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**TO:** St. Francis City Council  
**FROM:** Beth Richmond, Planner  
**SUBJECT:** Vista Prairie St Francis Senior Living  
**DATE:** April 18<sup>th</sup>, 2022  
**APPLICANT:** Scott Black, EDI  
**LOCATION:** Between Hwy 47 and Ambassador Blvd NW (PIN: 32-34-24-23-0001)  
**COMP PLAN:** Medium/High Density Residential  
**ZONING:** R-2 Medium Density Detached and Attached Residential; BPK Business Park

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### **OVERVIEW**

The City has received land use and subdivision applications from Scott Black on behalf of EDI for the property located at 23465 St. Francis Blvd NW. The applicant is proposing a senior housing facility on the site that provides a range of care from independent living to care suites. The proposed facility includes 65 units of independent senior living, 42 units of assisted living, and 32 units of memory care/care suites for a total of 139 units. This site would be used as a senior living campus of sorts and would have access to Aztec St on the south, Ambassador Blvd on the east, and Stark Dr/Zea St on the north. Additional opportunities for future expansion of the senior living campus are shown on the site plan.

These applications are the next step for a project that has been working through the development review process since spring of 2021. A concept plan for this development was reviewed in March of 2021 and found to be generally acceptable by Staff, the Planning Commission, and the City Council. In August 2021, lot split and Comprehensive Plan amendment requests were approved for this property. These approvals created a new lot located between Ambassador Blvd NW and St. Francis Blvd NW (Hwy 47) and regraded the lot to the Medium/High Density Residential land use category. The requests currently before the City Council include a rezoning to PUD, preliminary plat, final plat, and PUD plan review which includes site plan review.

### **PLANNING COMMISSION REVIEW**

The project was brought before the Planning Commission in March. No members of the public spoke for or against the project. Planning Commissioners discussed the plans for the future buildout of the west side of the site and noted that this type of development is needed in the community. Following the public hearing, Commissioners unanimously recommended approval of the project including the rezoning, preliminary plat, and site plan.

## **PLAN UPDATES**

Following the Planning Commission meeting, the applicant revised plans according to Staff's recommendations. The applicant also met with Anoka County to discuss the site's access onto Ambassador. The applicant and the County agreed that a right-in/right-out access is acceptable for the site, and the plans have been revised to show this.

## **FINAL PLAT**

In addition to the rezoning, preliminary plat, and PUD plans, the applicant has applied for concurrent review of the final plat. Staff has reviewed the final plat and finds it to be in substantial conformance with the preliminary plat. Therefore, Staff recommends approval of the final plat.

## **ACTION TO BE CONSIDERED**

Given Planning Commission and Staff recommendation of approval for the land use and subdivision requests related to the Vista Prairie Senior Housing development, draft approval documents have been prepared and are attached for your consideration. Council action is requested on these applications.

### **Suggested Motions**

1. Move to approve the 1<sup>st</sup> reading of Ordinance-296 approving a rezoning request for 23465 St Francis Blvd NW from R-2 and BPK to PUD R-3 with findings as presented by Staff.
2. Move to approve Resolution 2022-22 approving the preliminary plat, final plat, and PUD plans including the site plan for the Vista Prairie St. Francis Senior Living development with conditions and findings of fact as presented by Staff.

If the development is approved, the 2<sup>nd</sup> reading of the Ordinance and a Summary Resolution would be brought before Council on May 2, 2022. A development agreement will also be prepared for Council review.

### **Attachments:**

1. Draft Approval Documents
  - a. Ordinance 296 – 1<sup>st</sup> Reading
  - b. Resolution 2022-20 – Preliminary Plat, Final Plat, PUD plans
2. Revised Plans
  - a. Site Plan
  - b. Grading Plan
  - c. Utility Plan
  - d. Landscaping Plan
  - e. Preliminary Plat
  - f. Final Plat
3. City Engineer Memo dated April 12, 2022
4. Planning Commission Memo dated March 16, 2022