

PUD Density Calculations Information

Site for Proposed Lake Elmo Senior Living Project

Parcel Number: 13.029.21.22.0013

Legal Description: BROOKMAN 3RD ADD LOT 2 BLOCK 2 SUBDIVISIONCD 37102

Summary:

The Concept Site Plan shows 60 total units -- 42 in the three-story apartment building and 18 in the one-level patio home buildings. The existing zoning of the site, VMX, shows the density for development at 6-10 units per acre. So, the summary of the density of the proposed concept site plan starts with the 10 units/acre = 50 units and then we meet several of the PUD "density increases" to meet the 20% increase which adds another 10 unit for a total of 60 units.

Please see our density increase calculations below from the City Zoning Code

From the City of Lake Elmo Zoning Code:

§ 154.754 DENSITY.

The PUD may provide for an increase in density of residential development by up to 20% of that allowed in the base zoning district. Applicants seeking increased residential density through a Planned Unit Development are required to provide at least 1 or a combination of site amenities that equal the required amount of amenity points to achieve the desired density bonus.

A. Amenity Points and Equivalent Density Increases. Increases in density will be awarded through a 1:1 ratio with amenity points. For every increase in amenity points for a

Planned Unit Development, the applicant will be allowed an equivalent amount of

density increase, up to a maximum increase of 20%. Table 16-1 outlines the required amount of amenity points to achieve various density increases.

Table 16-1: Amenity Points and Equivalent Density Increases

| <i>Amenity Points</i> | <i>Density Increase</i> |
|-----------------------|-------------------------|
| 5 | 5% |
| 10 | 10% |
| 15 | 15% |
| 20 | 20% |

B. Site Amenities. Site amenities that are eligible for amenity points are listed in Table 16-2, including the associated standards of implementation. Some of the amenities may be awarded a range of amenity point based upon the quality and magnitude of the amenity. Where the amenity does not meet all of the standards required in Table 16-2, no points shall be awarded. Partial points for site amenities shall not be awarded, except as otherwise allowed in Table 16-2.

C. Site Amenities Not Listed. The city may also consider the allotment of amenity points for site amenities that are not otherwise specified within this ordinance as part of the preliminary plan phase of the planned development.

Table 16-2: Site Amenities

| <i>Points</i> | <i>Amenity</i> | <i>Standards</i> |
|---------------|----------------------------------|---|
| 5-10 | Underground or Structure Parking | Proposed underground or structured parking must be integrated into the primary structure. The purpose of this amenity is to better integrate parking into the site, reduce the amount of surface parking stalls, and reduce the amount of impervious surface. Proposed underground or structured parking must reduce the amount of surface parking stalls located outside of the footprint of the principal structure by a minimum of 25%. Amenity points will be awarded based upon the amount of surface parking stalls reduced (between 25-50%). For every additional 5% of surface parking stalls reduced above 25%, the applicant will be awarded 1 additional amenity point, up to a maximum of 10 amenity points. The facade of any underground or structure parking areas must match the architectural design of the principal structure. |
| 10 | Historic Preservation | Preservation, rehabilitation or restoration of designated historic landmarks in a manner that is consistent with the standards for rehabilitation of the Secretary of the Interior as part of the development. |
| <i>Points</i> | <i>Amenity</i> | <i>Standards</i> |

+10
points

+0
points

+10
points

+0
points

+0
points

+5
points

+0
points

| | | |
|----|---|---|
| 10 | Additional Open Space | A minimum of 50% of the site not occupied by buildings shall be landscaped outdoor open space. A minimum of 50% of the provided open space shall be contiguous. Open space classifications that qualify may include natural habitat, neighborhood recreation, trail corridors or open space buffers. |
| 10 | Public Right-of-Way Dedication | Dedication of land and construction of a public road, trail, pathway, or greenway that is part of an approved city plan, but outside the scope of the immediate project area. Right-of-way improvements should be designed per the specification of the City Engineer. |
| 5 | Fire Sprinkler Systems | The installation of fire sprinkler systems, per NFPA 13, 13D or 13R, in structures that are not currently required to install these systems under state code. Amenity points will only be awarded in situations where there are a significant proportion of structures in the development that are not required to be sprinkled under State Building Code. In addition, the density bonus calculation shall only be applied to the number of structures that do not require fire sprinkler systems. |
| 5 | Contained Parking | The purpose of this amenity is to better integrate surface parking into the site and reduce the amount of visible surface parking from the public right-of-way. Parking should be rear-loaded and hidden by the building facade, or integrated into the site in some other fashion that is acceptable to the city. This amenity is separate from underground or structure parking. |
| 5 | Leadership in Energy and Environmental Design | The proposed development shall meet the minimum standards for LEED Silver certification. The project does not have to achieve actual LEED certification; however, the developer must submit the LEED checklist and documentation to the city, approved by a LEED Accredited Professional (LEED-AP), which shows that the project will comply with LEED Silver requirements. |

| <i>Points</i> | <i>Amenity</i> | <i>Standards</i> |
|---------------|----------------|--|
| +5 points | 5 | Pedestrian Improvements A site and building design that allows for exceptional and accessible pedestrian and/or bicycle access through and/or around a site. The improvements shall use a combination of trails, landscaping, decorative materials, access control and lighting to create safe, clear and aesthetically pleasing pedestrian facilities through and /or around the site that comply with the Americans with Disabilities Act accessibility requirements. |
| +0 points | 5 | Adaptive Reuse Significant renovation, rehabilitation and adaptive reuse of an existing building(s), rather than demolition. |
| +5 points | 5 | Plaza The development shall include some form of plaza or public square that is wholly or partly enclosed by a building or buildings. Plazas are landscaped or paved open areas that shall have a minimum area not less than 1,000 square feet. Plazas for commercial or mixed-use development shall be open to the public during daylight hours. |
| <i>Points</i> | <i>Amenity</i> | <i>Standards</i> |
| +5 points | 1-5 | Enhanced Landscaping A Landscaping Plan of exceptional design that has a variety of native tree, shrub and plan types that provide seasonal interest and that exceeds the requirements of the Lake Elmo Design Standards Manual. The landscaped areas should have a resource efficient irrigation system. The Landscaping Plan shall be prepared by a licensed landscape architect. Amenity points shall be awarded based upon the quality and magnitude of the Landscaping Plan. |
| +3 points | 3 | Enhanced Storm Water Management Provide capacity for infiltrating stormwater generated onsite with artful rain garden design that serves as a visible amenity. Rain garden designs shall be visually compatible with the form and function of the space and shall include long-term maintenance of the design. The design shall conform to the requirements per the Minnesota Stormwater Manual and shall meet the approval of the City Engineer. |
| +3 points | 1-3 | Theming Significant utilization of various elements of Theming consistent with the 2013 Lake Elmo Theming Project, including but not limited to signage, fencing, landscaping, lighting and site furnishings. Amenity points will be awarded based upon the quality and magnitude of Theming elements integrated into the project. |
| +0 points | 3 | Natural Features Site planning that preserves significant natural features or restores ecological functions of a previously damaged natural environment. |

Estimated total of +/-46 potential points awarded
Max points allowed is 20 points for 20% density increase