

Planning Commission Communication

<p>Department: Community Development</p> <p>Case No. #PR-17-002</p> <p>Applicant/Property Owner: Presbyterian Homes Housing and Assisted Living, Inc. 2845 Hamline Avenue North Roseville, MN 55113</p> <p>Representative: Pamela Belz, Project Developer Senior Housing Partners 3116 Fairview Avenue North Roseville, MN 55113</p>	<p>Ordinance No. _____</p> <p>Resolution No. _____</p>	<p>Planning Commission: 3/14/17</p>
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Subject

Request: Append a Planned Residential Overlay and adopt the associated development plan for property legally described as Lot 3, New Horizon Subdivision.

Location: Undeveloped land lying north of 30 Valley View Drive (New Horizon Presbyterian Church)

Background/Discussion

The Community Development Department has received a request from Presbyterian Homes Housing and Assisted Living, Inc., represented by Pamela Belz of Senior Housing Partners, to append a Planned Residential Overlay and adopt the associated development plan for a new senior living community to be known as to be known as "PHS Council Bluffs Senior Housing" on property legally described above. The development proposals shows a multi-component housing campus that will include a mixture of senior independent living, assisted living, assisted living memory care, skilled care and a "Town Center" with supportive services and amenity space for all residents. The applicant designed the project to provide a full continuum for all levels of care, which will allow residents to stay within the campus and maintain social connections as they transition from independent to assisted living.

The development proposal states the project will be constructed in two phases and will have a total of 206 senior housing units once complete. Phase 1 will include 36 independent living apartments (three-story building over a one-story parking structure), 24 assisted living units, 18 memory care units and 68 care center suites (72 beds) for a total of 146 units. Phase 2 will include 36 independent living apartments (three-story building over a one-story parking structure) and 24 brownstone apartment units for a total of 60 units. Off-street parking will be provided through a combination of surface parking lots and garages.

A two story "Town Center" building will connect to all of the different senior housing and care components. The building will have approximately 21,000 square feet with an entry lobby, dining areas, bistro, commercial kitchen, community room, salon, wellness and fitness rooms, library and media center, mailroom, administrative offices, conference rooms and a guest suite. Special site and landscaping considerations will be designed to include Porte Cocheres at the Town Center, large windows, outdoor pathways, a water feature and gardens. Additionally, connectivity to the adjacent New Horizon Presbyterian Church will be featured with a driveway and sidewalk adding synergy for programming and a volunteer base. A letter of intent and development plans for the proposed project are included with this report as Attachments 'A' and 'B'.

Current Zoning & Land Use

The subject property is comprised of 17.42 acres of undeveloped land. In 2006, the previous land owner, New Horizon Presbyterian Church, rezoned the subject property from A-2/Parks, Estate and Agricultural District to R-3/Low Density Multi-Family Residential District in conjunction with their request for preliminary plan approval for New Horizon Subdivision (see CASE #ZC-06-002, Ordinance No. 5887 and CASE #SUB-06-004, Resolution No. 06-066). The purpose of the rezoning was to develop a senior living community on the subject property.

Surrounding zoning in the general vicinity of the request includes R-1/Single-Family Residential District and R-3/Low Density Multi-Family Residential District to the north; R-3/Low Density Multi-Family Residential District to the south; along with A-2/Parks, Estate and Agricultural District and R-3/Low Density Multi-Family Residential District to the west. Existing land uses in general vicinity of the request includes St. Patrick's Catholic Church and undeveloped land to the north; New Horizon Presbyterian Church to the south; Interstate 80 to the east; along with College View Elementary School and undeveloped land to the west. A location/zoning map of the subject property is included with this report as Attachment 'C'.

The future land use plan of the Bluffs Tomorrow: 2030 Plan (comprehensive plan) designates the subject property as Rural Residential/Agricultural. Multi-family residential uses are generally not consistent with this land use designation. However, when the property was rezoned from A-2 District to R-3 District, the future land use plan of the 1994 Comprehensive Plan designated the property as future residential. The proposed senior housing community is compatible with the intent and purpose of the R-3 District.

Public notices were mailed to all property owners within 200 feet of the request. No comments have been received as of the date of this report.

All City departments and local utilities were notified of the proposed development request. The City also notified the Iowa Department of Transportation (IDOT) about the project as the subject property is located within the Council Bluffs Interstate System Corridor Preservation Zone. Scott Suhr, District 4 Planner, stated IDOT has no objections to the project at this time. All respective comments from City Departments and local utilities are incorporated into the development discussion below.

Comments

Section 15.28.010, *P-R/Planned Residential Overlay, Statement of Intent* of the Council Bluffs Zoning Ordinance states "the planned residential overlay is established to permit flexibility in the use and design of structures and land in situations where conventional development may be inappropriate and where modifications of the requirements of the underlying zone would not be inconsistent with the Comprehensive Plan or harmful to the neighborhood in which it is located".

The following development standards shall apply to the subject property:

1. Site Development

- a) The minimum tract of land required for a PR Overlay is 1.5 acres. The subject property contains 17.42 acres which exceeds the minimum PR Overlay lot size requirement. Per Section 15.28.050, *Density requirements, PR/Planned Residential Overlay*, of the Municipal Code (Zoning Ordinance) the maximum number of dwelling units permitted in a PR Overlay is determined by dividing the net development area by the minimum lot area per dwelling unit required by the zoning district in which the area is located. Per Section 15.10.050, *Site development regulations, R-3/Low Density Multi-Family Residential District* of the Municipal Code (Zoning Ordinance) multi-family dwellings with five or more units must provide 9,000 square feet of land area plus an increase of 2,000 square feet per each additional unit. The subject property contains 17.42 acres of land (758,815.2 square feet). Based

on the above calculation a maximum of 380 dwelling units are allowed on the subject property. The development proposal shows 206 dwelling units; which is less than the maximum number allowed as per R-3 District development standards.

- b) The subject property has frontage along Valley View Drive and Interstate 80. For the purposes of determining minimum setback requirements, the property line adjacent to the Valley View Drive shall be considered a front yard and the property line adjacent Interstate 80 shall be considered a rear yard.
- c) All building setbacks, heights and lot coverages shall comply with Section 15.10.050, *Site development regulations, R-3/Low Density Multi-Family Residential District* of the Municipal Code (Zoning Ordinance). The submitted development plan shows all buildings will comply with R-3 District site development standards.
- d) Site access shall be limited to one main entrance onto Valley View Drive and one driveway interconnection with New Horizon Presbyterian Church, as per the proposed development plan. The location and design of the main entrance onto Valley View Drive shall be approved by the Council Bluffs Public Works Department. The driveway interconnection with New Horizon Presbyterian Church shall be completed with Phase I of the development.
- e) A five-foot wide sidewalk that connects all parking lots, buildings and outdoor recreational areas is shown on the development plan. The sidewalks shall be installed with the completion of Phase I of the development. Sidewalk connections to future building additions may be completed with their respective construction phasing.
- f) All trash receptacles shall be enclosed on three sides and screened from public view with materials similar to those of the primary building. The enclosure shall have a lockable gate which when closed completely eliminates view of the dumpster.
- g) All fencing shall comply with Section 15.24.040, *Fence regulations* of the Council Bluffs Zoning Ordinance. All outdoor garden areas used by the assisted living/care center residents may be enclosed with a maximum eight foot tall fence, as measured from finished grade.
- h) The site lighting plan shows a mixture of 20 foot-tall outdoor light poles with cutoff fixtures, wall-mounted lights and pedestrian bollard lights. All outdoor light poles shall be painted or finished aluminum or steel. Wood poles are not allowed. The maximum height of all light poles shall not exceed 30 feet, measured from finished grade. All outdoor lighting shall be arranged in such a manner that the illumination is directed away from neighboring properties and the vision of passing motorists and pedestrians. Based on the submitted plans, all proposed outdoor lights will comply with the above stated standards.
- i) The proposed development plan shows the western half of the subject property is partially located in an AE Flood Zone (see FEMA Firm Panel Map #19155C0418F, dated 4/16/13). The developer shall contact the Council Bluffs Chief Building Official (Floodplain Administrator) to ensure the proposed development complies with all Federal, State and Local floodplain management standards.
- j) The proposed development plan shows a possible wetland being located on the east side of the subject property. No buildings are proposed in this area of the property. The developer has retained a consultant to delineate the wetland in Spring 2017. The developer shall be responsible for the delineation and permitting of any wetland areas on the property.
- k) A 10 foot-wide fire access lane is proposed around the perimeter of the senior facility. All buildings shall be designed to comply with all fire codes as deemed required by the Council Bluffs Fire Department.

2. Utilities

- a) Utilities (water, sanitary sewer, storm sewer, electric, gas, etc.) are available along Valley View Drive to service the proposed development. All costs to relocate, modify and/or extend utilities to the subject property shall be the responsibility of the developer and not the City.

- b) The subject property has a 20 foot-wide water main easement and a 74 foot-wide storm sewer/detention pond easement along its western boundary. Additionally, a 20 foot-wide storm drainage easement is located on the eastern side of the property. The proposed development plan shows a planted median and a monument sign at the entrance of the facility, located within said easements. The Council Bluffs Public Works Department stated no structures shall be built within their easements, as per the approved New Horizon Subdivision final plat. The Council Bluffs Water Works stated they have no objection to the planted median but do not want the monument sign within their easement.
- c) Stormwater run-off from the development will be contained in detention ponds located along the western property boundary and on the east side of the property. The developer's engineer is working with the Council Bluffs Public Works Department to complete a final drainage report for the subject property. A full stormwater plan that addresses water quality and quantity shall be submitted to the Public Works Department, prior to issuance of any permits for the project.
- d) The Council Bluffs Public Works Department and Council Bluffs Building Division are reviewing the geotechnical report for the proposed development. The report indicates the subject property is suitable for development with proper grading, draining and surcharging. The developer shall comply with all comments provided by the Public Works Department and Building Division regarding the proposed geotechnical report.
- e) All utilities for the proposed development shall be installed underground.

3. **Off-Street Parking**

- a) The required number of off-street parking spaces for the development shall be based on the standards stated in Section 15.23.060, *Parking spaces required*, of the Municipal Code (Zoning Ordinance), as follows:
 - i. Assisted Living and Care Center (including memory care): 1 space/per 3 beds; and
 - ii. Independent Living: 1 space/1 bedroom units and 1.5 spaces/2 bedroom units.Phase I of the development shows 72 care center beds (24 parking spaces required), 42 assisted living beds (14 parking spaces required) and 36 independent living units (42 parking spaces required) which requires a total of 80 off-street parking spaces. The development plan shows 121 parking stalls for Phase I, which exceeds the minimum number of required spaces. The development plan also shows that 38 of the proposed 121 stalls will be located in a parking garage on the first floor of the independent living building. All future development phases shall provide off-street parking in accordance with the standards stated above.
- b) All parking/loading areas, driveways and drive aisles shall be comply with the development standards sated in Chapter 15.23, *Off-Street Parking, Loading and Unloading* of the Municipal Code (Zoning Ordinance).
- c) All off-street parking shall comply with the Parking for Persons with Disabilities Chapter of the Iowa Administrative Code.
- d) All parking lot areas shall be landscaped in accordance with the proposed landscaping plan.

4. **Architecture**

- a) The proposed development plan shows "Prairie" style architecture for the senior housing facility. The building will vary in height from two-stories to three-stories (over a one-story parking garage). Building materials will consist of brick masonry, cement lap siding, wood siding, metal panels, split-face CMU and aluminum balconies. The architectural designs are generally acceptable, as proposed. All building construction, materials and design shall be consistent with the proposed development plan.

5. **Landscaping**

- a) The proposed landscaping plan shows a mixtures of perennials, deciduous trees/shrubs, coniferous shrubs and native sod/grasses being planted on the property. The plan also shows a planted median at the driveway entrance to the property and an automatic underground irrigation system to water all

landscaped areas. The proposed landscaping plan is generally acceptable, with the following conditions:

- i. All disturbed areas without a specific landscape design shall be seeded with sod, turf and/or prairie grass.

6. Signage

a) The proposed development plan shows the placement of one detached monument sign at the main entrance to the property. The size and height of this sign is unknown at this time. The sign is proposed to be located in a designated stormwater easement area. Four detached directional signs are shown on the development plan. Each sign will measure 1'6" x 3'0" (4.5 square feet) and will have a maximum height of 3'0", measured from finished grade. Per Section 15.33.160(03), *PR/Planned Residential District Signs* of the Municipal Code (Zoning Ordinance) on-site directional signs are limited to a maximum of three square feet per sign face. No attached walls signs are shown on the proposed development plan. The Community Development Department recommends approval of the following sign standards for the development:

- i. All signage (detached and attached) shall comply with Section 15.33.160(03), *PR/Planned Residential District Signs* of the Municipal Code (Zoning Ordinance).

Recommendation

The Community Development recommends approval to append a Planned Residential Overlay and to adopt the associated development plan for PHS Council Bluffs Senior Housing, on property legally described as Lot 3, New Horizon Subdivision, as shown on the attachments, subject to compliance with all comments and conditions stated in the above staff report.

Attachment A: Letter of intent

Attachment B: Proposed development plans

Attachment C: Location/zoning map

Prepared by: Christopher N. Gibbons, AICP, Planner