



DESIGN/BUILD | CONSTRUCTION MANAGEMENT | GENERAL CONTRACTING

Date: April 6, 2017

Project Narrative (Application Item # 21)

Subject: West Vierling Acres Apartments

Project Description:

Amcon Construction, on behalf of Kami Inc., is submitting the following information relating to the West Vierling Acres apartment project. We are proposing a 130 unit multifamily building consisting of 4 stories and approximately 194,500 square feet. The building will be constructed on a vacant lot directly adjacent to the Hy-Vee grocery store which is currently under construction. We are expecting to break ground late summer of 2017 and complete construction in the fall of 2018.

The proposed building:

The proposed building is a 4 story, 130 unit, market rate apartment building with one story of underground parking. The construction of the building consists of 4 stories of wood frame apartments over a below grade concrete parking structure. The total proposed building square footage is 194,500. There will be 264 parking stalls with 149 on-grade stalls and 115 stalls provided within the building. The overall parking ratio will be 2.03 stalls per unit.

The building will use high quality, long lasting materials associated with contemporary apartment construction. A number of different materials, textures and colors were incorporated including brick, glass, siding, prefinished metal trim, decorative concrete masonry and architectural panels. Each end of the building steps down to 3 stories to soften the mass of the building. In addition, the façade features varying parapet heights and plane changes along with contrasting materials and colors to help provide an appropriate scale for the building.

Site design:

As part of our site plan development, we have attempted to be sensitive to the residential neighborhood through the following design features:

- The project is located on the residential site (Outlot D) of the West Vierling Acres First Addition (Hy-Vee PUD) and incorporates Outlot B and the extension of Harvest Lane as part of the overall project development.
- Positioned the building as far west and south on the site as possible to maximize open space and use the apartment building as a screen of the Hy-Vee dock/service areas.
- The parking area design incorporates a large landscaped center island. The parking along the east side adjacent to the adjoining neighborhood was minimized to create a dense screen utilizing vegetation and berming.
- The "L" shaped building layout adds interest and reduces overall appearance of length.
- Introduced both on grade patio and roof top patio amenities to the property and positioned the locations to minimize impact to the adjacent residential neighborhood.



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- The overall height of the proposed building does require a conditional use permit, however the overall height of the building is not greater than the original building previously approved on the site and site shadow patterns show no impact on neighboring residential properties.
- Positioning the building towards the southwest corner of the lot results in a need for a PUD condition allowing the reduction of the 50 foot setback along highway the 169 deceleration lane to 30 feet. We feel this solution provides the greatest separation from the adjacent homes and seems appropriate given the large green space between the site and the highway 169 deceleration lane.
- This apartment site is unique in its' location give the proximity to shopping, grocery, restaurant, pharmacy, convenience store, projected future outlot services, city parks, city trails, and immediate access to a major freeway. We understand that the R4 zoning implies an increased density impact on the neighborhood but given the ease of access and variety of immediate services this site is uniquely suited for the increased density requested. Although the apartment site is adjacent to the residential properties the perceived impact of increased traffic is projected to be limited on the neighborhood given the amenities available to the site are primarily west and north of the impacted neighborhood.

Proposed City actions:

We are requesting an adjustment of the maximum density on the site from the previously approved 100 unit apartment building to a maximum density of 130 units. This request has triggered the need to address the following noted actions.

- Conditional Use Permit
- Final Plat
- Amended Planned Unit Development (PUD)
- Re-zoning

The key element of this application is the requested adjustment in site density for the apartment site from 100 Units to 130 units. As part of the Hy-Vee PUD agreement the development of Outlot D is contingent upon the completion of the Harvest Lane and related public utilities from West Vierling to the existing Harvest Lane extension in the adjacent residential neighborhood and related storm management retention ponds. Given the economic impact of these improvements we are requesting an amendment to the original PUD approval of 100 apartment units to 130 units to mitigate the per unit impact of this required improvement. The subject outlot is currently Zoned R3 which limits the development to a maximum density of 100 apartment Units.

We are requesting rezoning of this Lot to R4 with an understanding that as part of the PUD approval process this site zoning designation would be further limited to a density designated by the PUD approval documents. Based on this, we are requesting rezoning to R4 with a condition to limit the density to 130 units. We understand that this density is contrary to the intent of softening the impact of housing density adjacent to single family and twin home housing through



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R3 zoning but feel that if the re-zoning approval to R4 with a maximum density restriction noted the project could achieve both the planning goals and the project's objectives.

We understand that the platting of the site and Conditional use permit are a condition of both this design solution and the previously presented solution. The key conditions under consideration are Re-zoning of the Property and Amending the PUD to reflect the increased density requested. We are hopeful our measures in addressing context of the building and compatibility of increased density based on the surrounding available services are sufficient for considering re-zoning to R4 with restrictions and amending the PUD for the proposed use meet with your approval. Our market study for Shakopee and this site specifically support the proposed density and demand for the product we are proposing. We share a common goal with the neighborhood in that we intend to create a project that is thoughtfully laid out, visually appealing and respectful to the surrounding community.

We look forward to a thoughtful discussion about the site and the potential benefits of its development. Thank you for your consideration.

Sincerely,

Dennis Cornelius
Amcon Construction Co. LLC