



Approved: April 10, 2017

**CITY OF ARDEN HILLS, MINNESOTA
CITY COUNCIL WORK SESSION JOINT MEETING WITH
PLANNING COMMISSION
MARCH 20, 2017
5:00 P.M. - ARDEN HILLS CITY COUNCIL CHAMBERS**

CALL TO ORDER/ROLL CALL

Pursuant to due call and notice thereof, Mayor Grant called to order the City Council Work Session at 5:00 p.m.

Present: Mayor David Grant, Councilmembers Brenda Holden, Fran Holmes, Dave McClung and Steve Scott

Absent: None

Also present: City Administrator William Joynes, Director of Finance and Administrative Services Sue Iverson, Public Works Director/City Engineer Sue Polka, Senior Planner Matthew Bachler, Interim City Planner Eric Zweber, Deputy Clerk Jolene Trauba, Public Works Superintendent Jeff Frid, Grand Real Estate Advisors Developer Judd Fenlon, Lyngblomsten Representative Patricia Montgomery, Wold Architects and Engineers Tuann Johnson and Rick Moore, North Heights Church President John Oldfield and Planning Commissioner Steve Jones

1. AGENDA ITEMS

A. NORTH HEIGHTS LUTHERAN AND LYNGBLOMSTEN CONCEPT REVIEW

Interim City Planner Eric Zweber discussed the site plan and a number of slides depicting the proposed project. The project would consist of independent living, assisted living and memory/enhanced/skilled nursing care. He noted the trail where fire equipment could be driven as well as other trails and parking. Lyngblomsten would most likely request a rezoning to R-4. **Interim City Planner Zweber** reviewed the table of R-4 standards versus the proposed project. The Lyngblomsten plans would require six different requests: Comprehensive Plan Amendment from P/I – Public & Institutional to HDR - High Density Residential, Rezoning from R-1- Single Family Residential District to R-4 – Multiple Dwelling District, Conditional Use Permit for a Nursing Home and Assisted Living Use, Planned Unit Development for Performance Standards Increases (at least height and density), Preliminary Plat and Final Plat.

Grand Real Estate Advisors Developer Judd Fenlon noted Lyngblomsten is proposing using an approximate 6.5 acre parcel with 200 total units. They are looking toward a Spring 2018 opening.

Lyngblomsten Representative Patricia Montgomery gave a verbal presentation on Lyngblomsten's history, services offered and anticipation of needs in the Arden Hills area.

North Heights Church President John Oldfield stated that a goal of the church has been to provide long term housing and assisted living for their members. They feel the Lyngblomsten proposal will meet those needs.

Mr. Fenlon discussed a market analysis that was done of Arden Hills and surrounding area, supporting the need for senior housing.

Wold Architects and Engineers' Rick Moore spoke about maintaining the natural aspects of the site and being in a location adjacent to the church for potential shared activities. The west side of the property is the flattest and has the least trees so that is where they propose to build the project. **Tuann Johnson** noted the color scheme of the structure. She mentioned they would like to build a trail connecting to Royal Hills Park.

Mr. Fenlon stated that he feels they can be competitive in price points and packages they offer compared to the rest of the market.

Mayor Grant asked if the property was ever zoned multi-family.

Councilmember McClung stated that nothing other than a hostel has ever been proposed as residential for the property.

Councilmember McClung questioned the demand analysis, wondering if the analysis took any of the properties currently being developed into account and if it took any of the TCAAP development into consideration.

Mr. Fenlon replied that any properties currently built or being built were a part of the demand analysis, but possible TCAAP units were not.

Councilmember Holmes stated that her biggest concern is the traffic pattern going out to Snelling Avenue and Highway 96.

Councilmember McClung concurred.

Councilmember Holden wondered what the active membership at North Heights is currently.

Mr. Oldfield stated that membership is down about 50 per-cent from the previous high.

Councilmember Holden then asked how much traffic would be produced by this development.

Mr. Fenlon stated that they are estimating 480 trips per day.

Councilmember Holden said she thinks 65 feet for the building height is way too high.

Mayor Grant reiterated the number of senior living units coming into the area and stated that Lyngblomsten's risk is not the Council's concern.

Councilmember McClung also expressed concern about the height of the current proposed structure.

Councilmember Scott is also concerned about the traffic patterns, and pedestrian traffic going to and from the park.

Mayor Grant agreed that traffic, changing zoning, and building height are all concerns.

Councilmember Holmes said she didn't have a problem with the zoning, but felt it may be too isolated from the rest of the community.

Councilmember McClung inquired if they had considered placing the building on the northwestern section of the property.

Mr. Moore responded that they had considered it, but that placing it there would fill up most of the area and would require alteration to the existing parking lot.

Councilmember McClung stated that he cannot support the current proposal. He has traffic concerns, zoning concerns and massing/height concerns.

Councilmember Holden felt the use of land that is currently idle is good and as well as the connection to the TCAAP area and parks. She said she would support rezoning in this situation.

B. HIGHER EDUCATION MORATORIUM STUDY

Interim City Planner Zweber stated that they would be discussing the conversations that took place with the two Universities (Bethel and Northwestern) concerning existing campus master plans and how they come into play with acquiring sites off campus. They would also start the process of looking at commercial and industrial zones to see if they are meeting the needs of the community. Both colleges are hoping to increase enrollment and continue to look for off-site facilities. Both schools can save approximately 50% of costs by renovating an existing building versus building new.

Interim City Planner Zweber also explained that the University of Minnesota has abandoned the 3-2 program. Those students would spend the first 3 years at Bethel or Northwestern, then transfer to the U of M for 2 years and once completed they would have both a Bachelor of Science and a Bachelor of Arts degree. Because that program no longer exists and in an effort to keep those existing students, both colleges are looking for lab and classroom space necessary for S.T.E.M. students.

Mayor Grant asked if staff had looked at the parameters within the Conditional Use Permit under which Bethel operates and if the student levels they are trying to reach are within those limits.