the project and tabled the application for the next meeting. The board requested additional detail on the landscape plan, elevations, floorplan, and site renderings. The board specifically mentioned that further thought is put into how the applicant could add architectural appeal with different siding materials, adding stone that varies in height, screening roof penetrations, and identifying the size of the units. The applicant has prepared updated plans for the board to consider addressing these items. To reference the previous staff report and review the initial submittal, please visit the project page at:

<https://www.maplewoodmn.gov/2074/Maplewood-Assisted-Living>

Site Plan

The 17,233 square foot building is proposed towards the site's north end near County Road D East. There are 20 units shown, 318 square feet in size each. The building entrance and parking lot are proposed on the south side of the building, facing the existing residential properties. Access to the site is provided east from Bittersweet Ln and west off Flandreau Street. The applicant's site plan illustrates a potential expansion of the facility in the future. A building addition will require updated plans to be reviewed by the city.

Setbacks

The parking lot meets the required minimum of 15 feet from the adjacent right-of-way. The building must be setback 100 feet from an adjacent residential lot line and is shown to be setback at least 30 feet from all street rights of way. One exception is on the east side of the building, and the setback is shown at 25.3 feet. This is in line with the development across the street (Ashley Furniture), which has a setback of 25 feet to the right-of-way.

Building Elevations

The one-story building at its highest point is 24 feet in height. The exterior materials are identified on the elevations and shown as lap board manufactured wood siding, shingle siding, brackets, batten siding, and trim boards. Also, cultured stone veneer wraps around the building, varying in height.

Signage

The elevation drawing identifies a monument sign with landscaping on the northeast corner of the property. Any signage on the property is subject to review by the city and requires a sign permit, separate from this design review.

Landscaping and Screening

The proposed landscape plan shows a combination of trees and shrubs that will complement the site's layout: 20 trees, including autumn blaze maple, hackberry, linden, honey locust, and red oak. Two hundred twenty-five landscaping shrubs are proposed, including a mixture of ninebark, new jersey tea, and lilac. The plans show that the trash exterior receptacle and screened roof penetrations match the building's overall color and material scheme.

Parking

The city ordinance does not contain specific parking standards for assisted living or nursing home facilities. The applicant proposes 28 parking stalls, including two (2) accessible stalls. The facility

employees and guests visiting residents of the facility would use the parking on site. Staff believes this number is adequate given the number of units, possible visitors, and proposed staff on-site at any time.

Lighting

The applicant submitted a lighting plan illustrating the location and lighting types that include a combination of light poles and wall-mounted lighting on site. A description and manufacturer's detail for the lighting were supplied, and a plan illustrating the light spread and foot-candle levels was submitted. The proposed lighting plan achieves city standards.

Commission and City Council Review

Design Review

The Community Design Review Board reviewed the project details on March 15, 2022, and voted to table the application. The board will review the updated plans on April 19, 2022.

The Planning Commission reviewed the conditional use permit on March 15, 2022. The commission voted unanimously to recommend approval of the amendment.

The City Council will review the project and make the final determination on the conditional use permit and design plans on May 9, 2022.

Department Comments

Engineering Department, Jon Jarosch

Please see the engineering report, dated March 2, 2022, attached to this report.

Environmental Planner Shann Finwall and Natural Resource Coordinator, Carole Gernes

Please see the environmental report, dated March 2, 2022, attached to this report. Since the date of this report, the applicant submitted an updated landscape plan addressing the majority of staff's review comments. The environmental staff has provided the following recommendations (dated April 6, 2022) on the revised plan:

- 1) Before issuance of a grading permit (or building permit if no grading permit is required), the applicant must submit a revised landscape plan showing the following:
 - a) Trees: Addition of five trees for a total of 25 trees. The Legacy Village tree replacement required at least 10 trees per acre ($2.04 \times 10 = 20$) PLUS overstory trees planted along the streets at an average of 30 to 40 feet on center. City staff estimated approximately 1,000 linear feet of street frontage, requiring approximately 25 overstory trees along the streets. You are proposing 20 trees. The applicant should add five trees in the front yard. These trees could be smaller ornamental trees.
 - b) Update the landscape drawing and legend as follows:
 - Number of trees on the drawing meets the number of trees in the legend. Currently, the drawing shows 21 trees, and the legend calls for 20 trees.
 - Landscape images for each differentiating tree and shrub species on the legend and their planting location on the drawing. Note: This will help the city review a previous comment regarding not planting long rows of one tree species. This is especially important now that the plan calls for red oak, which is susceptible to oak wilt disease. Oaks will fuse roots from oak to oak under the soil. This is one route in which oak wilt

spreads, so oaks should not be planted next to each other. Prevention is the best method to stop the spread of tree diseases.

- Infiltration Basins: Final details can be submitted after the watershed district's review. Keep in mind that the city's infiltration basin landscaping requirements might be more substantial than that of the watershed district for stormwater management.

Building Department, Randy Johnson

The proposed building will need to be constructed to meet the minimum requirements of the Minnesota State Building Code. One item that is visible on the drawings provided may be an issue. The site plan shows that there are curbs at the parking access aisle and the drop-off area at the end of the sidewalk. There is required to be a curb cut or accessible route at the parking access aisle and the sidewalk at the drop-off area.

Environmental Health, Molly Wellens

The applicant shall obtain a license for the facility from the Minnesota Department of Health. A copy of the license must be provided to the city.

Citizen Comments

Staff sent a public meeting notice and project details to the properties within 350 feet of the subject property. One comment was received on March 17, 2022, two days after the CDRB met to discuss this proposal.

1. Unfortunately I was unable to attend the public hearing that you said you would hold on March 15 regarding the proposal for MX Real Estate to construct an assisted living building in the vacant lot right next to my row of townhomes. I want to voice my huge concern about the traffic flow that would result on Flandrau Street. It is already much too used due to it being the main portal to our 190+ townhomes AND the large Section 8 apartments on Village Trail. Adding an assisted living facility that uses Flandrau would make my leaving/returning home to my condo unit very difficult. I don't know if you plan to allow the construction of this facility but if so I strongly urge you to require the entrance and exit of such facility to be on the "Bittersweet Lane" side of the property. That is an underused street and would be so much less taxiing on all of us townhome and apartment dwellers already struggling with the crowded Flandrau St. traffic. Thank you for considering my request. (Richard Engel, 1691 Village Trail E. Unit 5)

Reference Information

Site Description

Site Size: 2.04 Acres

Existing Land Use: Vacant

Surrounding Land Uses

North: Commercial

South: Multi-Family Residential

East: Commercial

West: Multi-Family Residential

Planning

Existing Land Use: Commercial

Existing Zoning: PUD

Attachments:

1. Design Review Resolution
2. Overview Map
3. Future Land Use Map
4. Zoning Map
5. Applicant's Narrative
6. Design Plans Date Stamped, April 4, 2022 (attached separately)

DESIGN REVIEW RESOLUTION

BE IT RESOLVED by the City Council of the City of Maplewood, Minnesota, as follows:

Section 1. Background.

1.01 MX Real Estate, LLC has requested design review approval to construct an assisted living facility on the property.

1.02 The property is located at 1744 County Road D East and is legally described as:
Lot 3, Block 2, Legacy Village of Maplewood, Ramsey County
PIN: 032922110005

1.03 On March 15, 2022, the community design review board reviewed this request. The board tabled this request to April 19, 2022, and requested additional information from the applicant.

1.04 On April 19, 2022, the community design review board reviewed this request. The applicant was provided the opportunity to present information to the community design review board. The community design review board considered all of the comments received, and the staff report was incorporated by reference into this resolution.

Section 2. Standards.

2.01 City ordinance Section 2-290(b) requires that the community design review board make the following findings to approve plans:

1. That the design and location of the proposed development and its relationship to neighboring, existing or proposed developments and traffic is such that it will not impair the desirability of investment or occupation in the neighborhood; that it will not unreasonably interfere with the use and enjoyment of neighboring, existing or proposed developments; and that it will not create traffic hazards or congestion.
2. That the design and location of the proposed development are in keeping with the character of the surrounding neighborhood and are not detrimental to the harmonious, orderly, and attractive development contemplated by this article and the city's comprehensive municipal plan.
3. That the design and location of the proposed development would provide a desirable environment for its occupants, as well as for its neighbors, and that it is aesthetically of good composition, materials, textures, and colors.

Section 3. Findings.

3.01 The proposal meets the specific findings for design review approval.

Section 4. City Council

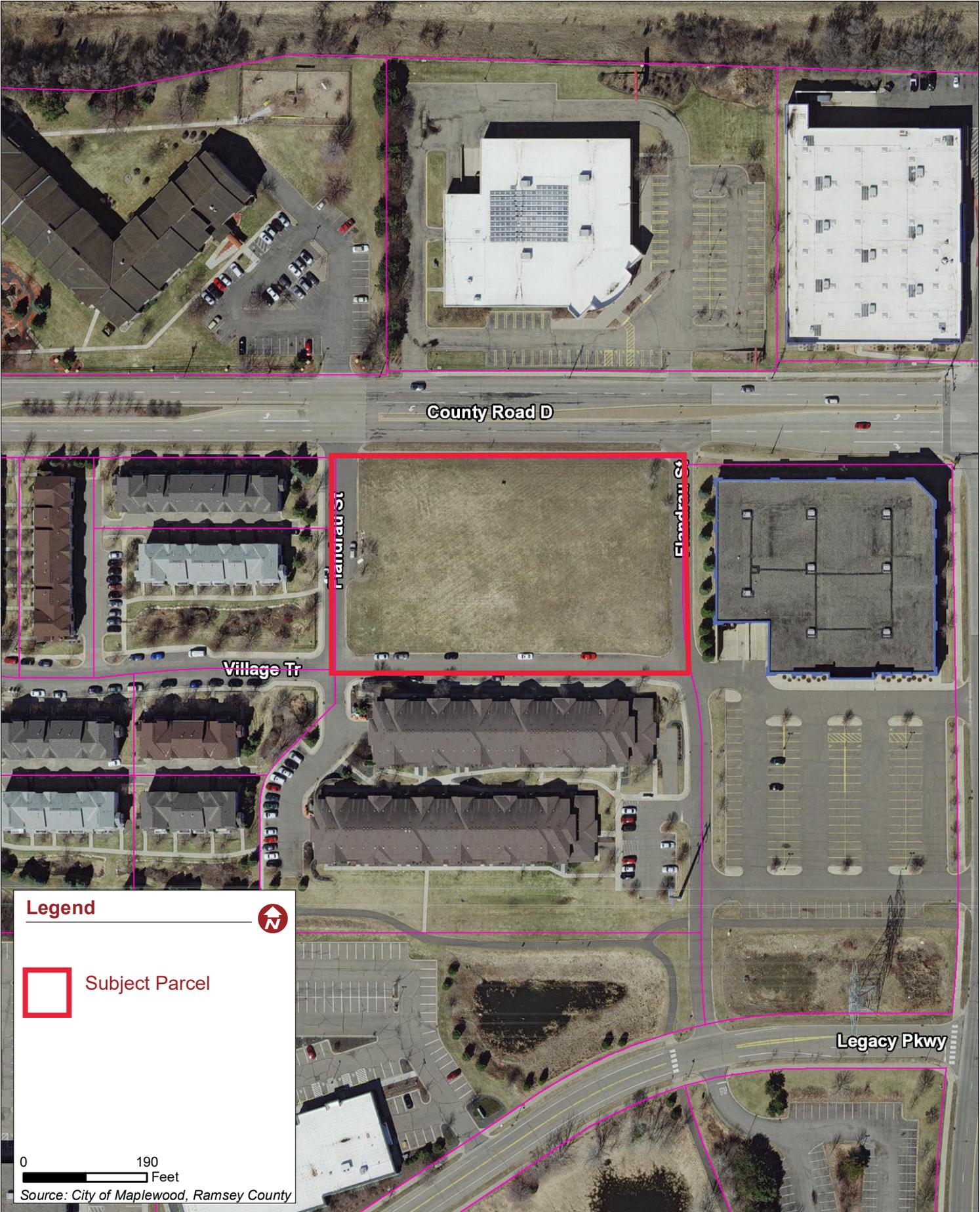
4.01

The City Council hereby _____ the resolution. Approval is based on the findings outlined in section 3 of this resolution. Subject to staff approval, the site must be developed and maintained in substantial conformance with the site and design plans date-stamped April 4, 2022. Approval is subject to the following conditions:

1. Repeat this review again in two years, if the city has not issued a building permit.
2. The applicant shall meet the requirements set forth in the report by the Assistant City Engineer, Jon Jarosch, dated March 2, 2022.
3. Additional trees and shrubs shall be planted on the site. The applicant shall meet the requirements set forth in the report by the Environmental Planner, Shann Finwall, and the Natural Resources Coordinator, Carole Gernes, dated March 2, 2022, and the updated comments dated April 6, 2022, included in the staff report.
4. Two (2) stop signs shall be installed on the property, at each exit of the parking lot.
5. The applicant shall install a sidewalk along the south, east and west rights-of-way.
6. All requirements of the Fire Code and Building Code must be achieved.
7. The applicant shall obtain a license for the facility from the Minnesota Department of Health. A copy of the license must be provided to the city.
8. All mechanical equipment and trash receptacles shall be screened from view of all nearby residential properties, per city ordinance standards.
9. The applicant shall restore any public right-of-way, adjacent property or property irons disturbed by the construction.
10. A cash escrow or an irrevocable letter of credit for all required exterior improvements. The amount shall be 150 percent of the cost of the work.
11. The applicant shall complete the following before occupying the building:
 - a. Replace any property irons removed because of this construction.
 - b. Provide continuous concrete curb and gutter around the parking lot and driveways.
 - c. Install all required landscaping and an in-ground lawn irrigation system for all landscaped areas.
12. If any required work is not done, the city may allow temporary occupancy if:
 - a. The city determines that the work is not essential to the public health, safety or welfare.
 - b. The above-required letter of credit or cash escrow is held by the City of Maplewood for all required exterior improvements. The owner or contractor shall complete any unfinished exterior improvements by June 1 of the following year if occupancy of the building is in the fall or winter or within six weeks of occupancy of the building if occupancy is in the spring or summer.

13. All work shall follow the approved plans. City staff may approve minor changes.

_____ by the City Council of the City of Maplewood, Minnesota, on May 9, 2022.



County Road D

Village Tr

Village Tr

Flandreau Ct

Legacy Pkwy

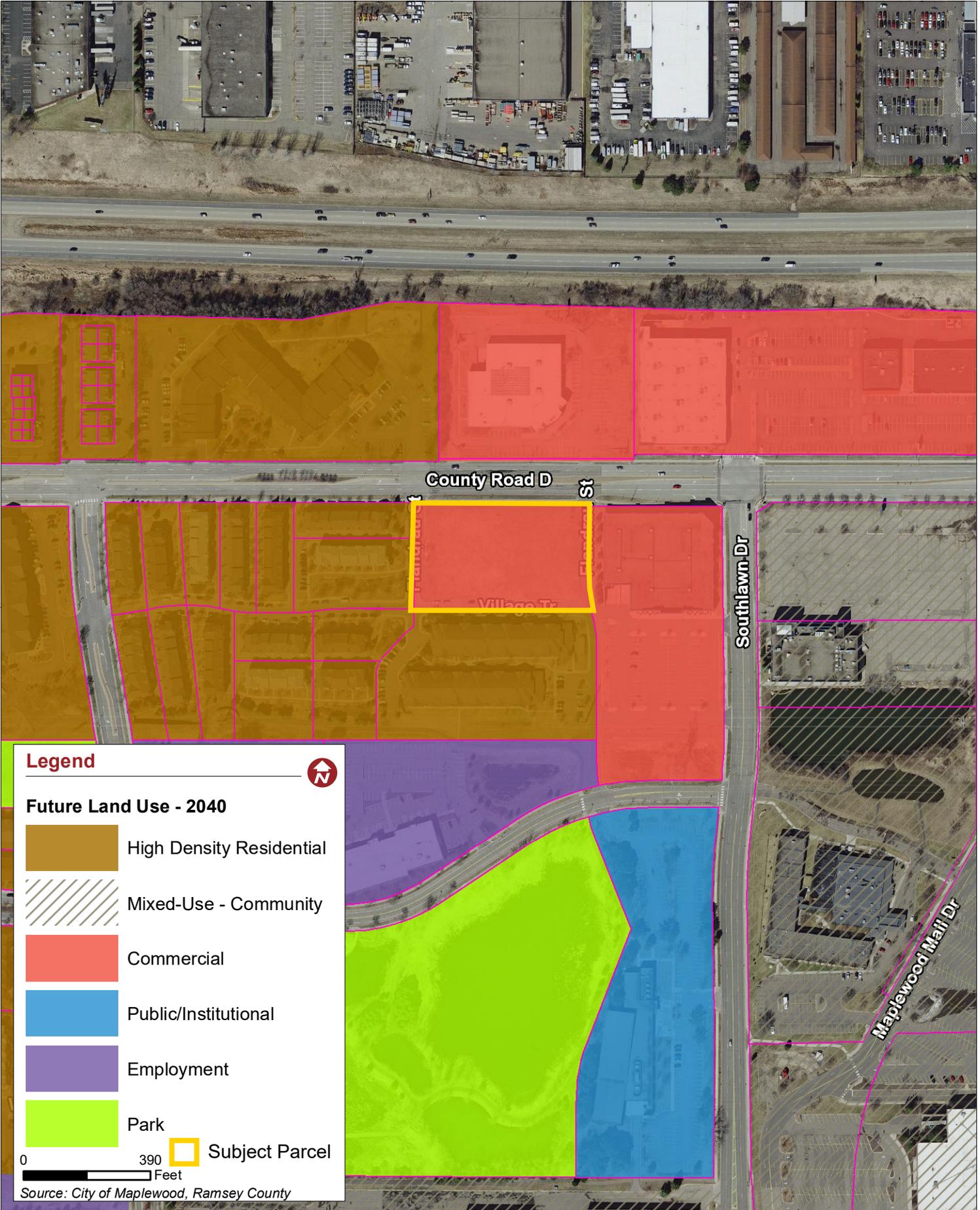
Legend

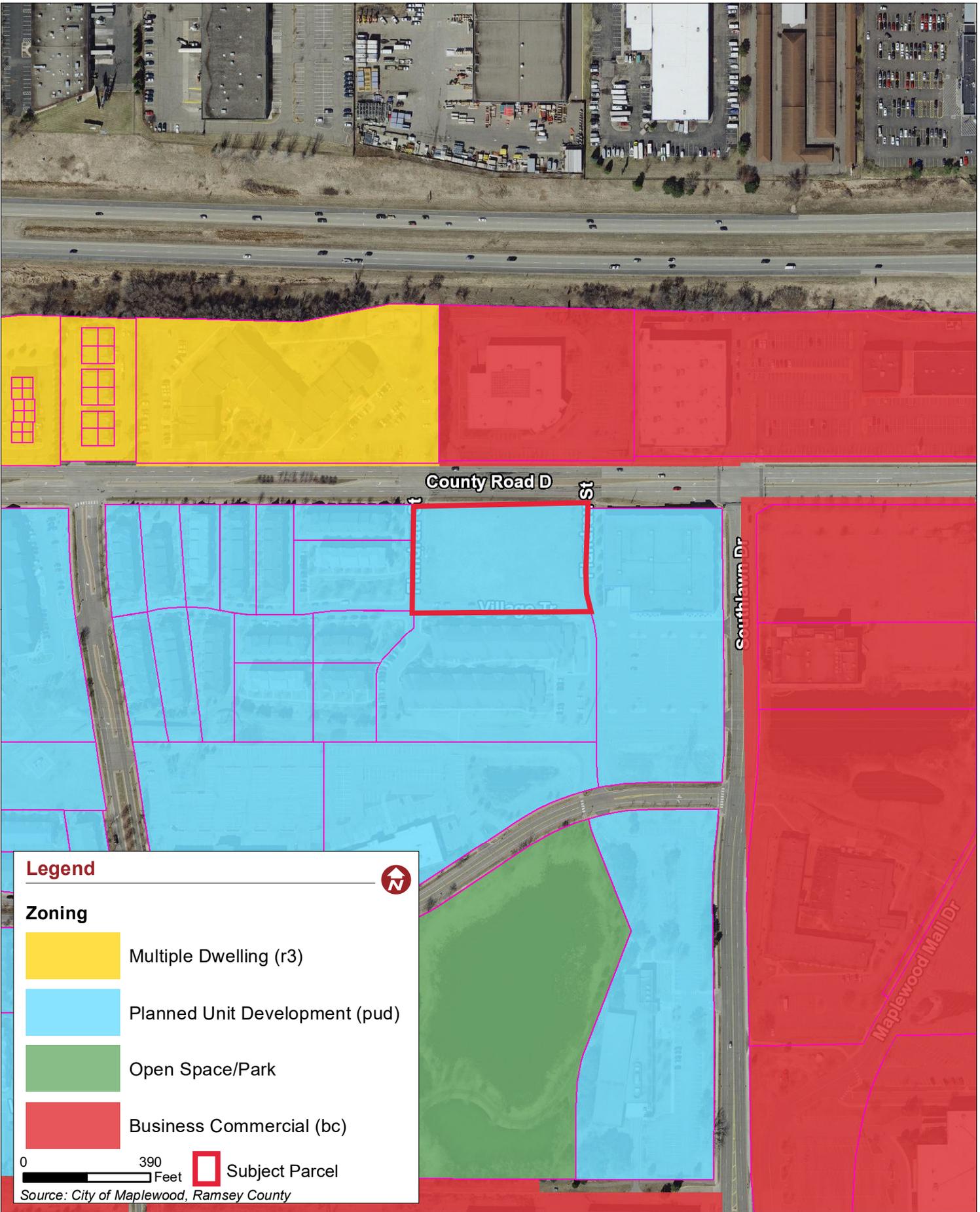


Subject Parcel

0 190 Feet

Source: City of Maplewood, Ramsey County







775 Fairmount Ave.
St. Paul, MN 55105
(o) (612) 222-3245
(f) (612) 222-4998

Michael Martin
Assistant Community Development Director
City of Maplewood Minnesota
1830 County Road B E
Maplewood, MN 55109

Dear Michael Martin:

The Maplewood Assisted Living design has been revised and resubmitted to the Maplewood Economic Authority for the April 19 Design Review meeting. The following items have been modified.

Stone veneer

Location, height and quantity of stone veneer has been increased. Wainscot cultured stone with cultured stone cap is located at resident wings. Cultured stone veneer was increased in height at east, west, north and south open gable bays.

Building color finishes

Exterior building color finishes are provided for building elevations.

Building perspective

Color rendered perspectives are provided.

Roof penetrations

Plumbing penetrations shown on elevations. Kitchen grease duct roof penetration and platform enclosed with false chimney structure.

Resident rooms

The owner is seeking Assisted Living license provided by the Minnesota Department of Health. Minnesota statues, Chapters 144A, 144D and 144G govern laws for Assisted Living licenses, location and physical plant requirements. Rule 144G.45 - Minimum site, physical environment, and fire safety requirements, Subd. 4 Design requirements, references 2018 edition of the Facility Guidelines Institute, "Guidelines for Design and Construction of Residential Health, Care and Support Facilities." Section 4.1-2.2.2 Space requirements, item (1) Resident room size (area and dimensions) shall permit resident(s) to move about the room with the assistance of a resident-operated mobility device, allowing access to at least one side of a bed, window, closet or wardrobe, chair, dresser and night stand. Room dimensions or minimum bedroom, apartment area is not defined. Industry standard for overall apartment area is 300 s.f., proposed overall apartment area 318 s.f. Proposed apartment living area less bathroom, closet, kitchenette and walls is 240 s.f. and 215 s.f.

Please feel free to contact our office with any additional question.

Sincerely,

Rivera Architects

A handwritten signature in black ink, appearing to read "Ken Rivera". The signature is written in a cursive, fluid style.

Kenneth Rivera, Principal