



3301 Silver Lake Road, St. Anthony, Minnesota 55418-1699

Office: (612) 782-3301 • Fax: (612) 782-3302 • [www.savmn.com](http://www.savmn.com)

## MEMORANDUM

To: Mayor Faust and St. Anthony City Council  
Mark Casey, City Manager

From: Stephen Grittmann, City Planner

Date: City Council Meeting – September 10, 2019

NAC Project No. 323.01 – 19.12

Request: Request for a Preliminary Plan Amendment to the Silver Lake Village  
Planned Unit Development

Property Address: 3800 Silver Lake Road NE

Property PID: 313023340028; 313023340030

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## STAFF RECOMMENDATION

Staff has reviewed the project for land use compliance with the intent and policies of the City's Comprehensive Plan, and for zoning consistency with the R-4, Multiple Family Residential District as a baseline. In summary, the Comprehensive Plan promotes redevelopment of the Walmart site as a major goal, and includes high density multiple family residential uses of up to 40 units per acre as allowable in this area. The applicant is seeking the PUD Amendment at just over 35 units per acre.

The proposed PUD meets the requirements of the Zoning Ordinance for the majority of the baseline standards. The principal areas of flexibility under the PUD include:

- (1) The proposal to have two principal buildings on a single development parcel.
- (2) Building height (code is 35 feet/3 stories); applicant proposes approximately 52 feet and 4 stories (5 including the exposed portion of the lower-level parking garage).
- (3) Parking supply (code requires 2 per unit, total of 928); applicant proposes 813 spaces – 1.75 per unit or 1.35 per bedroom.

- (4) Lot coverage/impervious surface (R-4 code limits this to 50%); applicant's proposal is approximately 75%.
- (5) Density (R-4 code limits this to approximately 24 units per acre, Comprehensive Plan calls for 20-40 units per acre); applicant is proposing approximately 35 units per acre.

Staff believes that the flexibility requested under the PUD is appropriate, given the objectives of the Comprehensive Plan and the related improvements and amenities proposed as part of the project. Staff is recommending approval of the Preliminary Plan stage of the PUD Amendment for Silver Lake Village, with a series of conditions as noted in the summary section below.

The Planning Commission reviewed the proposal at a public hearing during its meeting on August 20, 2019. Public comment related to a variety of aspects of the project. These included height and bulk of the building, sustainable measures available as a part of the project building and site planning, parking supply and impervious surface, and traffic generation and management on and around the site.

The Commission discussed these and other related aspects of the project. Included in the Commission's discussion was reference to concern as to whether conversion of the property from commercial to residential use had not been adequately examined. The Commission also discussed parking, building mass and height, and other aspects of the project raised by the staff report and public comment.

Affordability was raised, with an acknowledgement that while affordability remains an important community goal, this project was suited to a more luxury market role, also an important market niche for the community. It was noted that the provision of units in this market range has an impact on overall housing supply, and frees up other existing units, both factors which contribute to maintaining affordability in other components of the housing market.

After discussion, the Planning Commission voted 4-1 with one abstention in favor of recommending the project to the City Council. The Commission adopted the recommended staff conditions of approval, with amendments related to Condition 4, instructing staff to re-examine parking supply requirements with the objective of increasing pervious/green space through reduced parking supply; and Condition 5, modifying the condition to ask the applicant to consider larger parking space size "where possible". These modifications are included in the conditions attached to this report.

## **GENERAL INFORMATION**

Applicant:	Doran SLV, LLC
Owner:	IRC Silver Lake Village, et al
Location:	3800 Silver Lake Road
Existing Land Use	Vacant Retail Building and Parking Lot

Zoning: PUD, Silver Lake Village PUD

Surrounding Land Use / Zoning: North: Retail Commercial zoned Silver Lake Village PUD  
East: Retail Pad Sites – Coffee Shop/Gas Station zoned PUD  
South: Railroad, then Commercial/Industrial zoned L-I, Light Industrial  
West: Multiple Family Residential zoned PUD

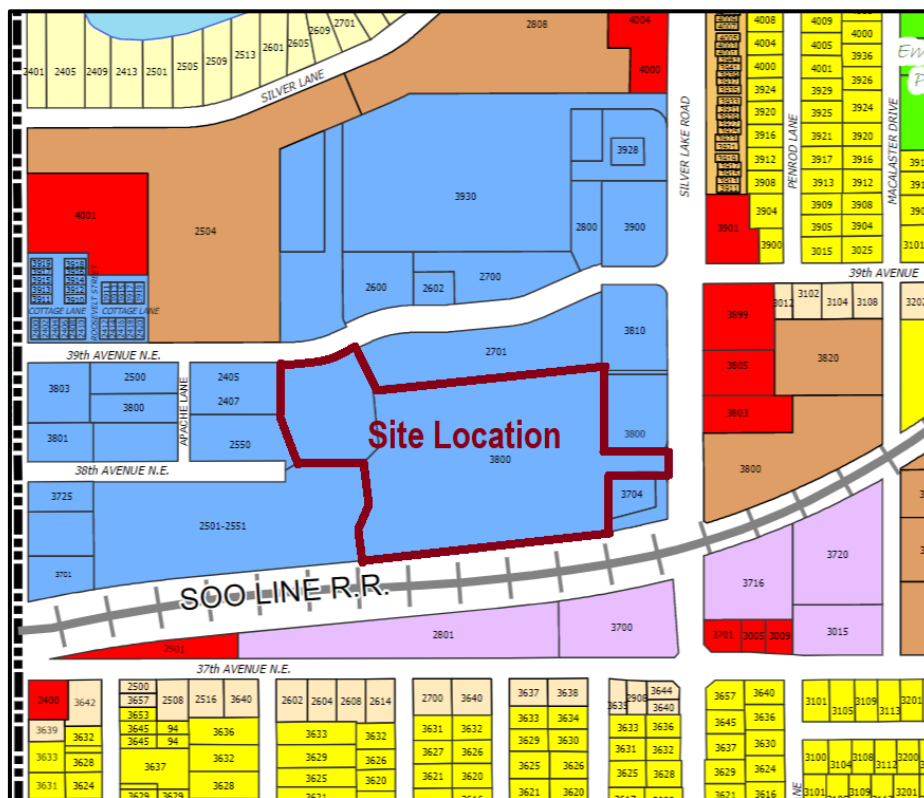
Deadline for Agency Action: Application Complete Date: July 29, 2019  
60 Days: September 27, 2019  
Letter Sent: NA  
120 Days: November 26, 2019

## ANALYSIS

### 1. Background

The applicant is proposing to redevelop the existing Walmart site, including demolition of the building and parking lot, replacing the current structure with a two-phase multiple family residential project of approximately 464 dwelling units. The development parcels in question are shown on the zoning map below, and are 13 acres in total area.

The project is proposed to be developed in two phases. The Phase 1 apartment building is to be located on the northern one-half of the site and includes 230 units. The Phase 2 building is to be located on the southern one-half of the site and includes 234 units. Each building measures five stories in height with the ground level floor being devoted to indoor parking.



The apartment project includes several amenities including a 9,300 square foot clubhouse building within which a fitness center, game room, business center and entertainment suites are to be provided. Also included amenities are an outdoor pool, two spas, community grills and outdoor gathering spaces.

The Phase 1 apartment building and clubhouse are expected to be completed by the summer of 2021 while the Phase 2 building is expected to be completed by the summer of 2023.

Within the apartment buildings, a range of unit types are to be provided including studio/alcove units, one-bedroom units, two-bedroom units and three-bedroom units.

The subject site is zoned PUD, Planned Unit Development. Within PUD zoning districts, uses and development parameters/requirements are specified in a PUD development agreement. Modification of the original terms of the PUD approval are subject to PUD amendment processing and specifically the consideration of new Preliminary and Final PUD plans.

## 2. Analysis

### Planned Unit Development

Purpose. The applicant wishes to amend the previously approved PUD, Planned Unit Development (presently applicable to the site) accommodate the proposed apartment building project. In consideration of PUD applications, it is important that the purpose of planned unit development be considered and that a determination be made that such purpose will be fulfilled.

Generally speaking, planned unit development is intended to allow a mixture of uses and/or flexibility from the strict terms of the Zoning Ordinance in return for higher site and building design standards than what would otherwise be allowed.

Section 152.202 of the Zoning Ordinance specifically states that planned unit development may allow the following:

- (A) Variety. Within a comprehensive site design concept, a mixture of land uses, housing types and densities;*
- (B) Sensitivity. Through the departure from the strict application of required setbacks, yard areas, lot sizes, minimum house sizes, minimum requirements, and other performance standards associated with traditional zoning, a PUD can maximize the development potential of land while remaining sensitive to its unique and valuable natural characteristics;*
- (C) Efficiency. The consolidation of areas for recreation and reductions in street lengths and other utility-related expenses;*



- (D) Density transfer. The project density may be clustered, basing density on a number of units per acre in place of specific lot dimensions; and*
- (E) District integration. The combination of uses which are allowed in separate zoning districts such as:*
- 1. Mixed residential uses to allow both densities and unit types to be varied within the project;*
  - 2. Mixed residential uses with increased density based upon the greater sensitivity of PUD projects to regulation; and*
  - 3. Mixed land uses with the integration of compatible land uses within the project.*

Existing PUD. Approved in 2004, the existing PUD overlays more than 60 acres of land. In this regard, the 13-acre Walmart site is a component of a larger PUD site which includes several surrounding commercial and multi-family residential buildings. The project amendment under consideration only encompasses the 13-acre Walmart and Salo park/pond site. In this regard, all other existing PUD sites/uses are to remain in place and no modifications are proposed.

Processing. To accommodate the requested PUD amendment, a two-stage review process will take place. Basically, the requested amendment will be treated (from a process standpoint) like a new PUD application. In this regard, the application under consideration is the Preliminary PUD Plan stage. Generally speaking, Preliminary Plan approval is similar to a basic rezoning in that it establishes that the proposed use is appropriate for the subject site. Also, as part of Preliminary Plan review, various conditions of approval are typically imposed. The Preliminary Plan will be subject to a public hearing, review and recommendation by the Planning Commission and approval by the City Council.

The second stage is the Final PUD Plan which serves to implement the various conditions of Preliminary Plan approval and ensure that such conditions have been satisfied. The Final Plan will be subject to review and approval by the City Council. No public hearing is required for Final Plan.

**Environmental Assessment Worksheet (EAW).** In May of 2019, an Environmental Assessment Worksheet (EAW) was completed for the redevelopment project under consideration by the City. The purpose of the EAW process is to disclose information about potential environmental impacts of a project. Information disclosed in the EAW process is intended to determine whether a more detailed Environmental Impact Statement (EIS) is needed and to indicate how the project can be modified to lessen its environmental impacts.

In this regard, the EAW review considers the potential environmental impacts associated with the apartment building project, including issues associated with the demolition of the existing Walmart facilities.

After receiving comments, the City Council adopted a resolution (Resolution 19-058) of “negative declaration” regarding the potential for significant environmental impacts. This action includes a series of mitigation steps that will be factored into project approval, and finds that no EIS is necessary.

**Comprehensive Plan.** The City's draft 2040 Comprehensive Plan is presently under review by the Metropolitan Council. The Metropolitan Council has classified St. Anthony Village as an "urban community." "Urban communities" are expected to plan for forecasted population and household growth at average densities of at least 10 units per acre for new development and redevelopment. In addition, "urban communities" are expected to target opportunities for intensive development near regional transit investments.

The City's draft 2040 Comprehensive Plan identifies the former Walmart site as a priority redevelopment opportunity. Recognizing that the City is expected to accommodate an increase in population and that little to no vacant land presently exists, redevelopment of previously developed sites is considered the primary means of achieving the City's residential density objectives.

The Land Use Plan included in the draft 2040 Comprehensive Plan directs commercial use of the subject site. The Plan notes, however, that high density residential redevelopment (within Area 7) is specifically encouraged and allowed on the subject site.

The 2040 Comprehensive Plan also establishes a desired density range of 20 to 40 units per acre for high density residential development. The applicant has proposed a residential density of 35.7 units per acre (464 dwelling units/13 acres) which is within the density range directed by the draft 2040 Plan.

With the preceding in mind, the proposed redevelopment project is considered consistent with the City's 2040 Comprehensive Plan.

The housing aspect of the project potentially raises the issue of affordability. The City's Comprehensive Plan identifies several aspects of affordability and density. The Plan notes that for existing housing stock, St. Anthony Village provides a greater ratio of affordable housing, a greater ratio of rental housing, and a greater ratio of multiple family housing than the metropolitan area in general. This is also true for most aspects of affordability when compared to nearby suburban communities.

With regard to planned housing and affordability, the Metropolitan Council assigned (as a part of the 2040 Plan Update process) an allocation for 152 additional "affordable" units to St. Anthony for the 2021-2030 decade. The Plan accommodates this allocation with land designated for affordable residential development of more than 460 units. The proposed Silver Lake Village PUD Amendment presently before the City is also defined as affordable in Met Council's calculations, based on its density – doubling the proposed potential supply.

Planning staff would note that while rent ranges for the proposed project are not considered in this calculation, not every project will meet every goal of the Comprehensive Plan. The primary goals met by this project would include compatible redevelopment of the Walmart site – an important Village planning objective which stands on its own.

**Land Use Compatibility.** In consideration of the proposed apartment building project, a determination should be made that the proposed use is compatible with surrounding uses.

Land uses which surround the subject site include the Silver Lake Village commercial shopping to the north (along 39th Avenue NE), a convenience gas station and coffee store to the east, a Soo Line rail to the south and multi-family residential housing to the west. A City park (Salo Park) also lies to the west of the project site.

Recognizing that multi-family residential uses and a park border the subject site on the west, the proposed multi-family housing project will be contiguous to similar uses and therefore is considered generally compatible with surrounding uses (and not an isolated use).

**Site Access.** Primary access to the subject site is to be provided from the east via Silver Lake Road. In this regard, the access previously utilized by Walmart is to be retained.

Access to a surface parking lot in the northwest corner of the site is to be provided indirectly from 39<sup>th</sup> Avenue NE through an abutting commercial property. As a condition of Final PUD approval, an assurance should be made that an access easement is in place to accommodate the northly access to the subject site. Proof of such access easement should be provided to the City.

Access-related issues should be subject to further comment and recommendation by the City Engineer.

**Site and Building Layout.** The site and building layout are considered well-conceived and respectful of the site's context.

The two proposed apartment buildings are situated in a manner which creates an internal court area which is provided a connection (visual and physical via a trail link) to the existing park and multi-family residential uses to the west. In this regard, the proposed apartment buildings serve to buffer the interior court (amenity) area from higher intensity commercial uses which exist to the north and east of the site and the rail line located to the south.

As is also noted in the landscaping section below, planning staff would encourage attention to the east-facing portion of the project to create a more prominent "front door" impression to the most public side of the project. The interior courtyard is an excellent amenity to the residents and visitors to the development. However, the primary view and experience of this portion of the Silver Lake Village PUD is undifferentiated from any other part of the building. Enhancing the view of the development toward the public side would better meet the expectations of the Silver Lake Village development overall, as well as the expectations for Planned Unit Development design specifically.

**Setbacks.** The PUD zoning district does not impose specific structure setback requirements. For reference purposes however, the following table illustrates setback requirements imposed in the City's R-4 Multiple Family Residential zoning district (commonly applied to high density residential housing projects) and setbacks proposed by the applicant:

As a part of the Silver Lake Village PUD, the plat provides access from Silver Lake Road via an extension of the subject development parcel that is 60 feet in width. This portion of the “Walmart” parcel also accommodates a driveway that is shared with the outlot pads fronting Silver Lake Road (one of which is currently undeveloped, and the other which is occupied by the Starbucks coffee shop). For purposes of “setback” chart below, planning staff is using the lot line shared with the outlot pad sites as the front lot line.

	<b>R-4 District Setback</b>	<b>Proposed Setback</b>
<b>Front Yard</b>	30 feet	45 feet
<b>Side Yard</b>	15 feet	15 feet (north) 50 feet (south)
<b>Rear Yard</b>	40 feet or 20 % of the lot depth, whichever is greater	45 feet
<b>Building Separation</b>	30 feet	90 feet

As shown above, the proposed structure setbacks meet or exceed the requirements imposed in the City’s R-4 District. Recognizing that the site is bordered on the north and east by commercial uses and on the south by a rail line, shadows cast on adjacent properties (from the five story buildings) are not expected to have negative impacts. For these reasons, it is the opinion of staff that the proposed structure setbacks are acceptable.

### **Off-Street Parking**

Supply. According to the Zoning Ordinance, apartments must provide two off-street spaces per unit, one of which is enclosed. In this regard, a total of 928 off-street parking stalls must be provided on the site, of which 464 must be enclosed.

The following is a summary of the off-street parking supply which proposed upon the subject site:

	<b>Surface Stalls</b>	<b>Garage Stalls</b>	<b>Total</b>
<b>Phase 1</b>	129	233	<b>362</b>
<b>Phase 2</b>	211	240	<b>451</b>
	<b>340</b>	<b>473</b>	<b>813</b>

Of the total 813 off-street parking stalls, 473 are to be enclosed. As a condition of Final PUD approval, a plan of the enclosed parking area should be submitted for City review.

As indicated in the table, a total of 813 off-street parking stalls are proposed on the site which is 115 stalls less than that required by the Ordinance. In consideration of this parking supply deficit, the City would need to allow flexibility from the general ordinance requirement as part of the PUD approval.

In this regard, there is reliable research from the Institute of Transportation Engineers (ITE) in its "Parking Generation" manual as to the number of parking spaces required for suburban multiple family buildings with access to transit. There is extensive transit coverage in the Silver Lake Village area, and Metro Transit is currently working on enhancing its transit stop capacity along Silver Lake Road.

For such developments, a parking requirement equal to one parking space per .9 bedrooms can predict actual parking demand. The total number of bedrooms in the 464 unit project is 602, based on the projected unit mix (described below). The proposed 813 parking spaces results in a ratio of 1.35 spaces per bedroom, which should be more than enough to serve the project.

The ITE manual also projects parking demand by unit count, with a peak accumulation for projects of this type at about 1.4 spaces per unit. This would result in a demand of approximately 650 parking spaces.

As noted previously, the Planning Commission included a consideration that parking be further examined to entertain the possibility that the total parking coverage could be lessened, thereby increasing green space on the site. In reviewing this option, it appears that total parking demand may turn out to be somewhat less than the proposed supply. However, this is based on the average of a variety of other studies which have a wide variation in actual demand. While the parking supply may be greater than eventual demand for this project, it is speculative to reduce the proposed parking availability. Staff does not recommend reducing the supply below that proposed, which is already a reduction from code requirements. As noted below, the green space on the site will be increased over the current condition, even with the parking supply as proposed.

Dimensional Requirements. According to the Ordinance, off-street parking spaces must measure not less than 9 feet in width and 19 feet in depth. While all surface parking stalls are shown to appropriately measure 9 feet in width, stall depths of 18 feet are proposed. This dimension is generally considered functional, but will require attention from the management during winter season due to snow plowing and accumulation. If possible given site dimensions, 19 foot depth parking stalls would be a better design.

Disabled Parking. According to the American Disability Act, required accessible spaces (for persons with disabilities) varies by the number of spaces in a parking lot. For parking lots which provide 501 to 1,000 spaces, two percent of the spaces must be devoted to use by disabled persons. For 813 parking spaces for example, a minimum of 17 disabled spaces are required.

The parking plan for the parking garage has not, to date been provided. Thus, it is not possible to identify the total number of disabled parking stalls which are to be provided. The submitted site plan illustrates 340 surface parking stalls and 10 disabled stalls which is considered adequate.

As a condition of Final PUD approval, the applicant must demonstrate compliance with American Disability Act parking supply requirements.

**Building Height.** Both apartment buildings include a ground level parking garage and four floors above the garage which are to be comprised of apartment units. In this regard, the building is five stories in height (52 feet). While the PUD zoning district does not impose a specific height requirement and can provide for “flexibility” in this regard, it is important to note that the City’s R-4, Multiple Family Residential District imposes a maximum height requirement of 3 stories or 35 feet.

As a condition of Preliminary PUD approval, findings should be made by City Officials that the proposed five-story building height is acceptable as component of a project which meets the intent of the City’s PUD requirements (for superior design and amenities).

**Emergency Vehicle Access.** As a part of the review process, emergency services (fire and police) have reviewed the project and made a finding that proper emergency vehicle access is provided. As previously indicated, vehicle access to the subject site is to be provided from the east via Silver Lake Road and indirectly from the north via 39th Avenue NE. Specific comments from the department include the following:

The City of St. Anthony is currently under the 2015 Minnesota State Fire Code (MSFC), based on the 2012 International Fire Code. All plans will be reviewed according to this and any referred to standards in that code. The new fire code has been adopted but does not go into effect until next year. Any further plans will be reviewed referencing the code that is in effect at that time.

Points to Consider:

- Access Roads: Appendix D of the MSFC has been adopted by the City of St. Anthony and provides rules for access roads and turn arounds. Additional requirements are in Chapter 5. Specifically detailed is roads shall be maintained to within 600 ft. in sprinkled R occupancies. Coverage is adequate in the provided drawing. Details of the proposed access road on the west side of the building will need to be approved with final plan submittal along with plans for maintaining year around access. Also landscaping along the west side access road needs to take into consideration fire vehicle height and size. Any potential trees along that road would be a concern.
- Hydrant spacing appears to be compliant. Chapter 5 also covers spacing of fire hydrants. Hydrant placement is also tied to where fire department connections are placed. We do have some concerns with placement of one hydrant that would block access during firefighting operations if utilized. Proposed locations of fire department connections will need to be approved by us.
- Building plans will be evaluated when submitted. Considerations such as key box locations, address markings, and fire lane designations are access considerations that will be evaluated at that time.

As a part of Final PUD approval, the submitted development plans should be subject to review and comment by the Fire Chief.

**Unit Types.** The applicant has provided the following information related to proposed unit types

Unit Type	Phase 1 Number Proposed	Phase 2 Number Proposed	Total
Studio/Alcove	31	26	57 (12 %)
One Bedroom	144	149	293 (63%)
Two Bedroom	43	47	90 (20%)
Three Bedroom	12	12	24 (5%)
	<b>230</b>	<b>234</b>	<b>464 (100%)</b>

As a condition of Final PUD approval, sample floor plans should be submitted which demonstrate compliance with applicable minimum floor area requirements of the Building Code. The floor plans will be subject to review by the City Building Official as part of building permit review.

**Building Materials.** According to the submitted building elevations, the apartment buildings are to be finished in a variety of materials including the following:

- Dark brick
- Grey panels
- White panels
- Glass
- Wood print metal siding
- Colored accent siding
- Metal (railings)

The apartment building will primarily be finished in varieties of earth tone colors. Colored vertical accents are however, also proposed in strategic locations (to add visual interest).

The proposed building materials are consistent with Ordinance requirements and the color scheme is considered well-conceived.

While graphic depictions of the apartment buildings have been provided, minimal information regarding the appearance of the clubhouse and pool building have been provided. As a condition of Final PUD approval, details regarding the design of the clubhouse and pool building should be submitted for City review.

**Landscaping.** Appropriately, a preliminary landscape plan has been submitted for review. The plan illustrates generalized tree and planting bed locations. While the tree and plant locations appear acceptable, the landscape plan should be expanded to specify plant varieties and sizes. This issue should be addressed as part of the City's consideration of the Final PUD.

As part of the refinement of the landscape plan, it is suggested that consideration be given to accentuating the primary entrance to the site with an intensified landscaping effort. Consideration could be given to providing a landscape median or other enhancement near the eastern entrance to the site, between the garage entrance driveways and the sidewalk crossing to the east.

The purpose of this recommendation would be to create a more prominent sense of entry to the project. While the main entry/access area inside the interior courtyard appears to be an attractive space, the view of the project from Silver Lake Road is understated – little attention is evident to the “front door” of the project site. Planning staff believes that an enhanced entry drive would benefit the project with the objective of making a more substantial presentation to the public side of the development.

**Sidewalks, Parks, and Open Space.** The submitted site plan illustrates concrete sidewalks along the south, east and west sides of the site. Sidewalks are also illustrated within the interior court area. Connections to the surrounding area are consistent with the existing conditions, and should serve the site well.

The site establishes an impervious surface coverage of 75% of the development property, apart from the parcel on which Salo Park is located. Current impervious on the site is approximately 85% under the original Walmart use. While the resulting impervious exceeds the R-4 standard, it represents a significant increase in green space over the existing condition. Moreover, a significant portion of the impervious within the courtyard areas of the project will be landscaped and provide recreational amenities available to the residents of the project.

With regard to parks, the City has determined that the original subdivision and plat of Silver Lake Village, in the establishment of the park use of Salo Park, has met its park dedication requirement with the initial PUD approval.

**Lighting.** To date, a lighting plan has not been submitted for review. As a condition of Final PUD approval, a lighting plan should be submitted for review which demonstrates compliance with City requirements.

**Signage.** The Preliminary PUD application does not include any information related to signage. As a condition of Final PUD approval, a sign plan must be submitted which demonstrates compliance with applicable City sign requirements.

**Trash Handling.** As a condition of Final PUD approval, the applicant should provide information regarding trash handling activities.

**Grading, Drainage, and Utilities.** Issues related to grading, drainage and utilities should be subject to comment and recommendation by the City Engineer. The City Engineer has reviewed the project at Preliminary Plan stage, and has noted that issues related to civil plans will require



technical comment and some attention, but none that will impact the Preliminary Plan documents or the general site planning.

**PUD Agreement.** As a condition of Final PUD approval, the applicant will be required to enter into a PUD agreement with the City and post all the necessary securities required by it.

**3. Criteria for and Consistency with Criteria for PUD Approval.** Title XV Land Usage, Chapter 152 Zoning Code, Section §152.209.

## **SUMMARY AND STAFF/PLANNING COMMISSION RECOMMENDATIONS**

**Preliminary Plan PUD** - Staff and Planning Commission recommend approval with the following conditions:

1. An access easement shall be in place to accommodate the northerly access to the subject site. Proof of such access easement shall be provided to the City as a part of the original or amended PUD documentation.
2. Access-related issues shall be subject to comment and recommendation by the City Engineer.
3. As a part of the Final PUD Plan submission, a plan of the enclosed parking area shall be submitted for City review.
4. The City finds that the proposed parking supply (and the deficit based on ordinance requirements) is adequate to serve the facility. *The City will continue to research the parking demand to determine whether a lesser parking supply can properly serve the project in an effort to reduce impervious surface coverage on the property.*
5. Internal parking stalls which exhibit “bumper to bumper” or “bumper to wall” conditions should be increased from 18 to 19 feet in depth, *where possible*.
6. Final PUD Plans demonstrate compliance with ADA parking supply requirements (for disabled persons).
7. City Officials find the proposed five-story apartment building heights to be acceptable (within the context of the PUD).
8. Sample floor plans be submitted which demonstrate compliance with applicable minimum floor area requirements of the Building Code.
9. Details regarding the design of the clubhouse and pool building shall be submitted for City review.

10. As a part of the Final Plan submission, the submitted landscape plan be expanded to specify plant varieties and sizes.
11. Consideration be given to accentuating the primary entrance to the site via an intensified landscaping plan and other elements. Specifically, consideration be given to enhanced architectural features as well as provision of a landscape median near the eastern entrance to the site, between the garage entrance driveways and the sidewalk crossing to the east.
12. As part of the Final PUD Plan submission, a lighting plan be submitted for review which demonstrates compliance with City requirements.
13. As part of the Final PUD Plan submission, a signage plan be submitted for review which demonstrates compliance with City requirements.
14. The applicant provide information regarding trash handling activities.
15. Issues related to grading, drainage and utilities shall be subject to comment and recommendation by the City Engineer.
16. The applicant enter into a PUD agreement with the City and post all the necessary securities required by it.
17. Consideration of comments of other City Staff.

This recommendation is based on a finding that the proposal, with the conditions cited, is consistent with the requirements for PUD consideration, with the long-term objectives of the Silver Lake Village PUD, and with the recommendations and policies of the St. Anthony Comprehensive Plan.

#### **ATTACHMENTS**

- Exhibit A: Location map  
Exhibit B: Application and Supporting Material



3301 Silver Lake Road  
St. Anthony Village, Minnesota 55418  
Office: (612) 782-3301  
Fax: (612) 782-3302  
www.savmn.com

**-For Office Use Only-**

Planning File Number \_\_\_\_\_  
Project Number \_\_\_\_\_  
Application Submittal Date 7/22/19  
Application Completed Date \_\_\_\_\_  
Fee Paid \_\_\_\_\_  
Receipt Number \_\_\_\_\_  
Planning Commission \_\_\_\_\_  
Meeting Date \_\_\_\_\_  
Council Decision \_\_\_\_\_  
Council Decision Date \_\_\_\_\_

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**LAND USE APPLICATION**

Address of Property Involved: 3800 Silver Lake Road NE

Property ID Number: 31-30-23-34-0028 and 31-30-23-34-0030

Legal Description: Lot 2, Block 1, Silver Lake Village, according to the recorded plat thereof and situate in Ramsey County, Minnesota and Outlot B, Silver Lake Village, according to the recorded plat thereof and situate in Ramsey County, Minnesota.

**Applicant Information**

Applicant Name: Evan Doran on behalf of Doran SLV, LLC

Applicant Address: 7803 Glenroy Road, Suite 300, Bloomington, MN 55439

Applicant Telephone Number: 952-641-9475 Other: 952-288-2000

Applicant Fax Number: \_\_\_\_\_

Applicant Email Address: evan.doran@dorancompanies.com

**Property Information**

Property Owner (if different from above): IRC Silver Lake Village, LLC and IRC Silver Lake Apache Park, LLC

Owner Address: Attn: Shweta Van Beveren, 814 Commerce Drive, Suite 300, Oak Brook, IL 60523

Owner Telephone Number: 630-451-2875

Owner Email Address: vanbeveren@ircetailcenters.com

**Type of Request (Check All that Apply)**

- |   |   |
|---|---|
| <input type="checkbox"/> <b>Appeal</b> (\$100 fee)  | <input type="checkbox"/> <b>Minor Subdivision/Lot Split</b> (\$250 fee + \$1,250 escrow)                                  |
| <input type="checkbox"/> <b>Comprehensive Plan Amendment</b> (\$750 fee + \$1,500 escrow if residential; \$3,500 escrow if commercial/industrial) | <input checked="" type="checkbox"/> <b>Planned Unit Development (PUD)</b> (\$750 fee + \$2,500 escrow)                    |
| <input type="checkbox"/> <b>Conditional Use Permit (CUP)</b> (\$200 fee + \$450 escrow if residential; \$850 escrow if commercial/industrial)     | <input type="checkbox"/> <b>Rezoning</b> (\$500 fee + \$750 escrow)   |
| <input type="checkbox"/> <b>Easement Vacation</b> (\$200 fee + \$500 escrow)  | <input type="checkbox"/> <b>Zoning Text Amendment</b> (\$500 fee + \$750 escrow)  |
| <input type="checkbox"/> <b>Preliminary Plat</b> (\$500 fee + \$500 escrow)   | <input type="checkbox"/> <b>Site Plan</b> (\$250 fee + \$450 escrow)  |
| <input type="checkbox"/> <b>Final Plat</b> (\$500 fee + \$500 escrow)   | <input type="checkbox"/> <b>Variance</b> (\$200 fee + \$450 escrow if residential; \$850 escrow if commercial/industrial) |

Description of the Request (OR a separate detailed narrative explaining the project):

See separate narrative attached.

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### **Filing and Information Requirements**

The City recommends that you contact the planner prior to submission to discuss the application process, requirements, and deadlines.

### **Incomplete Applications and Submission Deadline**

A complete land use application (including all required fees and escrows) must be received at least 30 days prior to the meeting of the Planning Commission or City Council meeting at which the request will be heard. Submission of an incomplete application may delay the processing of your land use request. The application approval time commences and an application is considered officially filed when the City Planner has received and examined the application and determined that the application is complete. A decision on whether the application is complete or incomplete shall be made within fifteen (15) working days following the submittal of the application. When the application is deemed to be "complete" it shall be placed on the agenda of the first possible Planning Commission meeting provided that all required public notices have been sent and published. Upon submission of a complete application, state statute requires that a decision be issued within 60 days regarding each request; however, a 60-day extension may be obtained if more time is needed.

### **Notice of Meeting Attendance**

In order for the Planning Commission and the City Council to consider any application, the applicant or a designated representative must be present at the scheduled meeting. If not, the matter may be tabled until the next available agenda.

### **Agenda Deadline and Meeting Schedule**

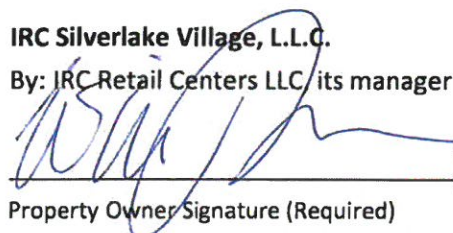
Planning Commission meetings are typically held on the third Tuesday of every month at 7:00 p.m., while City Council meetings are held typically the second and fourth Tuesday of every month at 7:00 p.m. Meeting dates and times are subject to change so please contact City Hall to verify the meeting date and time. All meetings are held at the St. Anthony Community Center in the Council Chambers, 3301 Silver Lake Road, St. Anthony, Minnesota 55418, unless otherwise stated. Applications are advised that additional meetings and/or workshops are scheduled when necessary.

**Acknowledgement and Signature**

I acknowledge that I have read all of the information listed in the City of St. Anthony Village Land Use Application and fully understand that I am responsible for all costs incurred by the City related to the processing of this application. If additional fees are required to cover costs incurred from processing of the application, the City has the right to require additional payment from one or more of the undersigned, who shall be jointly liable for such fees. Such expenses may include (but are not limited to) direct city payroll and overhead costs, fees paid to consultants and other professionals, and the cost of printing, mailing, and supplies. Applicants are advised that an escrow deposit is required at the time of the submittal of the land use application to offset costs associated with the proposed project. Unused portions of an escrow are returned to the applicant upon successful implementation of an approved plan. I understand that approval from other agencies may be required before commencement with the stated project. **Notwithstanding anything contained herein to the contrary, the Owner is executing this Application only to the extent to grant its consent for Applicant to file this Application, and Owner shall not be liable or responsible for any costs, fees, or expenses related thereto. Applicant shall be solely liable and responsible for all costs, fees and expenses in connection with this Application and the proposed project.**

IRC Silverlake Village, L.L.C.

By: IRC Retail Centers LLC, its manager



William Pridmore  
VP, General Counsel & Secretary

7/22/19  
Date

Doran SLV, LLC



Erin Doerr  
Director, Development

Applicant Signature (If different than the property owner)

7/22/19  
Date

Please contact the City Planner at 763-957-1100 or  
planner@savmn.com if you have any questions regarding this application.

July 22, 2019

**RE: PUD Amendment Project Narrative – Silver Lake Village Development – St. Anthony, MN**

Doran Companies has under contract to purchase a 13-acre site at 3800 Silver Lake Rd NE in the City of St. Anthony, for an exciting new multifamily development at Silver Lake Village (the “Project”). The lots current use is a vacant Walmart and Salo Park are currently zoned as a PUD and we anticipate going through a Preliminary and Final PUD Amendment process. We do not expect any physical changes to Salo Park.

Doran Companies takes pride in the quality of multifamily housing projects that it brings to the community. The community areas and amenities are regularly second to none. This Project will be no different in either aspect. State-of-the-art amenities will include a clubhouse with a full-scale fitness center, game room, business center, entertainment suites, outdoor pools, spas, lounge chairs, community grills and gathering spaces. All interior unit finishes will be first class with quality fixtures, flooring, finishes and countertops that are synonymous with the quality of multifamily housing that Doran Companies designs, develops and constructs. In keeping with the Comprehensive Plan’s maximum prescribed density of 38 du/acre for this area, which would yield a maximum unit count of 494 units, the Project is expected to include approximately 460 apartment units constructed in two 230-unit phases. The Project will have approximately 8% studios, 3% alcoves, 52% one bedrooms, 26% two bedrooms, and 11% three-bedroom units. The Project will be four stories of wood construction over one story of structured parking which will be above grade to avoid conflict with the high water thresholds of Salo Park.

The Project site is situated along the Eastern side of Silver Lake Rd NE and bordered to the West by Salo Park, the Soo Line Railway to the South, and Silver Lake Village Shopping Center to the North. Currently occupied by a vacant Walmart, the surrounding area has some of the City’s most popular shopping destinations. The site is also easily accessible being just 2 miles off Interstate 35W and about 6 miles North of downtown Minneapolis.

Stormwater management for the new site will follow the current requirements and will utilize a drainage system in connection with the Salo Park Stormwater Pond adjacent to the site.

We look forward to working with the City to further this Preliminary Development Plan submittal.

Sincerely,



Evan Doran

Senior Director, Development

Project compliance with the requirements of the Preliminary Development Plan:

1. Overall maximum PUD density range: Maximum of 38 dwelling units per acre
2. General location of major streets and pedestrian ways: Please see attached Site Plan.
3. General location and extent of public and common and open space: Please see attached Site Plan.
4. General location of residential and nonresidential land uses with approximate type of intensities of development: Please see attached Site Plan. Note that as a proposed Amendment to the existing PUD, all existing uses are intended to remain the same within the context of this submittal except for the existing Wal-Mart site being converted to multifamily uses.
5. Staging and time schedule of development: Applicant expects the project to proceed within the general timeline outlined below:
  - Site Entitled: Fall 2019
  - TIF/Financial Package Approved: Fall 2019
  - Wal-Mart Demo: Winter 2019
  - Construction Start: Winter/Spring 2019
  - Clubhouse (Leasing) for Phase 1 Open: Spring/Summer 2021
  - Phase 1 (appx. 230 units) Open: Summer 2021
  - Phase 2 (appx. 230 units) Open: Summer 2023

Project compliance with St. Anthony's current Comprehensive Plan and the drafted 2040 Comprehensive Plan:

The Silver Lake Village Multifamily development ("Project") by Doran SLV, LLC ("Applicant") meets the City of St. Anthony's standards in the following ways:

**1. Planning for growth in a developed community.**

The Twin Cities region overall is experiencing a period of growth, especially in areas closest to the region's urban core. That growth is expected to continue through the year 2040. It is predicted that the overall regional population in 2040 will be older, more racially diverse and more likely to live in smaller households than the current population. The needs and preferences of an aging and diversifying population are likely to translate to a **need for more smaller housing units and multifamily development**, and, if trends endure, a continued preference for locating in areas closer to the urban center. Inner ring suburban communities like St. Anthony can respond to this regional trend by identifying areas where infill redevelopment is likely to occur. **As a substantially built-out community, planning for an increase in population and housing in St. Anthony necessitates looking for redevelopment opportunity areas because little to no undeveloped land remains in the community.**

**2. Encourage expanded choices in housing location and types, and improved access to jobs and opportunities.**



Accommodate growth forecasts through reinvestment at appropriate densities

Approve and permit reinvestment projects that make cost effective use of infrastructure and increased density.

Adopt ordinances to accommodate growth and use land and infrastructure efficiently (examples: innovative zoning techniques for mixed use development, transit-oriented development, overlay districts, planned unit development provisions, and traditional neighborhood development overlay zones.)

**Plan for the re-development of underutilized commercial properties, especially those on higher volume streets and transit routes, for higher-density, multi-family and senior housing.**

There is an interest in increasing housing density in strategic locations (along transit routes or in underutilized areas).

The City has housing for all types of families, households and residents at all stages of their lives.

Prioritize mixed uses and allowing housing to co-occur within proximity to services, businesses, and critical infrastructure.

### 3. Silver Lake Village.

**This area represents relatively recent development, but the current vacancy of the Walmart building on the corner of 37th Avenue and Silver Lake Road has been a priority for St. Anthony. The Walmart building and associated parking lot are large and currently sit empty. A change in ownership and tenancy at the Walmart site is the most significant opportunity to bring new uses or redevelopment and increased vibrancy to Silver Lake Village.**

### 4. Utilize the Planned Unit Development re-zoning as a tool at key locations to promote market flexibility, integrated land uses, density and walkability.



## Unit Count

Unit Size Range

**F.A.R.**

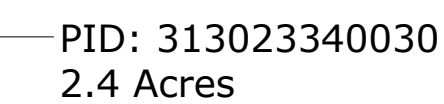
AREA (NON-PARKING) TOTAL 488,400 GSF / TOTAL PROPERTY AREA 566,647 SF = **0.86 F.A.R.**

## Project Team

Attorney:  
Doran Companies  
7803 Glenroy Road  
Bloomington, MN 55349  
PH: 952-288-2000

Surveyor / Landscape / Civil:  
Kimley Horn  
767 Eustis Street  
Suite 100  
St. Paul, MN 55114  
PH: 651-645-4197

## Site Map



## Sheet Index

[illegible]





SITE LOOKING NORTHWEST



SITE LOOKING SOUTHWEST





SITE LOOKING EAST

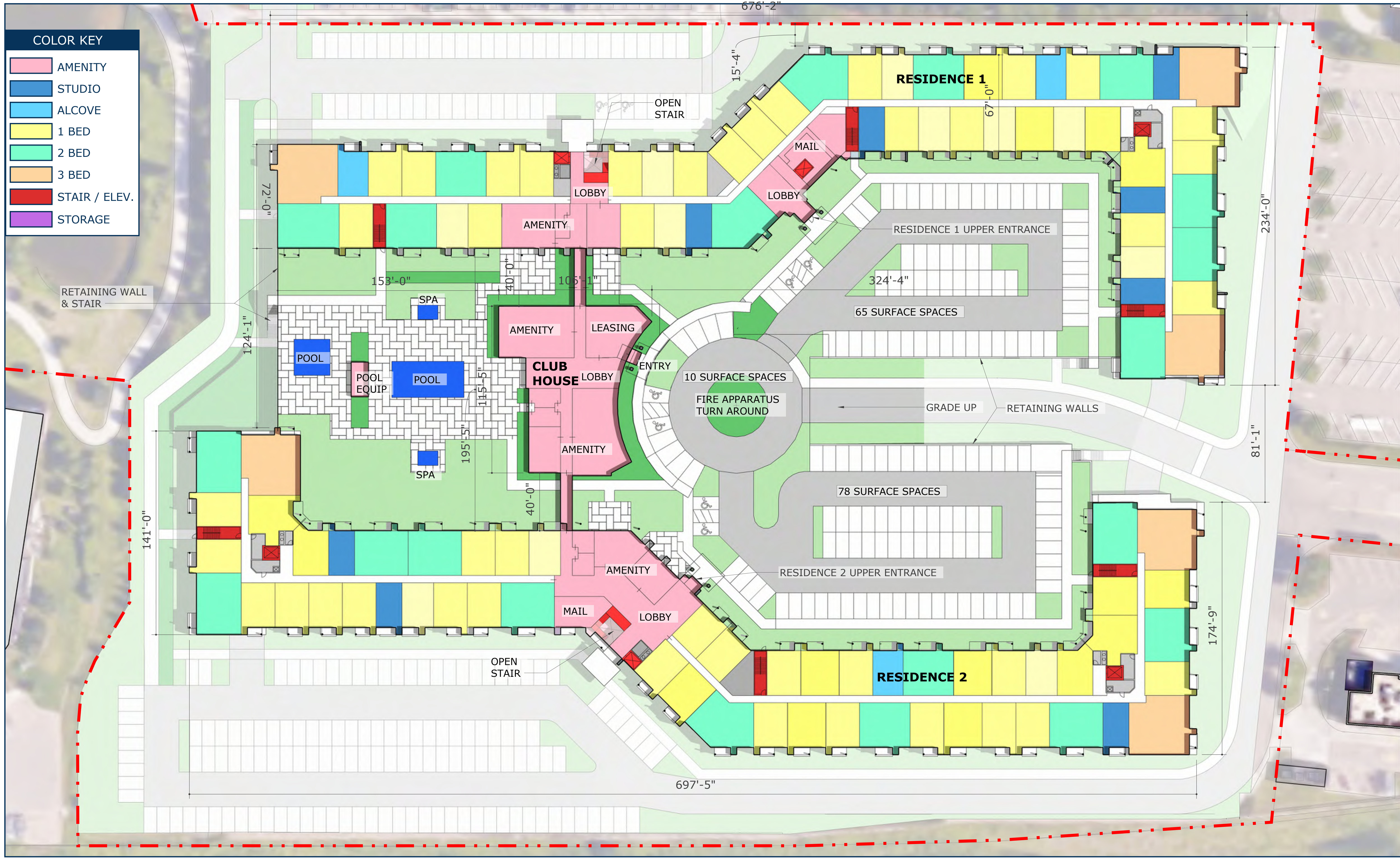


SITE LOOKING NORTHEAST









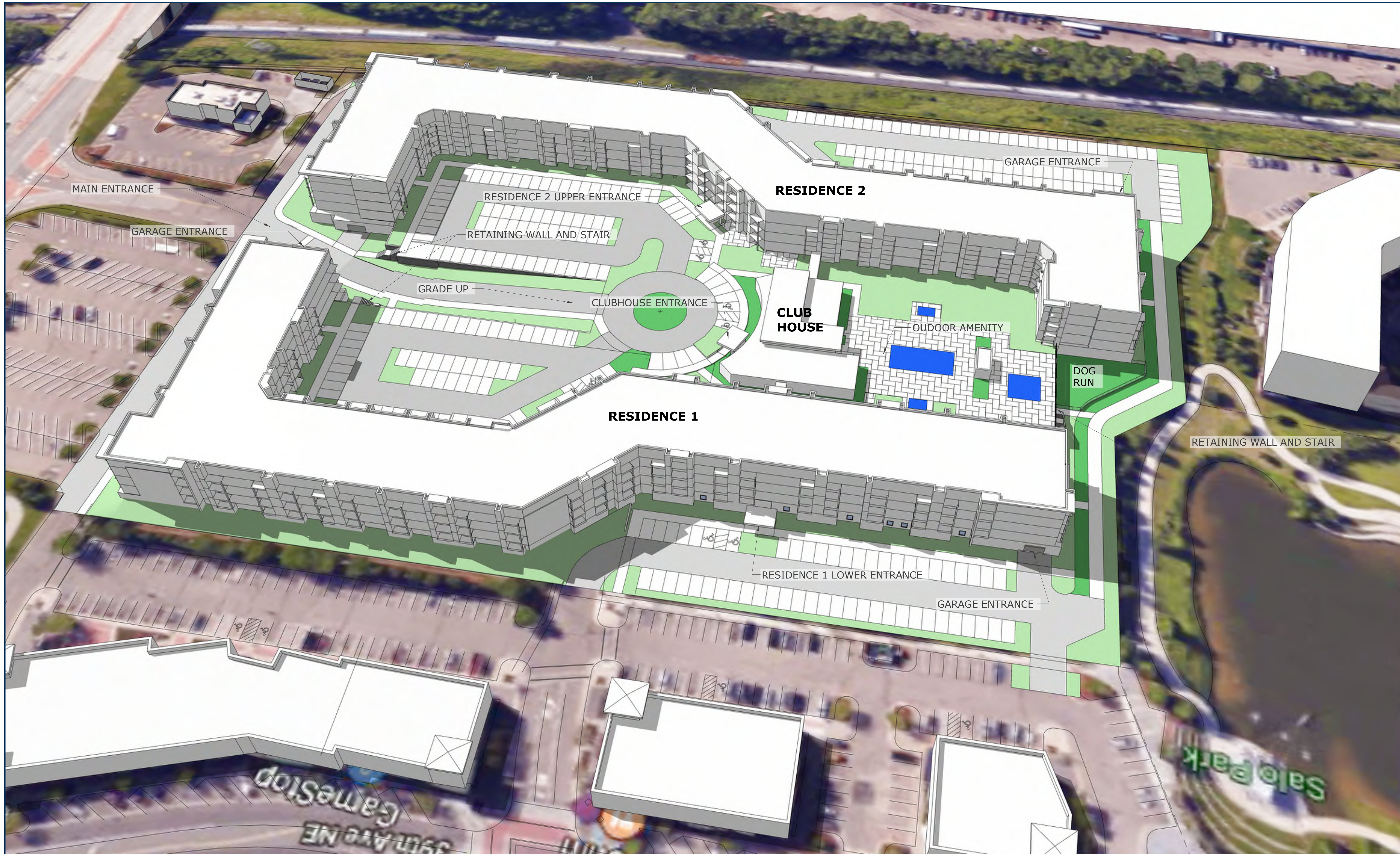
















RESIDENCE 2

RESIDENCE 1

EAST ELEVATION ALONG SILVER LAKE ROAD

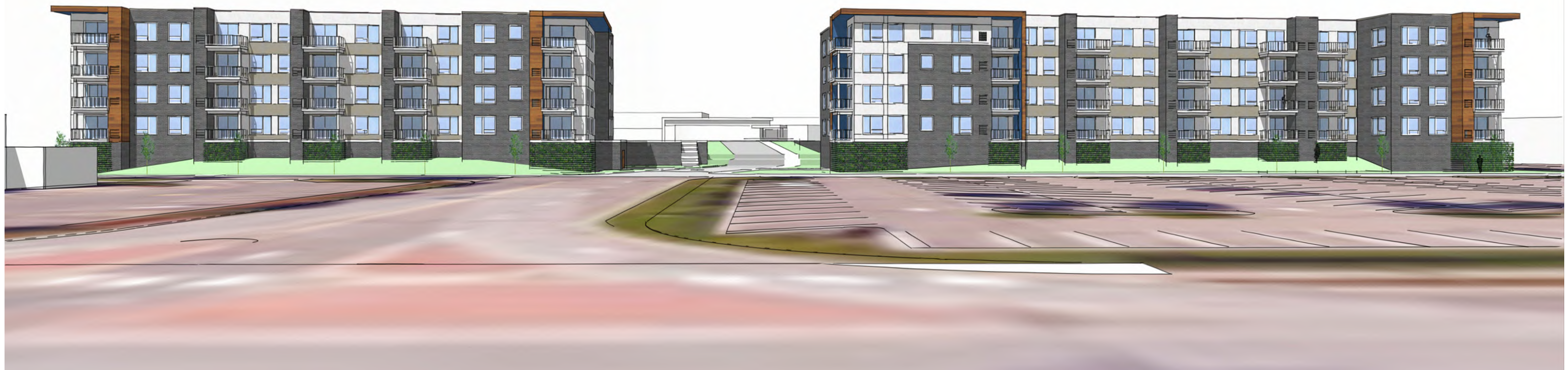
SCALE: 1/16" = 1'-0"



EAST ELEVATION ALONG SILVER LAKE ROAD, RESIDENCE 1

SCALE: 1/8" = 1'-0"





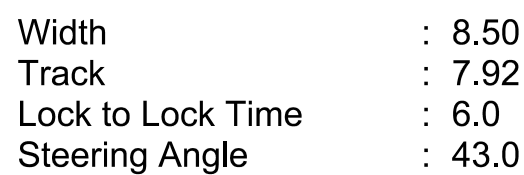
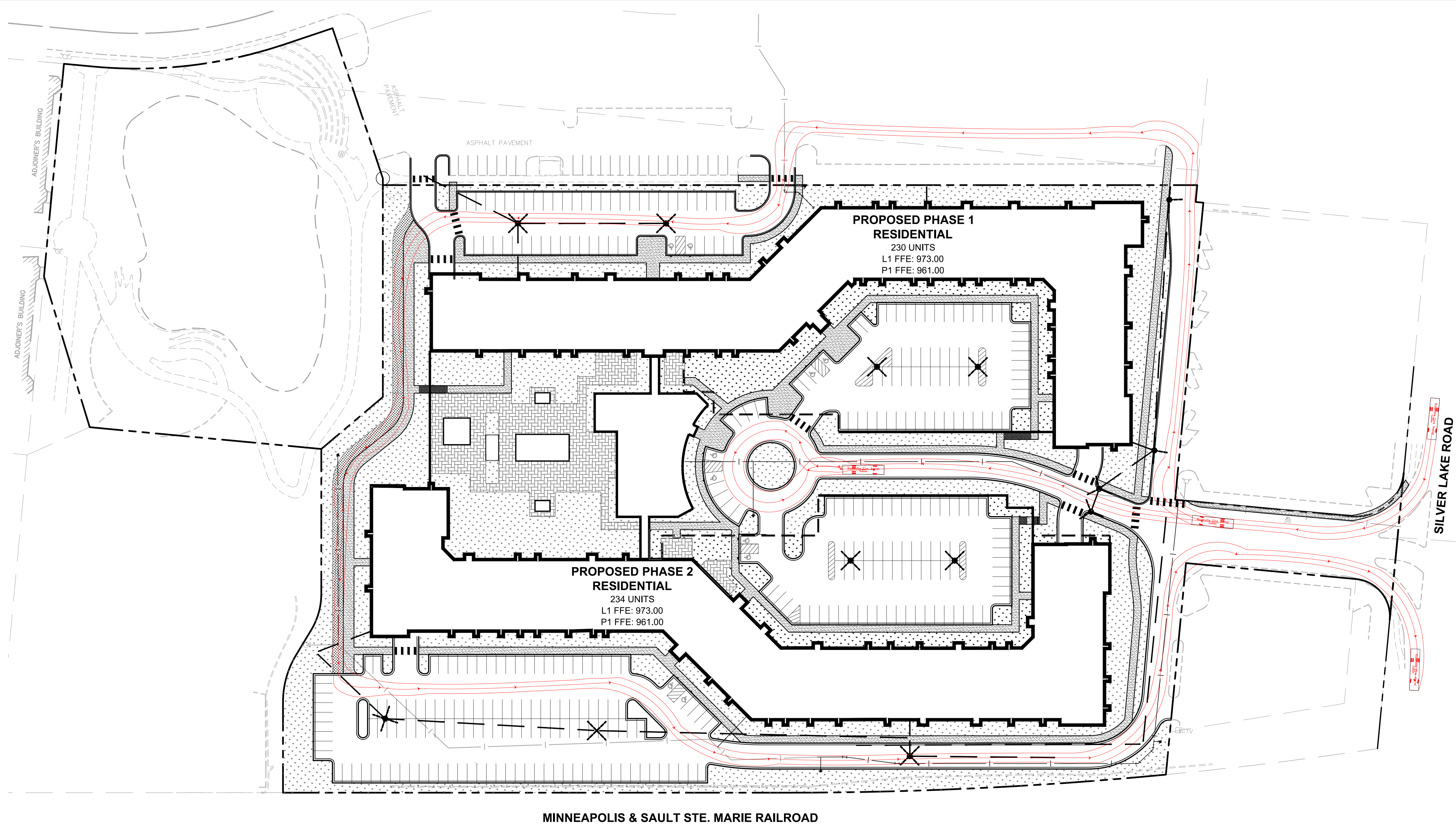









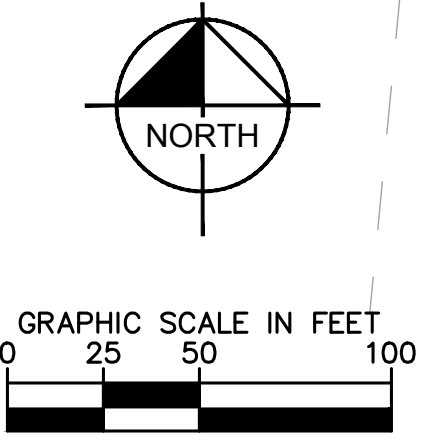




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 PROPERTY LINE  
 PERVIOUS AREA

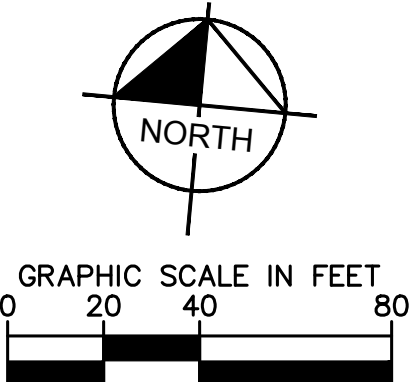








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PROPERTY SUMMARY	
SILVER LAKE VILLAGE APARTMENTS	
TOTAL PROPERTY AREA	566,647 SF (13.01 AC)
PROPOSED IMPERVIOUS AREA	371,419 SF (8.53 AC)
PROPOSED PERVIOUS AREA	195,228 SF (4.48 AC)
TOTAL DISTURBED AREA	430,715 SF (10.35 AC)
ZONING SUMMARY	
EXISTING ZONING	PUD - PLANNED UNIT DEVELOPMENT
PROPOSED ZONING	PUD - PLANNED UNIT DEVELOPMENT

BUILDING DATA SUMMARY	
AREAS	
BUILDING AREA	58,600 SF (PHASE I) 61,400 SF (PHASE II)
PARKING	
PROPOSED PARKING	340 SPACES (AT GRADE) 473 SPACES (P1. SEE ARCH PLANS)
SURFACE ADA STALLS REQ'D / PROVIDED	8 STALLS / 10 STALLS

- ## SITE PLAN NOTES

- |    |   |     |   |
|----|---|-----|---|
| 1. | ALL WORK AND MATERIALS SHALL COMPLY WITH ALL ST. ANTHONY VILLAGE P & HENNEPIN COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.  | 8.  | KIMLEY-HORN ASSUMES NO LIABILITY FOR ANY ERRORS, INACCURACIES, OR OMISSIONS CONTAINED THEREIN.  |
| 2. | CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.  | 9.  | TOTAL LAND AREA IS 13.01 ACRES.   |
| 3. | ALL INNER CURBED RADII ARE TO BE 3' AND OUTER CURBED RADII ARE TO BE 10' UNLESS OTHERWISE NOTED. STRIPED RADII ARE TO BE 5'.  | 10. | PYLON / MONUMENT SIGNS SHALL BE CONSTRUCTED BY OTHERS. SIGNS ARE SHOWN FOR GRAPHICAL & INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO VERIFY SIZE, LOCATION AND ANY REQUIRED PERMITS NECESSARY FOR THE CONSTRUCTION OF THE PYLON / MONUMENT SIGN. |
| 4. | ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.  | 11. | CONTRACTOR SHALL REFERENCE ARCH / MEP PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.  |
| 5. | EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.  | 12. | NO PROPOSED LANDSCAPING SUCH AS TREES OR SHRUBS, ABOVE AND UNDERGROUND STRUCTURES, OR OTHER OBSTRUCTIONS SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS AND RIGHTS OF WAY UNLESS SPECIFICALLY NOTED ON PLANS OTHERWISE.       |
| 6. | CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID. | 13. | REFERENCE ARCHITECTURAL PLANS FOR DUMPSTER ENCLOSURE DETAILS.   |
| 7. | SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY AMERICAN SURVEYING & MAPPING, DATED 4/18/2019.   | 14. | REFER TO FINAL PLAT OR ALTA SURVEY FOR EXACT LOT AND PROPERTY BOUNDARY DIMENSIONS.  |
|    |   | 15. | ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.   |
|    |   |     | ALL DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT.   |

- ## KEYNOTE LEGEND

- |     |  |
|-----|--|
| (A) | CONCRETE SIDEWALK                              |
| (B) | B612 CURB & GUTTER (TYP.)                      |
| (C) | MATCH EXISTING EDGE OF PAVEMENT/ CURB & GUTTER |
| (D) | ACCESSIBLE CURB RAMP                           |
| (E) | ACCESSIBLE PARKING SIGN                        |
| (F) | ACCESSIBLE PARKING                             |
| (G) | AREA STRIPED WITH 4" SYSL @ 45° 2' O.C.        |
| (H) | STANDARD DUTY ASPHALT PAVEMENT                 |
| (I) | LANDSCAPE AREA - SEE LANDSCAPE PLANS           |
| (J) | HARDSCAPE AREA - SEE LANDSCAPE PLANS           |
| (K) | EXISTING FIRE HYDRANT TO REMAIN                |
| (L) | PEDESTRIAN CROSSWALK                           |
| (M) | SURMOUNTABLE CURB                              |
| (N) | FLAT CURB                                      |
| (O) | STOOPS/STAIRS/RISERS - SEE ARCH PLANS          |
| (P) | LIGHT POLE                                     |
| (Q) | TURF WITH SOIL STABILIZATION PAVING SYSTEM     |

PRELIMINARY - NOT FOR CONSTRUCTION

# SILVER LAKE VILLAGE APARTMENTS

PREPARED FOR

## COMPANIES

**ST. ANTHONY**

# SITE PLAN

SCALE	AS SHOWN	BRIAN M. WURDEMAN
DESIGNED BY	BPG	
DRAWN BY	BPG	
CHECKED BY	BMW	
KIVA PROJECT 160805012	I HEREBY CERTIFY THAT THIS PLAN SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.	
DATE 07/22/2019	DATE: 07/17/2019 LIC. NO. 55113	

I HEREBY CERTIFY THAT THIS PLAN,  
SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A QUALIFIED PROFESSIONAL ENGINEER.

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

BRIAN M. WURDEMAN

712040 MN

7/2019  
MN  
LIC. NO.

7/2019 LIC. NO. \_\_\_\_\_

**Kimley»»Horn**

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67 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114

PHONE: 801.646.4161  
WWW.KIMIEYHORN.COM

WWW.KIMLEY-HORN.COM

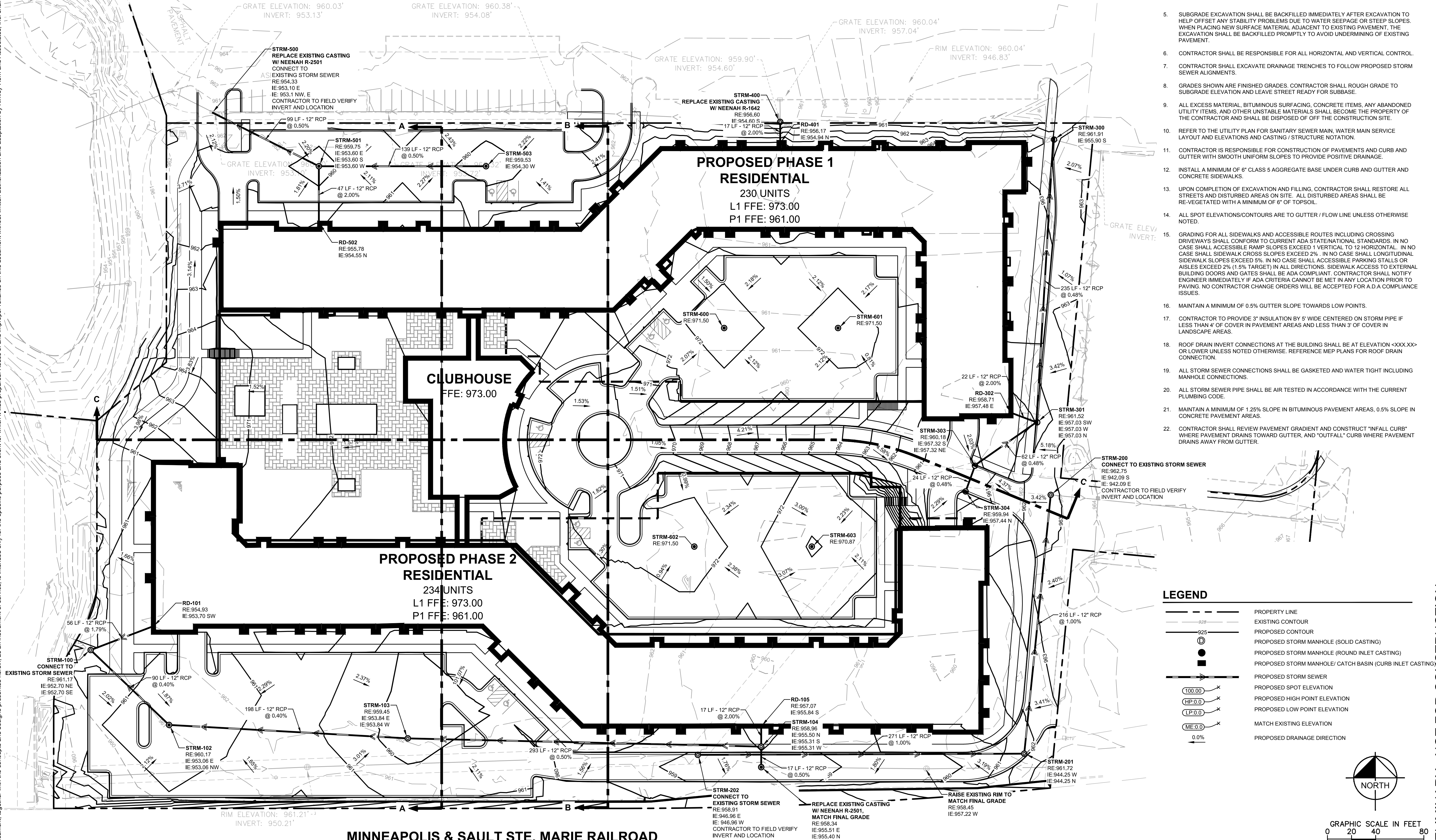
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## GRADING PLAN NOTES

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF ST. ANTHONY, SPECIFICATIONS AND BUILDING PERMIT REQUIREMENTS.
- CONTRACTOR TO CALL GOPHER STATE CALL ONE @ <1-800-252-1166> AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION/CONSTRUCTION FOR UTILITY LOCATIONS.
- STORM SEWER PIPE SHALL BE AS FOLLOWS:  
RCP PER ASTM C-76  
HDPE: 0" - 10" PER AASHTO M-252  
HDPE: 12" OR GREATER PER ASTM F-2306  
PVC SCH. 40 PER ASTM D-3034  
STORM SEWER FITTINGS SHALL BE AS FOLLOWS:  
RCP PER ASTM C-76, JOINTS PER ASTM C-361, C-990, AND C-443  
HDPE PER ASTM 3212  
PVC PER ASTM D-3034, JOINTS PER ASTM D-3212
- CONTRACTOR TO FIELD VERIFY THE LOCATIONS AND ELEVATIONS OR EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO THE START OF SITE GRADING. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS.
- SUBGRADE EXCAVATION SHALL BE BACKFILLED IMMEDIATELY AFTER EXCAVATION TO HELP OFFSET ANY STABILITY PROBLEMS DUE TO WATER SEEPAGE OR STEEP SLOPES. WHEN PLACING NEW SURFACE MATERIAL ADJACENT TO EXISTING PAVEMENT, THE EXCAVATION SHALL BE BACKFILLED PROMPTLY TO AVOID UNDERMINING OF EXISTING PAVEMENT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
- CONTRACTOR SHALL EXCAVATE DRAINAGE TRENCHES TO FOLLOW PROPOSED STORM SEWER ALIGNMENTS.
- GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL ROUGH GRADE TO SUBGRADE ELEVATION AND LEAVE STREET READY FOR SUBBASE.
- ALL EXCESS MATERIAL, BITUMINOUS SURFACING, CONCRETE ITEMS, ANY ABANDONED UTILITY ITEMS, AND OTHER UNSTABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE CONSTRUCTION SITE.
- REFER TO THE UTILITY PLAN FOR SANITARY SEWER MAIN, WATER MAIN SERVICE LAYOUT AND ELEVATIONS AND CASTING / STRUCTURE NOTATION.
- CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION OF PAVEMENTS AND CURB AND GUTTER WITH SMOOTH UNIFORM SLOPES TO PROVIDE POSITIVE DRAINAGE.
- INSTALL A MINIMUM OF 6" CLASS 5 AGGREGATE BASE UNDER CURB AND GUTTER AND CONCRETE SIDEWALKS.
- UPON COMPLETION OF EXCAVATION AND FILLING, CONTRACTOR SHALL RESTORE ALL STREETS AND DISTURBED AREAS ON SITE. ALL DISTURBED AREAS SHALL BE RE-VEGETATED WITH A MINIMUM OF 6" OF TOPSOIL.
- ALL SPOT ELEVATIONS/CONTOURS ARE TO GUTTER / FLOW LINE UNLESS OTHERWISE NOTED.
- GRADING FOR ALL SIDEWALKS AND ACCESSIBLE ROUTES INCLUDING CROSSING DRIVEWAYS SHALL CONFORM TO CURRENT ADA STATE/NATIONAL STANDARDS. IN NO CASE SHALL ACCESSIBLE RAMP SLOPES EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPES EXCEED 2% . IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPES EXCEED 5% . IN NO CASE SHALL ACCESSIBLE PARKING STALLS OR AISLES EXCEED 2% (1.5% TARGET) IN ALL DIRECTIONS. SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS AND GATES SHALL BE ADA COMPLIANT. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET IN ANY LOCATION PRIOR TO PAVING. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR A.D.A COMPLIANCE ISSUES.
- MAINTAIN A MINIMUM OF 0.5% GUTTER SLOPE TOWARDS LOW POINTS.
- CONTRACTOR TO PROVIDE 3" INSULATION BY 5' WIDE CENTERED ON STORM PIPE IF LESS THAN 4' OF COVER IN PAVEMENT AREAS AND LESS THAN 3' OF COVER IN LANDSCAPE AREAS.
- ROOF DRAIN INVERT CONNECTIONS AT THE BUILDING SHALL BE AT ELEVATION <XXX.XX> OR LOWER UNLESS NOTED OTHERWISE. REFERENCE MEP PLANS FOR ROOF DRAIN CONNECTION.
- ALL STORM SEWER CONNECTIONS SHALL BE GASKETED AND WATER TIGHT INCLUDING MANHOLE CONNECTIONS.
- ALL STORM SEWER PIPE SHALL BE AIR TESTED IN ACCORDANCE WITH THE CURRENT PLUMBING CODE.
- MAINTAIN A MINIMUM OF 1.25% SLOPE IN BITUMINOUS PAVEMENT AREAS, 0.5% SLOPE IN CONCRETE PAVEMENT AREAS.
- CONTRACTOR SHALL REVIEW PAVEMENT GRADIENT AND CONSTRUCT "INFALL CURB" WHERE PAVEMENT DRAINS TOWARD GUTTER, AND "OUTFALL" CURB WHERE PAVEMENT DRAINS AWAY FROM GUTTER.

PRELIMINARY - NOT FOR CONSTRUCTION

SILVER LAKE VILLAGE

APARTMENTS

PREPARED FOR

DORAN

COMPANIES

ST. ANTHONY

## GRADING AND DRAINAGE PLAN

KHA PROJECT 160665012

DATE 07/22/2019

SCALE AS SHOWN

DESIGNED BY BPG

DRAWN BY BPG

CHECKED BY BMW

DESIGNED BY BPG

DRAWN BY BPG

CHECKED BY BMW

DATE 07/17/2019

LC NO. 5313

DESIGNED BY BPG

DRAWN BY BPG

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DATE 07/17/2019

LC NO. 5313

DESIGNED BY BPG

DRAWN BY BPG

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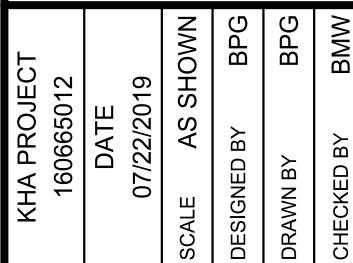
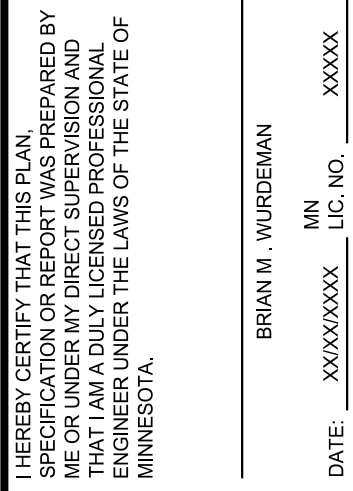
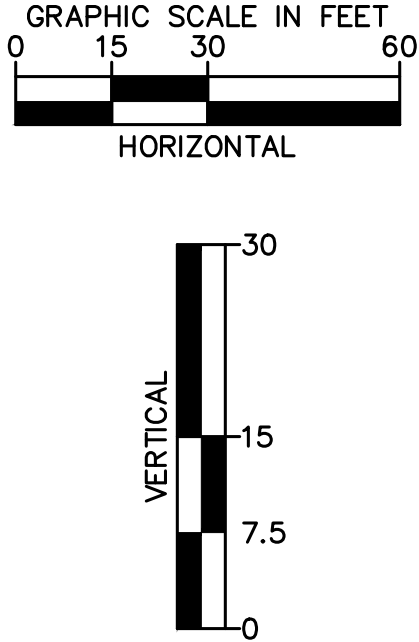
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DATE 07/17/2019

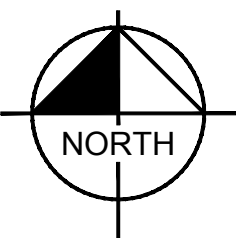
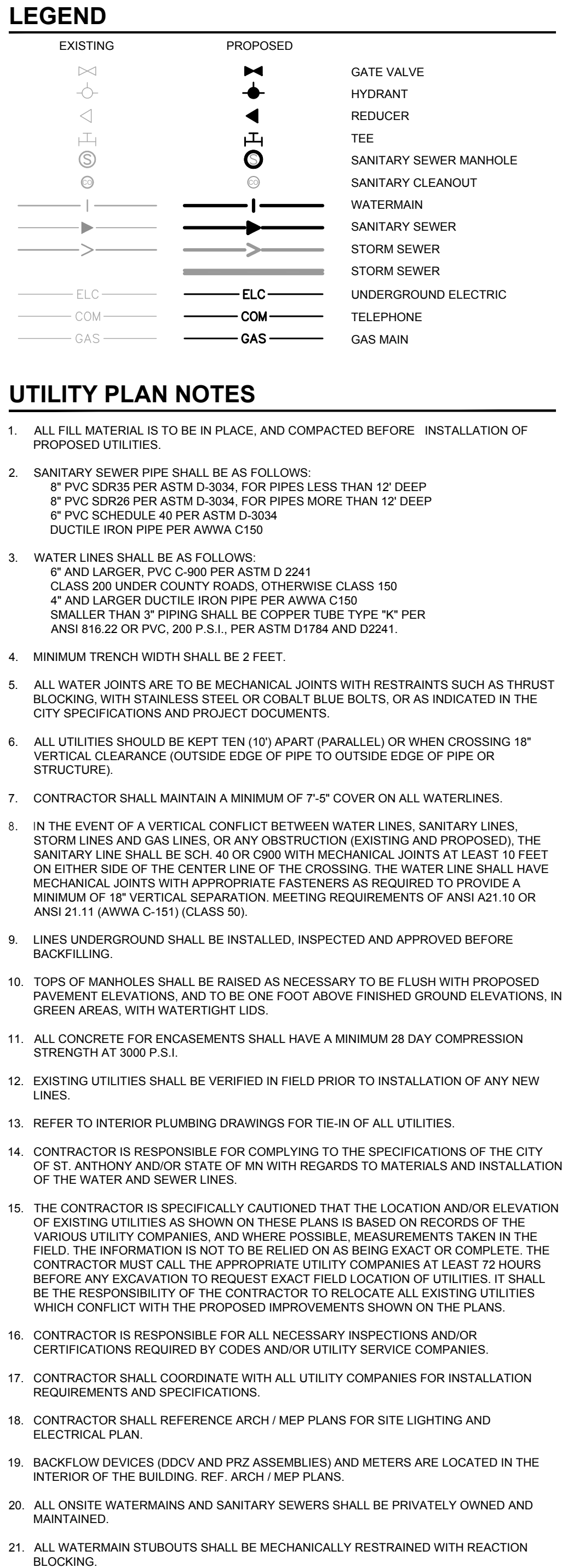
LC NO. 5313

DESIGNED BY BPG













PAVEMENT SECTIONS ARE PROVIDED FOR  
REFERENCE ONLY. REFER TO GEOTECHNICAL  
REPORT FOR ALL PAVEMENT, SUBGRADE  
PREPARATION, AND COMPACTION REQUIREMENTS.



PRELIMINARY - NOT FOR CONSTRUCTION

# SILVER LAKE VILLAGE APARTMENTS

**PREPARED FOR  
DORAN  
COMPANIES**

**ST. ANTHONY**

## CIVIL DETAILS

KHA PROJECT 106065012 DATE 07/22/2019	SCALE	AS SHOWN	BRIAN M. WURDEMAN MN DATE: <u>XXXX/XXXX</u> LIC. NO. <u>XXXXX</u>
	DESIGNED BY	BPG	
	DRAWN BY	BPG	
	CHECKED BY	BMW	

I HEREBY CERTIFY THAT THIS PLAN,  
SPECIFICATION OR REPORT WAS PREPARED BY  
ME OR UNDER MY DIRECT SUPERVISION AND  
THAT I AM A DULY LICENSED PROFESSIONAL  
ENGINEER UNDER THE LAWS OF THE STATE OF  
MINNESOTA.

BRIAN M. WURDEMAN

**Kimley»»Horn**

2018 KIMLEY-HORN AND ASSOCIATES, INC.

STREET, SUITE 100, ST. PAUL, MN 55101  
PHONE: 651.245.4407

WWW.KIMLEY-HORN.COM

[illegible]





**PROPOSED PHASE 2  
RESIDENTIAL**  
234 UNITS  
L1 FFE: 973.00  
P1 FFE: 961.00

– EXISTING  
RETAINING WALL

1. VERIFY ALL LANDSCAPE IMPROVEMENTS WITH REMOVALS AND SITE WORK.
2. ALL DISTURBED LANDSCAPE AREAS, NOT INDICATED AS PLANTING BEDS, ARE TO BE SEEDED, UNLESS NOTED OTHERWISE. SEEDING TO BE PER MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION, 2000 EDITION AND PER 2007 SEEDING MANUAL. SOD IS TO BE PRIMARILY KENTUCKY BLUEGRASS, FREE OF LAWN GRASS WEEDS. MATCH INTO EXISTING, AS APPLICABLE. ANCHOR SOD ON SLOPED OR POTENTIAL EROSION AREAS, OR AS REQUIRED.
3. CONTRACTOR TO VERIFY PLANTINGS REQUIRED AS REFLECTED ON PLAN, NOTIFY LANDSCAPE ARCHITECT IF PLAN AND SCHEDULE DO NOT MATCH. ALL PLANT MATERIAL TO ADHERE TO THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST VERSION. ADD FERTILIZER, HERBACIDE, AND PESTICIDE AS NECESSARY FOR OPTIMUM GROWTH.
4. PROVIDE A MINIMUM OF 4" TOPSOIL IN LAWN AREAS AND 12" TOPSOIL IN LANDSCAPE BEDS. ADD SOIL AMENDMENTS FOR OPTIMUM PLANT GROWTH. ALL PARKING ISLAND GRADES SHALL HAVE A SIGNIFICANT CROWN.
5. ALL PLANTING BEDS TO BE EDGED WITH COMMERCIAL GRADE VINYL EDGING, "EDG-KING" BY OLY-OLA, OR APPROVED EQUAL, ANCHORED 4" C/W WITH METAL SPIKES.
6. DOUBLE SHREDDED HARDWOOD MULCH SHALL BE COLORED, RED CANYON BY SYLVA, OR APPROVED EQUAL, AND AT A MINIMUM 4" DEPTH, FREE OF ALL DELETERIOUS MATERIAL. ROCK MULCH TO BE BYRAN RED ROCK, 1 1/2" - 3" DIAMETER, AND AT A MINIMUM 3" DEPTH. ROCK MULCH TO BE ON COMMERCIAL GRADE LANDSCAPE FILTER FABRIC, WITH 4" OVERLAP AND ANCHORED. OWNER TO APPROVE OF MULCH.
7. SINGLE TREE AND SHRUB PLANTINGS SHALL HAVE A 4" DEPTH SHREDDED HARDWOOD MULCH RING AROUND EACH BASE. DECIDUOUS PLANT MATERIAL SHALL HAVE A MINIMUM 3" DIAMETER RING, EVERGREEN PLANT MATERIAL SHALL HAVE A RING TO THE DRIP LINE.
8. EXISTING TREES AND SHRUBS, THROUGHOUT THE PROPERTY, SHALL BE PRUNED TO REMOVE DEAD OR UNDESIRABLE LIMBS AND TO SHAPE PLAN FOR DESIRABLE APPEARANCE AND COMPLETED BY A QUALIFIED INDIVIDUAL. CONTRACTOR TO CLEAR AND GRUB EXISTING VEGETATION AND DISPOSE OF ALL REMOVALS OFF-SITE PER PROJECT IMPROVEMENTS.
9. CONTRACTOR TO WATER PLANT MATERIAL DURING INSTALLATION AND DURING ESTABLISHMENT PERIOD. VOLUME OF WATER TO BE PER PLANT REQUIREMENT FOR ESTABLISHMENT AND NORMAL GROWTH.
10. CONTRACTOR TO WARRANTY NEW PLANT MATERIAL FOR ONE-YEAR UPON PROJECT COMPLETION AND OWNER'S ACCEPTANCE.
11. PROPERTY SHALL HAVE AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. ALL LANDSCAPE AREAS TO BE IRRIGATED. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR LANDSCAPE ARCHITECT APPROVAL. SYSTEM SHALL BE WINTERIZED (BLOW-OUT) AFTER THE FIRST OPERATIONAL SEASON AND SHALL PROVIDE STARTUP THE FOLLOWING SPRING. IRRIGATION SHALL HAVE TWO-YEAR WARRANTY ON PARTS AND LABOR FOLLOWING INSTALLATION APPROVAL BY OWNER. PROVIDE BACKFLOW DEVICE, WATER METER, BOOSTER PUMP, CONTROLLER, RAIN SENSOR, WIRES, VALVE BOXES, SLEEVING, VALVES, ROTORS, SPRAYS, AND OTHER ACCESSORIES FOR A COMPLETE SYSTEM.
12. LANDSCAPE REQUIREMENTS FOR INDIVIDUAL LOTS TO BE ADDRESSED AT BUILDING DEVELOPMENT.

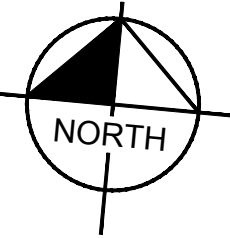
PROPOSED TREE (TYP.)

PLANTING BED (TYP.)

SOD (TYP.)

CONCRETE

PAVEMENT (TYPE TBD)



KHA PROJECT 160665012	DATE 07/22/2019	SCALE	AS SHOWN	DESIGNED BY	GMC	DRAWN BY	GMC	CHECKED BY	MC
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I HEREBY CERTIFY THAT THIS PLAN,  
SPECIFICATION OR REPORT WAS PREPARED BY  
ME OR UNDER MY DIRECT SUPERVISION AND  
THAT I AM A DULY LICENSED PROFESSIONAL  
LANDSCAPE ARCHITECT UNDER THE LAWS OF  
THE STATE OF MINNESOTA.

DATE: XX/XX/XXXX MN LIC. NO. \_\_\_\_\_

**Kimley»Horn**

2018 KIMLEY-HORN AND ASSOCIATES, INC.  
767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114  
PHONE: 651-645-4197

No.	REVISIONS	DATE	BY
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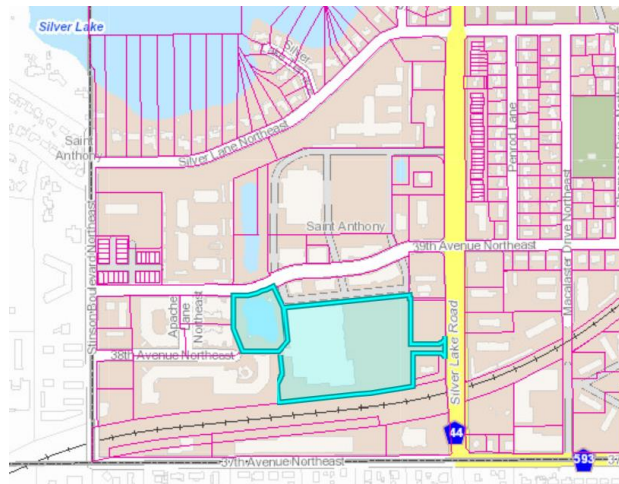
## CITY COUNCIL SEPTEMBER 10, 2019

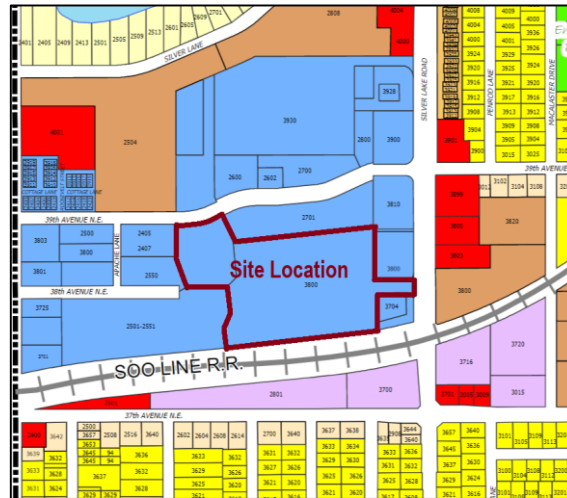


3800 Silver Lake Road NE

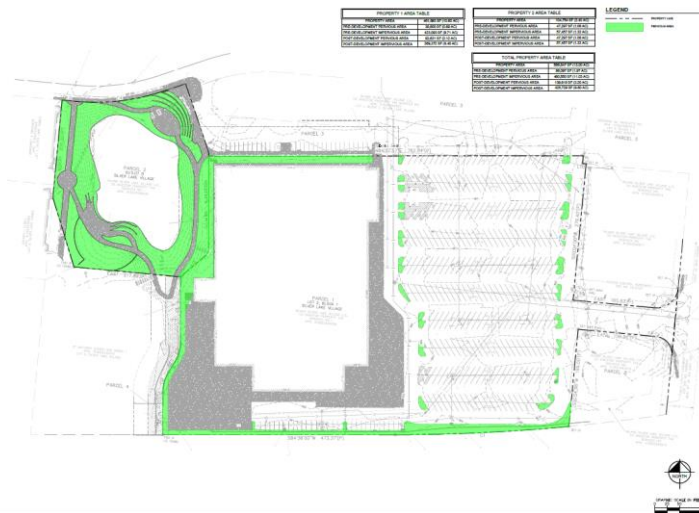
Doran SLV – Preliminary Plan PUD Amendment to Silver Lake Village PUD

## PRELIMINARY PLAN PUD – SITE LOCATION



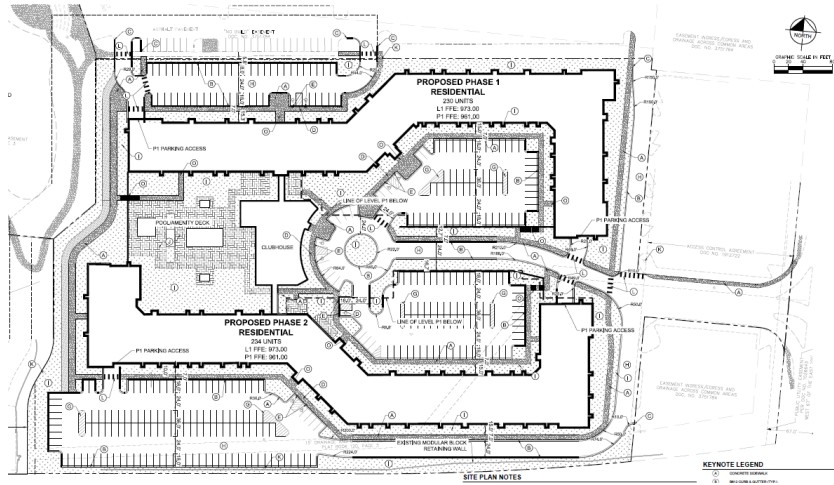


## PRELIMINARY PLAN PUD – EXISTING CONDITIONS

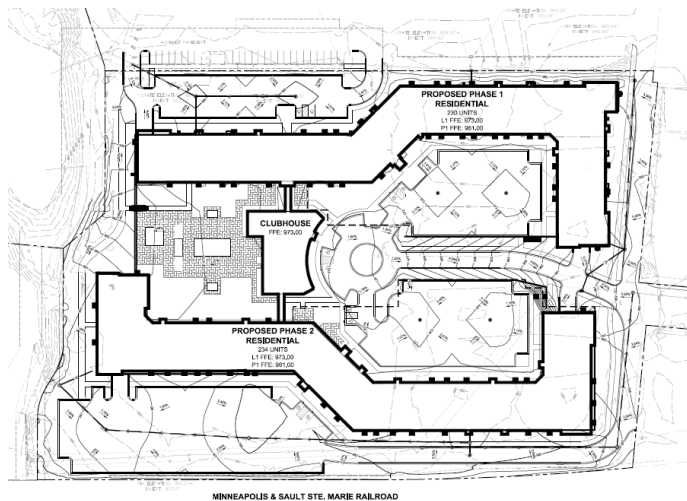




## PRELIMINARY PLAN PUD – PROPOSED SITE PLAN



## PRELIMINARY PLAN PUD – GRADING PLAN



MINNEAPOLIS & SAULT STE. MARIE RAILROAD

## PRELIMINARY PLAN PUD - VIEW FROM SOUTH



## PRELIMINARY PLAN PUD – VIEW FROM NORTH



## PRELIMINARY PLAN PUD – EAST ELEVATION CONCEPT



RESIDENCE 2  
EAST ELEVATION ALONG SILVER LAKE ROAD SCALE: 1/16" = 1'-0"

RESIDENCE 1



EAST ELEVATION ALONG SILVER LAKE ROAD, RESIDENCE 1 SCALE: 1/8" = 1'-0"

## PRELIMINARY PLAN PUD – EAST ELEVATION PERSPECTIVE SKETCH



## PRELIMINARY PLAN PUD – VIEW OF NE CORNER



## PRELIMINARY PLAN PUD – VIEW FROM SALO PARK

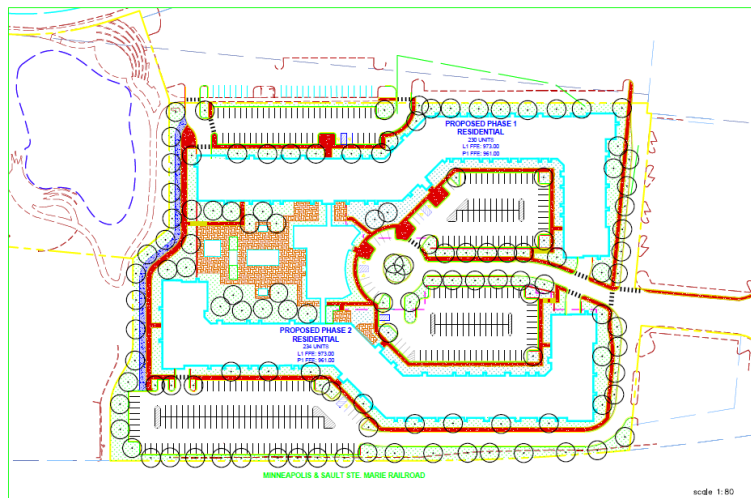




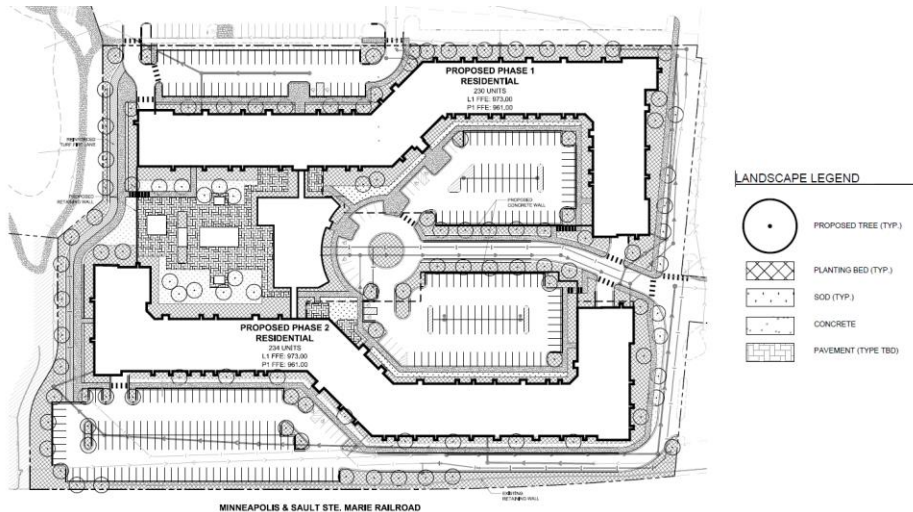
## PRELIMINARY PLAN PUD – MAIN FLOOR PLAN



## PRELIMINARY PLAN PUD – LANDSCAPE CONCEPT



## PRELIMINARY PLAN PUD – LANDSCAPE CONCEPT



## PRELIMINARY PLAN PUD – PUD CONSIDERATIONS

- The proposal to have two residential buildings on a single development parcel and amend the PUD to conversion from commercial to residential land use.
- Building height (code is 35 feet/3 stories); applicant proposes approximately 52 feet and 4 stories (5 including the exposed portion of the lower-level parking garage).
- Parking supply (code requires 2 per unit, total of 928); applicant proposes 813 spaces – 1.75 per unit or 1.35 per bedroom.
- Lot coverage/impervious surface (R-4 code limits this to 50%); applicant's proposal is approximately 75%.
- Density (R-4 code limits this to approximately 24 units per acre, Comprehensive Plan calls for 20-40 units per acre); applicant is proposing approximately 35 units per acre.

## PRELIMINARY PLAN PUD – PRIMARY STAFF COMMENTS

- Land use – conversion of site from commercial to residential use
- Plan details – height, site planning, landscaping
- Building architecture – massing, orientation, materials
- Access and parking – adequacy, accessibility
- Presentation – entry, views

## PRELIMINARY PLAN PUD – CITY COUNCIL ACTION

- Consideration of a Resolution approved a Preliminary Plan PUD Amendment for Silver Lake Village as presented by Doran SLV, and with conditions, including those recommended by staff and Planning Commission.

## PRELIMINARY PLAN PUD - PROCESS

- Preliminary Review with Community Development Committee (staff)
- Sketch Plan Review by Joint City Council and Planning Commission
- Environmental Assessment Worksheet
- **Preliminary Plan PUD Application –**
  - **Public Hearing at Planning Commission;**
  - **Consideration by City Council**
- Financial Assistance Review and Consideration – HRA/City Council
- Final Plan PUD – City Council



**CITY OF SAINT ANTHONY VILLAGE  
HENNEPIN COUNTY, MINNESOTA**

**RESOLUTION 19-065**

**A RESOLUTION APPROVING A REQUEST FOR A PRELIMINARY PLAN STAGE  
PUD, CONSITUTING AN AMENDMENT TO THE SILVER LAKE VILLAGE PUD,  
FOR THE SILVER LAKE VILLAGE MULTI-FAMILY RESIDENTIAL PROJECT OF  
464 DWELLING UNITS AT 3800 SILVER LAKE ROAD**

**WHEREAS**, the City of St. Anthony Village received a request from Doran SLV for an amendment to the Silver Lake Village PUD, redeveloping the site from a retail facility to a multiple family residential development of up to 464 dwelling units in two buildings at 3800 Silver Lake Road, legally described as follows:

Lot 2, Block 1, and Outlot B, Silver Lake Village; and

**WHEREAS**, the property consists of approximately 13 acres is located in the Silver Lake Village PUD district; and

**WHEREAS**, Lot 2 is currently occupied by a vacant retail facility; and

**WHEREAS**, the applicant has conducted an Environmental Assessment Worksheet for the proposed project; and

**WHEREAS**, the St. Anthony Village City Council has adopted a negative declaration for the need for an EIS; and

**WHEREAS**, the project would be consistent with the St. Anthony 2040 Comprehensive Plan related to the conversion of this portion of the Silver Lake Village PUD from commercial use to multiple family residential use; and

**WHEREAS**, the density of the proposed project is consistent with the Comprehensive Plan density range for such use; and

**WHEREAS**, the Planning Commission has considered all of the comments and the staff report, which are incorporated by reference into the resolution; and

**WHEREAS**, the Planning Commission held a public hearing on August 20, 2019 on the application and the applicant and members of the public were provided the opportunity to present information to the Planning Commission; and

**WHEREAS**, the Planning Commission recommended approval of the Preliminary Plan PUD with the conditions noted in the Staff report, and as modified below; and

**WHEREAS**, the City Council makes the following findings of fact in support of the resolution for approval:

1. The property is located in an area of mixed commercial and residential use.
2. The proposed improvements to the property are consistent with the character of the neighborhood in which it is located.
3. The various aspects of the proposed development are consistent with requirements of the City's high density housing requirements, or are supported by the goals and objectives of the requirements for PUD consideration, and the long-term expectations of the Silver Lake Village PUD.
4. With the modification to the site plan under conditions as recommended by the Planning Commission, the proposed improvements constitute a reasonable use of the property.
5. The redevelopment of the Walmart site has been an important objective for the community, including a highlighted goal of the Comprehensive Plan.
6. The proposed PUD will accommodate reasonable use without negative impacts on neighboring property nor on public improvements and services.

**NOW THEREFORE MAY IT BE RESOVLED**, that the City Council of the City of St. Anthony Village accepts the findings and recommendations documented in the staff report and approves Preliminary Plan for Amendment to the Silver Lake Village PUD as shown on the plans submitted on July 22, 2019 and July 29, 2019, at 3800 Silver Lake Road NE:

1. An access easement shall be in place to accommodate the northerly access to the subject site. Proof of such access easement shall be provided to the City as a part of the original or amended PUD documentation.
2. Access-related issues shall be subject to comment and recommendation by the City Engineer.
3. As a part of the Final PUD Plan submission, a plan of the enclosed parking area shall be submitted for City review.
4. The City finds that the proposed parking supply (and the deficit based on ordinance requirements) is adequate to serve the facility. The City will continue to research the parking demand to determine whether a lesser parking supply can properly serve the project in an effort to reduce impervious surface coverage on the property.
5. Internal parking stalls which exhibit "bumper to bumper" or "bumper to wall" conditions should be increased from 18 to 19 feet in depth, where possible.
6. Final PUD Plans demonstrate compliance with ADA parking supply requirements (for disabled persons).
7. City Officials find the proposed five-story apartment building heights to be acceptable (within the context of the PUD).
8. Sample floor plans be submitted which demonstrate compliance with applicable minimum floor area requirements of the Building Code.
9. Details regarding the design of the clubhouse and pool building shall be submitted for City review.
10. As a part of the Final Plan submission, the submitted landscape plan be expanded to specify plant varieties and sizes.

11. Consideration be given to accentuating the primary entrance to the site via an intensified landscaping plan and other elements. Specifically, consideration be given to enhanced architectural features as well as provision of a landscape median near the eastern entrance to the site, between the garage entrance driveways and the sidewalk crossing to the east.
12. As part of the Final PUD Plan submission, a lighting plan be submitted for review which demonstrates compliance with City requirements.
13. As part of the Final PUD Plan submission, a signage plan be submitted for review which demonstrates compliance with City requirements.
14. The applicant provide information regarding trash handling activities.
15. Issues related to grading, drainage and utilities shall be subject to comment and recommendation by the City Engineer.
16. The applicant enter into a PUD agreement with the City and post all the necessary securities required by it.
17. Consideration of comments of other City Staff.

Passed in regular session of the City Council on the 10<sup>th</sup> day of September 2019.

\_\_\_\_\_  
Jerome O. Faust, Mayor

ATTEST: \_\_\_\_\_  
Nicole Miller, City Clerk

Review for Administration: \_\_\_\_\_  
Mark Casey, City Manager