

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

RESOLUTION 19-065

**A RESOLUTION APPROVING A REQUEST FOR A PRELIMINARY PLAN STAGE
PUD, CONSTITUTING 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 RESOLVED, 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:

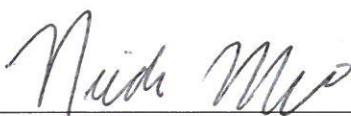
1. An access easement shall be in place to accommodate the northerly access to the subject site. Proof of such access easement shall be provided to the City as a part of the original or amended PUD documentation.
2. Access-related issues shall be subject to comment and recommendation by the City Engineer.
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.

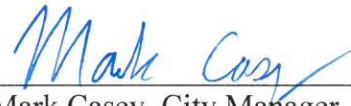
Passed in regular session of the City Council on the 10th day of September 2019.



Jerome O. Faust, Mayor

ATTEST: 
Nicole Miller, City Clerk

Review for Administration:



Mark Casey, City Manager