1. **CALL TO ORDER**

The City of Apple Valley Planning Commission meeting was called to order by Chair Melander at 7:01 p.m.

Members Present: Tom Melander, Ken Alwin, Tim Burke, Keith Diekmann, Paul Scanlan and David Schindler

Members Absent: Angela Polozun

Staff Present: City Attorney Sharon Hills, Community Development Director Bruce Nordquist, Planner Kathy Bodmer, City Engineer Brandon Anderson and Department Assistant Joan Murphy

2. **APPROVAL OF AGENDA**

Chair Melander asked if there were any changes to the agenda. Hearing none he called for a motion.

**MOTION:** Commissioner Burke moved, seconded by Commissioner Diekmann, approving the agenda. Ayes - 6 - Nays - 0.

3. **APPROVAL OF MINUTES AUGUST 3, 2016**

Chair Melander asked if there were any changes to the minutes. Hearing none he called for a motion.

**MOTION:** Commissioner Burke moved, seconded by Commissioner Diekmann, approving the minutes of the meeting of August 3, 2016. Ayes - 5 - Nays - 0. Abstain – 1 (Melander)

4. **CONSENT ITEMS**

--NONE--

5. **PUBLIC HEARINGS**

   A. **Zvago Apple Valley/Village Pointe Plaza** – Public hearing to consider amendments to PD-739, subdivision by preliminary plat, and site plan review/building permit authorization for construction of a 58-unit senior cooperative building. **(PC16-30-ZB)**

   LOCATION: Southwest corner of Galaxie Avenue and 153rd Street West

   PETITIONER: OneTwoOne Development and City of Apple Valley
Chair Melander opened the public hearing at 7:02 p.m.

Planner Kathy Bodmer stated the petitioner, OneTwoOne Development, requests consideration of amendments to PD-739, subdivision by preliminary plat, and site plan review/building permit authorization for construction of a 58-unit senior cooperative building immediately south and east of the Founders Lane roundabout (commonly referred to as the "Triangle Property"). The property is located within PD-739 which implements the vision of the Central Village Plan. The zoning performance standards are intended to create an integrated mixed use development in a compact, pedestrian-friendly form adjacent to the City's existing downtown.

The Central Village Design Guidelines were adopted December 8, 2003. Several different proposals have been reviewed for this parcel. The property is located within Zone 2 which allows multiple family development, but commercial development must be included in the building. The proposed development would include multiple family development, but no commercial uses are shown at this time. The community elements of the building including the club room, fitness center, wine nook and game room would not be classified as commercial uses. However, a small salon, barber shop or gift shop may be considered a commercial use.

The overall development plan shows that Zvago Apple Valley, the senior cooperative building, would be located on the west side of the site. Pads are shown to the east that would allow for 18,000 sq. ft. of single story retail and a 12,000 2-story office building. The fact that the property to the east is being platted as an outlot suggests that the commercial development will occur in the future. The City of Apple Valley received a Livable Communities Demonstration Account grant of $1,148,639 to assist with the purchase of the property. One of the conditions of the grant is that the development must include residential and commercial development and both must commence prior to December 31, 2016.

PD-739 does not have a provision that would allow for a reduction in the number of required parking spaces for senior development. The parking calculation shows that 2.3 parking spaces would be required per unit; 2.0 spaces are provided. In the City's experience, senior developments tend to request parking ratios of 0.9 to 1.1 spaces/unit.

The preliminary plat shows the property is to be subdivided into two parcels. The location of the lot line is odd because it essentially cuts off the west side of the parking lot.

The site plan should be revised to show the location of the drainage and utility easements.

Commissioner Alwin asked what the width and length of the parking stalls were.

Ms. Bodmer responded the parking stalls are 9’ wide by 18 ½’ long.

Commissioner Burke inquired if the PD-739 was the same PD-739 around Kelley Park.

Ms. Bodmer replied yes that a subzone was created around these.
Tim Nichols, Principal of Lifestyle Communities, LLC and partner to OneTwoOne, provided additional information,

Deana Meyer, Ecumen, explained the structure of the cooperative.

John Hessel, Apple Valley, asked what the distance was from the east line of this property to the west line of the right-of-way for Galaxie Avenue.

Enrico Williams, Kaas Wilson Architect, thought it to be approximately 250 feet.

Mr. Hessel continued that he had concerns for resale with the requirement that one of the tenants needs to be 62 or over. He commented that puts a limit on your market the more you define it down. He is in favor of the development and is looking forward to it.

Owen Hopkins, property manager of Galaxie Commons, the commercial property next to this project area, expressed concerned how they came up with an additional 30,000 sq. ft. of commercial property in an area that still has several buildings and also considering themselves and others that still have space available for rent. He asked the Commission if they are able to support that or are planning for that. He is not sure if the area can support that amount of commercial at this time.

Chair Melander replied that the Commission does not choose what people make application for. The Commission evaluates the application if it is a suitable land use. He said he assumes the applicants make their own analysis.

Commissioner Scanlan commented that if the original plans were for 70 units and now the plans have been decreased to 58 units because the market drive is for larger space, was parking the limiting factor in that.

Tim Nichols answered could they go to more units because they have a one to one parking ratio. They found that the ratio they are pursuing within this application is really what the ratio is of the consumer’s desire and need. They are trying to balance that.

Chair Melander closed the public hearing at 7:44 p.m.

6. LAND USE/ACTION ITEMS

--NONE--

7. OTHER BUSINESS

A. Review of upcoming schedule and other updates.

Community Development Director Bruce Nordquist stated that the next Planning Commission meeting would take place on September 7, 2016, at 7:00 p.m.
8. **ADJOURNMENT**

Hearing no further comments from the Planning Staff or Planning Commission, Chair Melander asked for a motion to adjourn.

**MOTION:** Commissioner Burke moved, seconded by Commissioner Diekmann to adjourn the meeting at 7:49 p.m. Ayes - 6 - Nays - 0.

Respectfully Submitted,

/s/ Joan Murphy
Joan Murphy, Planning Department Assistant

Approved by the Apple Valley Planning Commission on 9/21/16.

/s/ Tom Melander
Tom Melander, Chair