

October 27, 2016

VACANT LOT WEST OF 1760 BEAM AVENUE – MAPLEWOOD ALZHEIMER’S SPECIAL CARE CENTER – DEVELOPMENT PROPOSAL

This letter is being sent in order to get your opinion on a proposal by JEA Development and Maplewood Care Group, LLC, who are proposing to build a memory care facility on a vacant lot located on the south side of Beam Avenue, west of the existing US Bank building (1760 Beam Avenue). The facility will accommodate 66 residents with Alzheimer’s, dementia, and related memory issues. The project requires a preliminary plat to create four new lots. Lot 1 will be developed with the Maplewood Alzheimer’s Special Care Center, Lot 2 will remain vacant for future development, and Lots 3 and 4 will be created for the existing buildings on the site (Outback Steak House and US Bank). The project also requires a conditional use permit, design review, and a special agreement to allow a parking wavier for reduced parking spaces than code allows.

I would like your input to prepare a recommendation to the planning commission and city council. Please e-mail me your comments or write your comments below and return this letter and any attachments on which you have written comments by November 8, 2016, if possible.

I will send you notices of the public hearing on this request when it is scheduled. Thank you for your comments. I will give them careful consideration.

Additional Information:

www.maplewoodmn.gov/jeadevelop

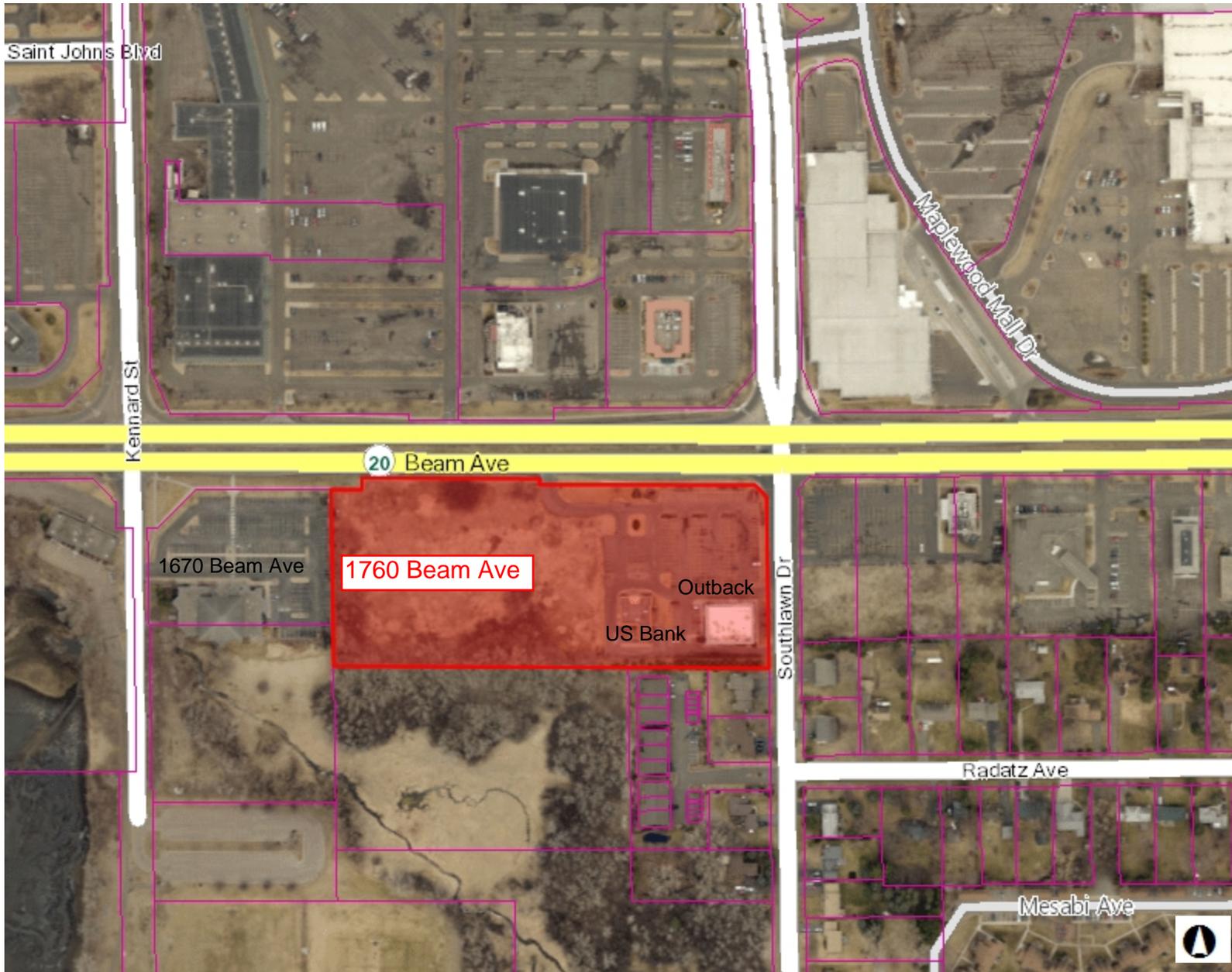
Contact:

Shann Finwall, AICP, Environmental Planner
City of Maplewood
Environmental and Economic Development Department
1902 County Road B East
Maplewood, MN 55109
651-249-2304
shann.finwall@maplewoodmn.gov



SHANN FINWALL, AICP – ENVIRONMENTAL PLANNER

Comments:



Legend

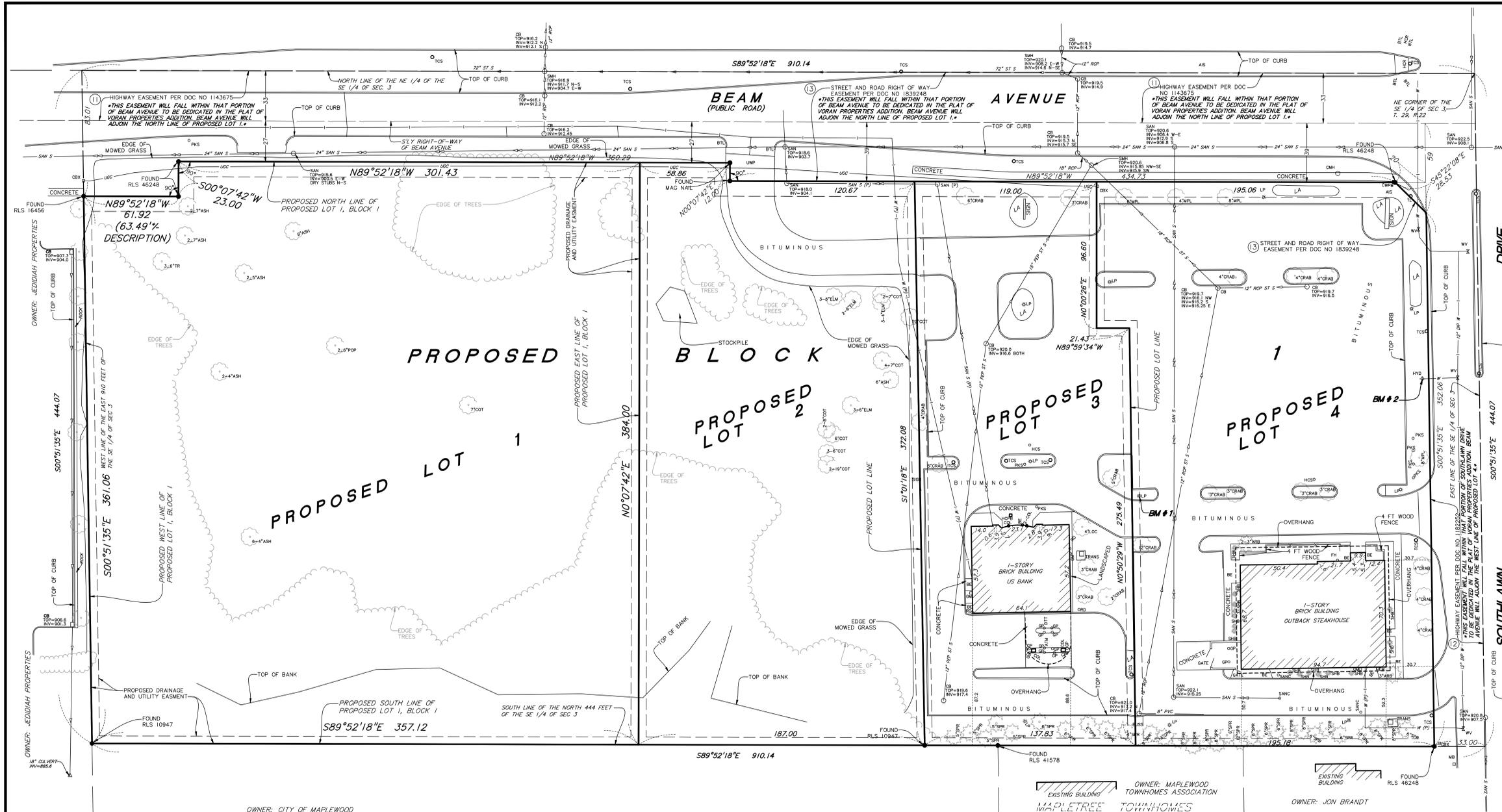


- City Halls
- Schools
- Hospitals
- Fire Stations
- Police Stations
- Recreational Centers
- Parcel Points
- Parcel Boundaries

Notes

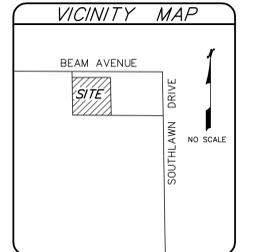
Enter Map Description

600.0 0 300.00 600.0 Feet



- LEGEND**
- Denotes found iron monument
 - AIS Denotes advertisement/information sign
 - ATM Denotes automated teller machine
 - BE Denotes building entrance
 - BL Denotes beaverfall curb
 - CB Denotes catch basin
 - CBX Denotes communication box
 - CMH Denotes communication manhole
 - COL Denotes building column
 - CWPB Denotes cross walk push button
 - DIP Denotes ductile iron pipe
 - EM Denotes electric meter
 - FH Denotes fire hookup
 - G Denotes gutter
 - GM Denotes gas meter
 - GP Denotes guard post
 - HR Denotes disabled ramp
 - HCS Denotes hardscaping
 - HYD Denotes fire hydrant
 - INV Denotes invert
 - LA Denotes landscaping
 - LP Denotes light pole
 - MB Denotes mailbox
 - (P) Denotes per plan
 - PP Denotes polyethylene pipe
 - PKS Denotes parking sign
 - PVC Denotes polyvinylchloride pipe
 - RCP Denotes reinforced concrete pipe
 - RD Denotes roof drain
 - SAN Denotes sanitary manhole
 - SAN S Denotes sanitary sewer
 - SANC Denotes sanitary cleanout
 - SMH Denotes storm manhole
 - ST S Denotes storm sewer
 - TK Denotes top of bank
 - TC Denotes top of curb
 - TCS Denotes traffic control sign
 - TL Denotes traffic light
 - TRANS Denotes transformer
 - UGC Denotes underground communication line
 - W Denotes water line
 - WMH Denotes water manhole
 - WV Denotes water valve
 - ARB Denotes Arborvitae
 - COT Denotes Cottonwood tree
 - CRAB Denotes Crabapple tree
 - LOC Denotes Locust tree
 - MPL Denotes Maple tree
 - POP Denotes Poplar tree
 - SHB Denotes Shrub
 - SPR Denotes Spruce tree
 - TR Denotes deciduous tree

- BENCH MARKS (BM)**
(NGVD 29)
- 1.) Top of scribed "X" on north side of light pole base in curb island northeasterly of US Bank building.
Elevation = 924.35 feet
 - 2.) Top of top nut of first fire hydrant south of Beam Ave. on the west side of Southlawn Drive.
Elevation = 924.64 feet



DESCRIPTION OF PROPERTY SURVEYED
(Per Chicago Title Insurance Company Commitment for Title Insurance File No. 238446, effective date May 5, 2016.)

The North Four Hundred Forty-four (444) feet of the East Nine Hundred Ten (910) feet of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of section Three (3), Township Twenty-nine (29), Range Twenty-two (22), subject to Beam Avenue and subject to Southlawn Drive (formerly Willow Avenue), Ramsey County, Minnesota

Abstract Property
(Vesting Deed: Warranty Deed Doc. No. 4315245 Owner of record DeSoto Associates LLC.)

TITLE COMMITMENT
Chicago Title Insurance Company Commitment for Title Insurance File No. 238446, effective date May 5, 2016, was relied upon as to matters of record.

- Schedule B Exceptions:**
1. Exceptions are indicated on survey with circled numbers unless otherwise noted. Items not listed below are standard exceptions and/or are not surveyed related.
 11. Terms and conditions of Highway Easement, dated February 21, 1947, recorded March 20, 1947 in Book 1241, Page 145 as Document No. 1143675. [shown on survey]
 12. Terms and conditions of Highway Easement, dated July 2, 1948, recorded July 22, 1948 as Document No. 1182252. [shown on survey]
 13. Permanent street and road right-of-way easement as contained in Quit Claim Deed, recorded October 13, 1972 as Document No. 1839298. [shown on survey]

- GENERAL NOTES**
- 1.) Survey coordinate basis: Ramsey County Coordinates
 - 2.) Adjoining ownership information shown hereon was obtained from the Ramsey County Property Tax information web site.
 - 3.) There was no evidence of recent earth moving work, building construction or building additions observed in the process of conducting the fieldwork.
 - 4.) There are no proposed changes in street right of way lines per the City of Maplewood and County of Ramsey Right of Way Departments. There was no evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
 - 5.) There were no wetland delineation markers observed in the process of conducting the fieldwork.
 - 6.) There was no observable above ground evidence of the property being used as a solid waste dump, sump or sanitary landfill.
 - 7.) The proposed plat of VORAN PROPERTIES ADDITION is shown for reference purposes only. The Plat has not yet been recorded as of August 16, 2016. Lot lines for proposed Lots 1 through 4, are subject to City and County review and approval.

- UTILITY NOTES**
- 1.) Utility information from plans and markings was combined with observed evidence of utilities to develop a view of the underground utilities shown hereon. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. In addition, Gopher State One Call locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, excavation and/or a private utility locate request may be necessary.
 - 2.) Other underground utilities of which we are unaware may exist. Verify all utilities critical to construction or design.
 - 3.) Some underground utility locations are shown as marked onsite by those utility companies whose locators responded to our Gopher State One Call, ticket number 161581016.
 - 4.) Contact GOPHER STATE ONE CALL at 651-454-0002 (800-252-1166) for precise onsite location of utilities prior to any excavation.

FLOOD ZONE NOTES

- 1.) The subject property appears to lie within Zone X (Areas determined to be outside the 0.2% annual chance floodplain) per the National Flood Insurance Program, Flood Insurance Rate Map Community Panel No. 27037800446, dated June 4, 2010. This information was obtained from the FEMA Map Service Center web site.

ZONING NOTES

- 1.) Zoning information shown hereon is per zoning letter dated June 10, 2016, prepared by the City of Maplewood.
The subject property is zoned BCM-Business Commercial Modified.

Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, Item 6(a) of Table A specifies "current zoning classification, setback requirements, the height and floor space area restrictions, and parking requirements". Only those items set forth in said letter have been listed.

AREAS

PROPOSED LOT 1 = 136,978 square feet or 3.14 acres
 PROPOSED LOT 2 = 68,882 square feet or 1.58 acres
 PROPOSED LOT 3 = 49,490 square feet or 1.14 acres
 PROPOSED LOT 4 = 74,387 square feet or 1.71 acres
 PUBLIC ROADS = 74,363 square feet or 1.71 acres

SURVEYOR'S CERTIFICATION
To JEA Development Group, LLC, Maplewood Care Group, LLC, and Chicago Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(c), 7(b)(1), 8, 9, 11, 13, 16, 17, and 20 of Table A thereof. The fieldwork was completed on June 8, 2016.

Dated this 30th day of August, 2016.
SUNDE LAND SURVEYING, LLC.

By: *Leonard F. Carlson*
Leonard F. Carlson, P.L.S., Minn. Lic. No. 44890



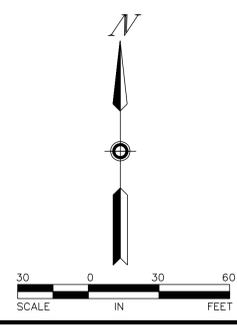
Add proposed plat lines.	CWJ	8/18/2016
Revision	By	Date
	CWJ	

Drawing Title:
**ALTA/NSPS LAND TITLE SURVEY FOR:
JEA DEVELOPMENT GROUP, LLC
MAPLEWOOD ALZHEIMER SPECIAL CARE CENTER**

SUNDE LAND SURVEYING
www.sunde.com

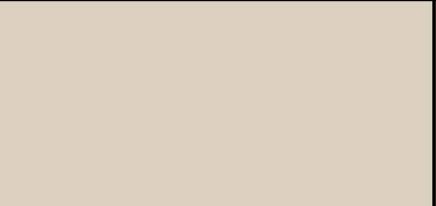
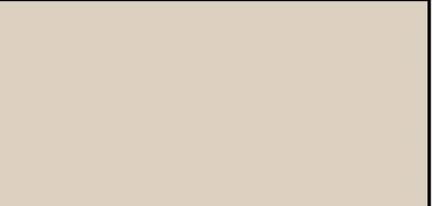
Main Office: 9001 East Bloomington Freeway (56W) • Suite 118
Bloomington, Minnesota 55420 • 3435
952-881-2435 (Fax: 952-888-9926)
Branch Office: Cloquet, Minnesota 218-499-8267

Project: 2016-064 Blk/Pg: 740/87 Date: 08/30/2016
Township: 29 Range: 22 Section: 03
File: 2016064001_R2.dwg Sheet: 1 of 1



C:\Users\jcarlson\OneDrive\Documents\2016\2016064001_R2.dwg



Arch. Comp Shingles Malarkey / Weatherwood	Fascia / Trim / Gutter Sandy Ridge SW 7535	Brick Sioux City / Williamsburg Bradford	Siding / Downspouts Canvas Tan SW 7531	PTACs at Brick Painted to Match / Craft Paper SW 6125	PTACs at Siding Painted to Match SW 7531
					

Maplewood Alzheimer's Special Care Center



September 30, 2016
Attn: Michael Martin
City of Maplewood
651-249-2303

Condition Use Application – Written Statement

Intended use of the property:

This is a state of the art, specialized memory care facility that focuses exclusively on Alzheimer's, dementia and related memory issues that afflict our aging seniors. This 24-hour, stand-alone facility will accommodate up to 66 residents in a secure and homelike atmosphere, with dedicated and experienced staff and management. Services include three prepared meals daily, housekeeping, laundering, and private bus transportation. Around the clock care and attention is provided to each resident on an individualized basis. Our programs are designed to build upon their strengths. Resident rooms are spacious, comfortable and can accommodate favorite pieces of furniture.

Neighborhood compatibility and site planning is thought out to minimize the impact to the existing community. The site is to be extensively landscaped. Usable outdoor spaces include manicured lawn and enclosed courtyards. The building interior design has common areas for a variety of uses and creates a warm inviting atmosphere for residents. JEA Development/Senior Living is a privately owned and operated management and development company that has developed, owned and managed Nursing Homes, Retirement Facilities, Assisted Living and Alzheimer's Special Care Centers for over 35 years.

Why the City Should Approve the Request:

We are request approval for the Conditional Use Application as a facility of this type is much needed within the growing community and surrounding Maplewood area. The Alzheimer Facility would be designed to meet and conform to the City's Code of Ordinance. Our use is a good buffer/transition from the current Restaurants and Service Oriented Businesses along Beam Ave to the residential neighborhood towards the rear of the site.

Traffic Generation by our facilities is very minimal. Because residents do not drive, we expect less than two trips per day per suite for visitor and staff purposes, but without the peak hour trip generation. Our Use would not create excessive additional cost to public facilities and or services, as we have certified staff in the building 24/7 for emergency situations.

I am happy to answer any additional questions or concerns you may have. We look forward to becoming a member and neighbor of the Maplewood Community.

Thanks,

Rachel Rudiger
JEA Development / Senior Living
260-977-0175

September 30, 2016
Attn: Michael Martin
City of Maplewood
651-249-2303

Community Design Review Board Application – Written Narrative

Proposing

We are proposing a state of the art, specialized memory care facility that focuses exclusively on Alzheimer's, dementia and related memory issues that afflict our aging seniors. This 24-hour, stand-alone facility will accommodate up to 66 residents in a secure and homelike atmosphere, with dedicated and experienced staff and management. Services include three prepared meals daily, housekeeping, laundering, and private bus transportation. Around the clock care and attention is provided to each resident on an individualized basis. Our programs are designed to build upon their strengths. Resident rooms are spacious, comfortable and can accommodate favorite pieces of furniture.

Neighborhood compatibility and site planning is thought out to minimize the impact to the existing community. The site is to be extensively landscaped. Usable outdoor spaces include manicured lawn and enclosed courtyards. JEA Development/Senior Living is a privately owned and operated management and development company that has developed, owned and managed Nursing Homes, Retirement Facilities, Assisted Living and Alzheimer's Special Care Centers for over 35 years.

Traffic / Parking

After developing +30 Buildings with the same building footprint and size, we find one parking space per two suites (33 stalls) is sufficient for visitor and staff parking. We typically propose additional spaces for busy times during Holidays. Because residents do not drive, we expect less than two trips per day per suite for visitor and staff purposes, but without the peak hour trip generation. Our facility operates with 3 Staffing Shifts, with shift changes happening during off-peaks hours.

Building Exterior

For our residents, it is important that the Building reflects Residential Architecture in form. With the existing surroundings primarily being businesses, we are suggesting the main exterior materials to be Stucco and Brick to blend in with the existing buildings in the area. The proposed exterior materials will include Stucco for the main portion of the building with Masonry Brick Accents at the Gabel Ends and Entry, with architectural composition roofing shingles.

I am happy to answer any additional questions or concerns you may have. We look forward to becoming a member and neighbor of the Maplewood Community.

Thanks,

Rachel Rudiger
JEA Development / Senior Living
260-977-0175

September 30, 2016
Attn: Michael Martin
City of Maplewood
651-249-2303

Request for Special Council Agreement – Written Statement

Requesting a Parking Waiver

The Current Zoning Ordinance does not have parking specification for our specific project use use an Alzheimer Special Care Center. With that being said, per code we are to provide 2 Parking Spaces per 1 Unit and 50% of these spaces are to be covered. Our facility has 50 units which means we are to provide 100 Parking Spaces and 50 of those spaces are to be covered. We are proposing and asking for a Special Agreement Approval for 41 Parking Spaces and 0 Covered Spaces.

Why City Council Should Approve Special Agreement

After developing +30 Buildings with the same building footprint and size, we find one parking space per two suites (33 stalls) is sufficient for visitor and staff parking. We typically propose a few additional spaces for busy times during Holidays. Because residents do not drive, we expect less than two trips per day per suite for visitor and staff purposes, but without the peak hour trip generation. Our facility operates with 3 Staffing Shifts, with shift changes happening during off-peaks hours.

As none of the Residents can drive and don't store vehicle on site, we don't believe there is a need to provide covered parking stalls. All staff members and employees will work standards shifts ranging from 8-12 hours, similar to a standard business or employer. The 41 Spaces is ample enough parking for our staff, as our Max Shift is 24 Staff Members.

I am happy to answer any additional questions or concerns you may have. We look forward to becoming a member and neighbor of the Maplewood Community.

Thanks,

Rachel Rudiger
JEA Development / Senior Living
260-977-0175