

MINUTES OF THE ZONING COMMITTEE

Thursday, April 2, 2015 - 3:30 p.m.

City Council Chambers, 3rd Floor

City Hall and Court House

15 West Kellogg Boulevard

PRESENT: Merrigan, Padilla, Reveal, and Wickiser
ABSENT: Edgerton, Nelson, Makarios, and Wencil
STAFF: Jake Reilly, Samantha Langer, and Peter Warner

The meeting was chaired by Commissioner Padilla.

East 7th and Bates Senior Apartments - 15-017-145 - Rezone the southeasterly 13 feet of the southwesterly 71 foot of Lot 15 Auditors Subdivision No. 72 area being split off from the parcel from T2 Traditional Neighborhood to RT1 Two-family Residential to match the parcel to which it will be attached at 720 7th St E, SE corner at Bates

Jake Reilly presented the staff report with a recommendation of approval for the rezoning. He noted a correction to item A in the staff report; it should state a 923 square foot area, not 92.3. He stated District 4 made no recommendation, and there were no letters in support or opposition.

Upon inquiry from the Commissioners, Mr. Reilly stated that the size of the driveway on the parcel is irrelevant. It will be attached to the parcel at 400 Bates Avenue, and they will not be constructing anything new or paving. They would need to contact the Department of Safety and Inspections (DSI) if they were going to do either of these options. Mr. Reilly stated that the piece of property being rezoned is a portion of a parcel that is owned by the Housing and Redevelopment Authority (HRA).

No one spoke in support or opposition. The public hearing was closed.

Commissioner Elizabeth Reveal moved approval of the rezoning. Commissioner Paula Merrigan seconded the motion.

The motion passed by a vote of 4-0-0.

Adopted Yeas - 4 Nays - 0 Abstained - 0

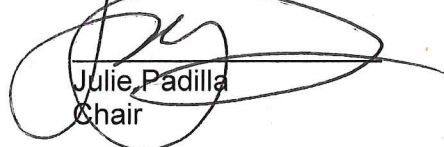
Drafted by:


Samantha Langer
Recording Secretary

Submitted by:


Jake Reilly
Zoning Section

Approved by:


Julie Padilla
Chair

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The meeting was chaired by Commissioner Padilla.

Carlson CRE Group - 15-018-581 - Conditional use permit for assisted living facility with 170 units (30 units dedicated to memory care), 1554 Midway Pkwy, SE corner at Snelling

Jake Reilly presented the staff report with a recommendation of approval for the conditional use permit. He stated District 10 recommended approval, and there was 1 letter in support, and no letters in opposition.

Upon inquiry from the Commissioner Reveal, Mr. Reilly stated that Finding 2(c) should state that the condition will not apply and will it will be corrected in the resolution to be reviewed by the Planning Commission.

Ken Piper, Tanek Architects, 118 E 26th Street, Minneapolis, stated that they are very excited about this project. The existing facility is in great shape from a construction standpoint. Their task is to essentially buff up the facility and bring it back into use. They plan on adding all new landscaping, making corrections to the brick exterior, and adding new windows through the entire complex. Mr. Piper provided some history on the building; it was the former nursing home constructed in 1923. It started out with about 40 residents and eventually grew to about 334 residents as the building complex developed over the years. They are currently proposing about 170 residents/units. The layouts will be primarily one bedroom units. They will have efficiency units in the memory care wing. Their parking requirements are met with 57 parking stalls. Their main emphasis aside from cleaning up the building is to refocus on the history and architecture. The main entrance will be at 1554 Midway Parkway. They will be cutting down the ramp and removing a wall and one story structure on the south side by the parking lot to expose more of the original architecture. They will also be adding an outdoor space and an entry off of the parking lot. He displayed a picture of the facility, circa 1940, to demonstrate what they are moving towards. He described more of the layout of outdoor spaces and changes of the façade. He stated that the neighbors are very excited about the project.

Upon questions from the Commissioners, Mr. Piper stated there will be an opportunity for married couples in a just a handful of the units, there are a couple of units in memory care and assisted living. Primarily the units in the facility will be for single occupancy. He believes the range for occupancy will still be in the 170's.

No one spoke in support or opposition. The public hearing was closed.

Commissioner Paula Merrigan moved approval of the conditional use permit, with the amendment to Finding 2(c) stating that the condition does not apply. Commissioner Elizabeth Reveal seconded the motion.

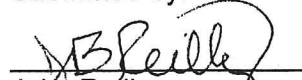
The motion passed by a vote of 4-0-0.

Adopted Yeas - 4 Nays - 0 Abstained - 0


Drafted by:


Samantha Langer
Recording Secretary

Submitted by:


Jake Reilly
Zoning Section

Approved by:


Julie Padilla
Chair