



MEMORANDUM

DATE: July 12, 2021

TO: Honorable Mayor and City Councilmembers
Dave Perrault, City Administrator

FROM: Jane Kansier, AICP, Planning Consultant

SUBJECT: Planning Case #20-022 – New Perspective Senior Living Development Agreement

Budgeted Amount:	Actual Amount:	Funding Source:
N/A	N/A	N/A

Council Should Consider

Motions to approve, table, or deny the following:

- Development Agreement for New Perspective Senior Living based on the City Council approval of Planning Case 20-022 on January 25, 2021 and February 8, 2021.

This items requires a simple majority.

Background

On January 25, 2021, the City Council approved a Zoning Code Amendment and a Conditional Use Permit for the New Perspective Senior Living project located at 2 Pine Tree Drive. On February 8, 2021, the City Council approved the Planned Unit Development and Site Plan for this project. The project consists of a 192,390 square foot, four (4) story multi-family senior living facility, featuring 146 units, with 113 units of independent or assisted living and thirty-three (33) units devoted to memory care.

Since the approved plans, the Applicant has adjusted their unit count to include a total of 145 units, consisting of 114 independent or assisted living units, and 31 memory care units. This change does not have a significant impact to the project. The building footprint does not change, the number of units fall within the maximum density of 20 units per acre, and the parking requirements increase by 1 space. This space is covered in the shared parking agreement the Applicant has entered into with Bethel.

This project requires a Development Agreement between the City and the developer before the development permits can be issued. The City Attorney has prepared the Agreement and the document has been reviewed and approved by the Applicant and staff (Attachment A). The Agreement specifically references the approved number of units and unit make-up based on the Applicant's latest plan. The Agreement also includes the Resolution approving the CUP and the Shared Parking Agreement as exhibits.

Options and Motion Language

Staff has provided the following motion language for this case.

1. Approval: Motion to approve the Development Agreement with Arden Hills RE for New Perspective Senior Living based on the City Council approval of Planning Case 20-022 on January 25, 2021 and February 8, 2021.
2. Denial: Motion to deny the Development Agreement with Arden Hills RE for New Perspective Senior Living based on the City Council approval of Planning Case 20-022 on January 25, 2021 and February 8, 2021: *the City Council should identify findings to deny should specifically reference the reasons for denial and why those reasons cannot be mitigated.*
3. Table: Motion to table the Development Agreement with Arden Hills RE for New Perspective Senior Living based on the City Council approval of Planning Case 20-022 on January 25, 2021 and February 8, 2021.

Budget Impact

NA

Attachments

- A. Development Agreement