

MINUTES OF THE ZONING COMMITTEE
Thursday, November 7, 2013 - 3:30 p.m.
City Council Chambers, 3rd Floor
City Hall and Court House
15 West Kellogg Boulevard

PRESENT: Merrigan, Nelson, Reveal, Spaulding, and Wencil
EXCUSED: Perrus and Wickiser
STAFF: Merritt Clapp-Smith, Samantha Langer, Allan Torstenson, and Peter Warner

The meeting was chaired by Commissioner Nelson.

Gracewood Assisted Living / Franciscan Sisters Site - 13-243-575 - Rezone from R3 One Family Residential to RM2 Multi Family Residential, 1388 Prior Ave S, NE corner at Norfolk

Gracewood Assisted Living / Franciscan Sisters site - 13-243-645 - Conditional use permit for assisted living facility with memory care, 1388 Prior Ave S, NE corner at Norfolk

Merritt Clapp-Smith presented the staff reports with a recommendation of approval for the rezoning and approval for the conditional use permit with a condition. She stated District 15 submitted a letter recommending approval, there was one comment of support, and 0 letters in opposition.

Upon inquiry from the Commissioners, Ms. Clapp-Smith stated that the previous use was as a housing facility with some outreach services to the community and has been vacant for about two years. The parking is calculated as an assisted living / senior living facility. The requirement is one space per three units, and there are not formal requirements for visitors. The parking requirement for the size of the building and the number of units does comply with the City's code.

The applicant, Robb Majeski, Cottage Group Developers, Eau Claire, WI, presented a rendering of the project. The facility will be mostly used for memory care. It will be a secure site with gate access. Each individual unit does not have its own kitchen so there will be a commercial kitchen, dining room areas, and common areas for gathering.

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

Commissioner Elizabeth Reveal moved approval of the rezoning. Commissioner Barbara Wencil seconded the motion.

The motion passed by a vote of 5-0-0.

Adopted Yeas - 5 Nays - 0 Abstained - 0

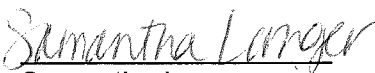
Commissioner Elizabeth Reveal moved approval with a condition of the conditional use permit.

Commissioner Paula Merrigan seconded the motion.

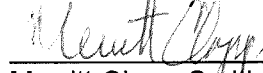
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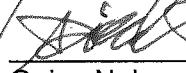
Drafted by:


Samantha Langer
Recording Secretary

Submitted by:


Merritt Clapp-Smith
Zoning Section

Approved by:


Gaius Nelson
Chair