1. **Call to Order**

Chair Odland called the meeting to order at 6:30 p.m.

2. **Roll Call**

Commissioners Kirk, Knight, Magney, O’Connell, Calvert and Odland were present. Rettew was absent.

Staff members present: Community Development Director Julie Wischnack, City Planner Loren Gordon, and Principal Planner Susan Thomas.

3. **Approval of Agenda:** The agenda was approved as submitted.

4. **Approval of Minutes:** February 5, 2015

   *Kirk moved, second by Knight, to approve the February 5, 2015 meeting minutes as submitted.*

   *Kirk, Knight, Magney, O’Connell, Odland, and Odland voted yes. Rettew was absent. Motion carried.*

5. **Report from Staff**

Gordon briefed the commission on land use applications considered by the city council at its meeting of February 9, 2015:

- Introduced the ordinance regarding the Saville properties.
- Adopted a resolution approving the revised plan for Villas at Groveland.
- Upheld the planning commission’s denial of a variance application for a property on Linner Road.

There was a meeting open to the public on February 17, 2015 to review proposals for improvements to the Ridgedale area. The next meeting will be March 10, 2015.

The next planning commission meeting will be March 5, 2015. The year-end report will be presented and there will be commissioner training after the meeting.
6. **Report from Planning Commission Members**

Kirk announced that he has been appointed to the Southwest Light Rail Community Advisory Committee which will review light rail station area plans over the next couple of years. He will meet with the committee monthly and report to the commission what he learns.

7. **Public Hearings: Consent Agenda**: None

8. **Public Hearings**

   A. **Ordinance rezoning portions of properties generally located at the southeast corner of the County Road 101/Excelsior Boulevard intersection from R-1 to R-1A.**

Chair Odland introduced the proposal and called for the staff report.

Thomas reported. She recommended approval of the application based on the findings and subject to the conditions listed in the staff report.

O'Connell asked why a concept plan would be part of the presentation. Thomas explained that the ordinance requires a potential applicant to provide a concept plan to give the city an idea of the number of potential lots.

Kirk felt it made sense to look at the application’s zoning requirements and later look at the plat. It allows residents to review the proposal twice and that may be a good thing. He favored an expiration of the approval of the rezoning in case the current applicant would not do the project. He asked for the maximum density that could happen on the site if it would be zoned R-1A. Thomas indicated that the proposal seems to represent the maximum development allowed under R-1A zoning given the site constraints. There would possibly be an opportunity to connect the street from Tracy Lynn Terrace to Spring Lane and create one or two more lots, but that would create issues with the site’s natural resources. Staff’s recommendation includes a condition that would make the rezoning only effective upon approval of a plat.

Kirk asked if it would be possible for the concept to expire in a certain amount of time. Thomas said that staff had considered including an automatic expiration of the rezoning in early drafts of the proposed ordinance. The city attorney was concerned because zoning is tied to property. The city has the right to rezone a property back to its original zoning at any time. Based on the city attorney’s
suggestion, a sunset clause was not incorporated. Rezoning would be evaluated in light of the proposed concept plan, but no action would be taken on a concept plan itself.

Magney asked for data on the properties on Tracy Lynn Terrace. Thomas provided a slide with the information. Existing lot sizes range from 18,000 square feet to 30,500 square feet.

Magney asked how a utility easement cutting through Lots 5 and 10 would be handled. Thomas answered that a developer may relocate a sewer line, but it would be done at the developer’s expense.

Reid Schulz, of Landform Professional Services, on behalf of the applicant, Lake West Development, stated that:

- He thanked staff for their work to help get to this point.
- Last spring, the city council felt a concept plan with 22 lots was too dense. The current proposal would have fewer lots.
- Last December, the applicant held a neighborhood meeting. The comments and concerns received were taken into consideration.
- A neighborhood analysis and tree survey were completed.
- The wetlands and accesses were considered. The access point location was considered off of Spring Lane as well as Tracy Lynn Terrace. The neighbors prefer the access to be located on Tracy Lynn Terrace.
- He was available for questions.

The public hearing was opened. No testimony was submitted and the hearing was closed.

Kirk visited the site. He had no problem with the development. The struggle he has is with changing the zoning on the piece of property. He takes it seriously and wants to understand the implications for the neighborhood. Staff has done a good job of providing the reasons why an R-1A zoning classification would work for the site. Tree preservation and stormwater management would be looked at further down the line. Staff did a good job with the analysis. He supports the rezoning.

O'Connell moved, second by Magney, to recommend that the city council adopt an ordinance rezoning portions of the properties at 5290 and 5300 Spring Lane, 5325 County Road 101, 5301 and 5311 Tracy Lynn Terrace,
and two properties with unassigned addresses from R-1 to R-1A (see pages A13-A16 of the staff report).

Kirk, Knight, Magney, O'Connell, Odland, and Odland voted yes. Rettew was absent. Motion carried.

This item is tentatively scheduled to be reviewed by the city council March 2, 2015.

9. Public Hearings

B. Concept plan for Cherrywood Pointe Senior Cooperative at 2004 Plymouth Road.

Chair Odland introduced the proposal and called for the staff report.

Thomas reported. She requested commissioners discuss the concept plan and provide the developer with feedback.

Brian Carey, of United Properties, appreciated the opportunity to receive feedback. He stated that:

- Minnetonka recently approved United Properties’ Applewood project.
- United Properties has been in business since 1916. He represents the residential division.
- From 1990 to 2010, there has been slow growth in senior housing. United Properties has since built 7 Applewood Pointe communities which serve about 1,000 residents and a Cherrywood Pointe community. There are 2 Applewood and 2 Cherrywood Pointe communities currently under construction.
- Senior housing will not age the community. Senior housing provides housing for people who serve as volunteers and have served as leaders in the community for many years.
- The houses seniors leave are sold to young families and improve the school environment.
- He showed photos of an Applewood Pointe community in Roseville.
- The comprehensive guide plan guides the site for high-density residential.
- The site is not included in the Ridgedale vision area, but the proposal would support keeping the area vibrant.
Jill Makobie-Keizer, of United Properties, stated that:

- The average-aged resident is in his or her eighties.
- Family members and employees will help to support the surrounding area by taking their aging parents and themselves shopping.
- The proposal would be a fine addition for the area.

Mr. Carey continued:

- The site is surrounded by apartments on the south, a library on the northeast, a medical office building and retail, and single-family residences 1,250 feet from the site.
- There would be parking setbacks 10 feet and building setbacks 40 feet on the front. There would be a 50-foot wetland setback which exceeds what would be required. The building would fit within the setbacks.
- The site plan provided the intention of how the site’s traffic pattern would work. It would reduce and simplify the traffic in the area. It would allow the addition of a right-hand turn lane for exiting. It would improve the neighboring driveway and parking lot to do that. The exit would be right-in and right-out only. The building would be about 40,000 square feet on the first floor. There would be a courtyard in the middle to provide a safe walking area for residents in memory care.
- There would be 73 parking stalls.
- The first floor would have a dining area, movie theater, salon, offices, and memory care areas.
- He provided renderings of 11 senior communities to show the flexibility of what could be done on the site. There was opposition expressed for the 5-story model, so he provided a 4-story model that shows a classic looking building. The consensus seemed to prefer the classic, residential style over the modern look.
- He was happy to answer questions.

Kirk asked if there would be a point where there would be too much senior housing. Mr. Carey answered in the negative. It is not on the radar at all right now. All through 2040, there is a tremendous growth curve with many more seniors than there are today. For the next 25 years, the demand for senior housing will be in excess of twice what it is now and it will not drop then either.
Kirk asked if more parking could be added in the basement if the building would change from senior living to apartments. Mr. Carey answered that that could be considered in the future. Nothing has been built in the Ridgedale area in many years to provide assisted living. The demand for this type of use will exist for a long, long time. It would extend at least passed the useful life of the building.

Kirk felt that the Applewood Pointe in New Brighton photo demonstrates what he would like in the area since it has a more residential look. Mr. Carey stated that the design work has not been done yet for the proposed four-story building. It would be attractive and be favored by the city council and commissioners. He will suggest the preferred style to the architect.

Kirk noted that the site may be environmentally sensitive. He asked for the wetland setback. Thomas answered 35 feet. The proposed 50 feet would exceed the required wetland setback.

Kirk asked how the proposal would fit into the Ridgedale redevelopment plan. Pedestrian connections would be a consideration. Mr. Carey stated that he is excited about the opportunities to work with Ridgedale. There would be some Cherrypointe residents walking to Target and there would be many adult children picking up residents to take them to the nearby Target and Byerly’s. He embraces the fact that buses serve the Ridgedale area. His employees could utilize the bus service.

Kirk supports senior housing. Diversity in housing in Minnetonka will occur when seniors vacate their houses to move into Cherrypointe and their houses are purchased by young couples. That is where the affordable housing would occur. This is a great opportunity for that. The site would support a building of the proposed size. The housing type would be appropriate. He supports the development. It looks good.

Calvert confirmed the location of the accesses. Mr. Carey explained that the primary access to the site would be the north access. Drivers exiting or entering the garage and heading south could use the south access.

Calvert clarified with Mr. Carey that the garage would be the lower level. Residents would have a nice view of the wetland.

Calvert knows that senior housing is needed. She asked how flexible the proposal would be to repurpose. Mr. Carey said that it would be very flexible. All of the units on floors two through four would have full kitchens, bathrooms, and closets. They would be very nice apartments. The parking area could be
expanded. That would be a very long way away. There is no indication that the senior population would decrease after 25 years.

O’Connell asked if the applicant has data from completed senior housing projects that show that seniors who own houses near the senior housing project move out of their houses. Mr. Carey said that 60 to 70 percent of Applewood Pointe residents come from the community. There are two main draws for seniors for this kind of a building: to be near their children and to be near other seniors.

O’Connell suggested providing elevations comparing the proposed building with the existing office building to the north at the next meeting. Mr. Carey said that was a good idea.

Wischnack added that the city required St. Therese to market only to Minnetonka residents for a certain period of time. Thirty percent of the initial seniors to move into St. Therese were Minnetonka residents who moved out of single-family houses. Wischnack has information regarding where Minnetonka residents are moving from and moving to through 2012 that she will forward to commissioners.

The public hearing was opened.

Annette Bertelsen, 13513 Larkin Drive, stated that she thought it was great that United Properties wants to bring high quality senior housing to the community. She looks forward to working with them throughout the development process. The site is unique. It is blessed with a slope, wetland, and woodland. The woodland is critical to protecting the wetland. She requested that the developer be required to follow Minnetonka’s R-5 high-density residential design standards and that the proposed density be scrutinized. High-density housing starts at 12 units per acre. The site has 3 acres of upland, so 36 units would qualify as high density. Regency Woods next door is 15 units per acre. The proposed plan would include 129 units and be 46 units per acre. Something more intimate in the beautiful setting would be a great opportunity. She requested that the city have natural resources staff create site-specific setbacks.

No additional testimony was submitted and the hearing was closed.

In response to O’Connell’s question, Thomas answered that a traffic study may be done to look at the number of trips that would be generated by 129 senior units.

Magney asked if site-specific setbacks could be implemented for a PUD. Thomas explained that the applicant may not apply to have the zoning changed to a PUD.
Senior housing is allowed in every zoning classification. A traditional zoning district has specific setbacks outlined in the ordinance. The city does have very strong natural resource ordinances including the tree ordinance. When an application is received, natural resources staff visit the site and verify the accuracy of the tree survey and wetland delineation.

Wischnack added that a PUD might help save more of the natural resources than an R-5 district would. Once an application is received, then saving as many trees as possible would be a goal.

Magney felt that the proposal is the right use for the site. He could not see single-family houses sandwiches between apartments, commercial uses, and a medical office building. The elevations with the broken up façade and different materials looks very nice.

Kirk liked that the comprehensive guide plan supports the use. It would be nice to compare a plan as a PUD with a plan that follows R-5 zoning ordinance requirements. The development is a good one.

Chair Odland looks forward to seeing specific drawings that include the height of the proposed building.

10. Adjournment

*Magney moved, second by Kirk, to adjourn the meeting at 7:55 p.m. Motion carried unanimously.*

By: ____________________________

Lois T. Mason
Planning Secretary