



**Planning Commission Work Session
Tuesday, February 18, 2025 at 6:00 PM
Council Chambers**

AGENDA

- 1. Call to Order**
- 2. Items for Discussion**
 - A. Ivy Hill Senior Care Expansion - 607 2nd Ave NW
- 3. Routine Business**
- 4. Future Discussion**
- 5. Adjournment**

Please contact the Departments of Community & Economic Development at 507-334-0100 if you need special accommodations to participate in this meeting.

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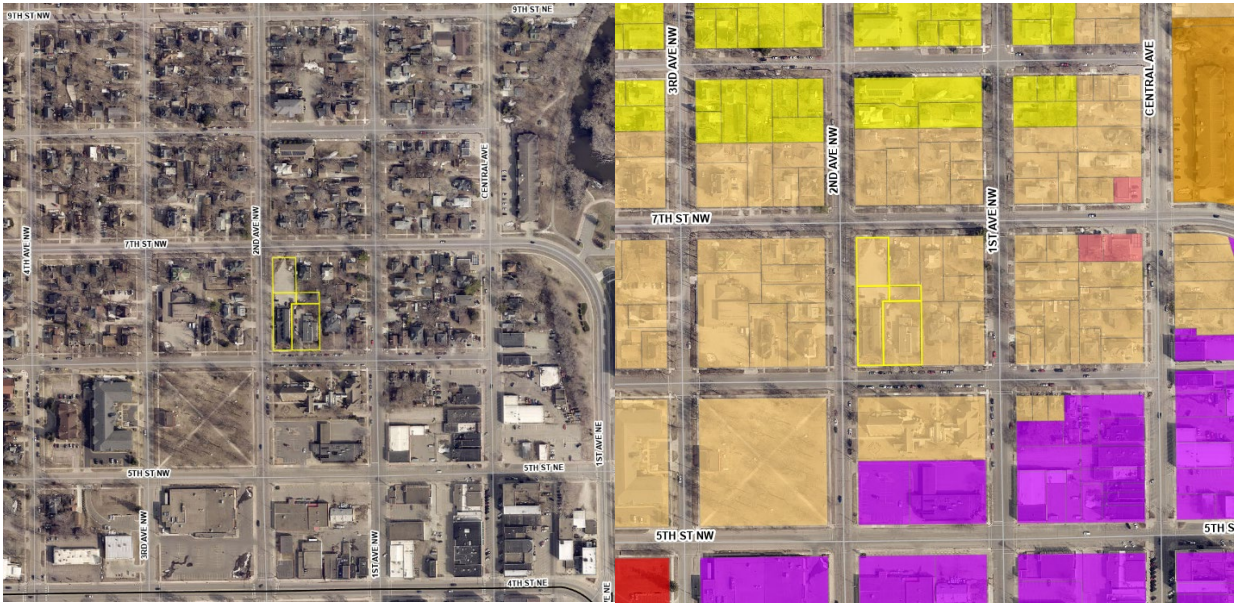
Staff Report to the Planning Commission

TO: Planning Commission
THROUGH: David Wanberg, CED Director
FROM: Harry Davis, City Planning Manager
MEETING DATE: February 18, 2024
SUBJECT: Pre-Application for Ivy Hill Senior Center Expansion at 607 2nd Ave NW

Request:	Development team for the Ivy Hill Senior Center expansion seeks feedback on a series of upcoming applications for the proposed expansion at 607 2 nd Ave NW.
Recommendation:	The City Planning Manager recommends the Planning Commission discuss and determine the feasibility of the upcoming requests. The Planning Commission should give staff and the applicant guidance on a path forward.
Recommended Motion:	No motion is needed during a work session.

Background:

In early 2025, the development team initiated a discussion with city staff on making an addition to the existing Ivy Hill Senior Center at 607 2nd Ave NW at the northeast corner of 6th St and 2nd Ave. The property is currently zoned R-3, Medium Density Residential and, when adding up all four lots owned by the facility, is approximately an acre. The expansion is a one-story building on the east side that will connect to the existing structure. An elevator is also proposed to help those with movement restrictions navigate between the first and second floors of the existing building. The expansion will double the number of residents to approximately 32.



Aerial and zoning maps of the property and context of interest to the applicant.

Based on the proposal, city staff advised the applicant to seek approval for the following applications:

1. Zoning Map Amendment
The current R-3 zoning does not allow the proposed 32 residents, so the applicant will need to ask for R-4, which would allow a facility of this size by conditional use.
2. Preliminary and Final Plat
The current configuration has four separate properties, which will need to be combined to have the expansion, existing structure, parking lot, and accessory structure on the same property.
3. Conditional Use Permit
As stated above, a conditional use permit is needed for residential care facilities with 17 or more residents.
4. Variance
The preliminarily identified variance request is to allow the existing accessory structure to be repositioned elsewhere on the property within a 15-foot setback. The current site plan shows the structure within seven or eight feet of the property line.
5. Site Plan Review
6. Grading Permit
7. Building Permit
8. Zoning Certificate

Discussion:

Some of the applications listed above are complicated in purpose and impact on the intended use of the property, the surrounding context, and overall development policies.

Rezoning

R-4 is a step up from the existing R-3 in the surrounding context.

1. Is R-4 at this location appropriate?

Conditional Use

A conditional use permit is needed for 17 or more residents in a residential care facility. The proposed total of residents is approximately 32.

1. Are there any concerns with the number of residents?

Variance

The development team would like to reuse an existing garage on the property and reposition it to accommodate the expansion. The new position would take up part of the existing parking lot and be within the required 15-foot setback. Accessory structures for multi-family structures must adhere to the same building setbacks as the principal structure.

1. Are there concerns over the placement of the accessory structure?
2. Is there a clear practical difficulty with the property that necessitates granting a variance?

Site Plan Review

Due to the impact of the expansion, staff sees it appropriate for the applicant to update the existing parking lot and landscaping/screening to meet current requirements.

Recommendation:

The City Planner requests the Planning Commission discuss the above information and options. Ultimately the commissioners may provide the applicant and staff with guidance on the development.

1. What additional information would be helpful for the Planning Commission to understand or see before submittal?

Attachments:

- Criteria for Certain Applications
 - o Zoning Map Amendment
 - o Conditional Use Permit
 - o Variance

Criteria for Certain Applications

Criteria for Adopting a Zoning Map Amendment

The following are the criteria for adopting a zoning map amendment:

1. Whether the amendment is consistent with the applicable policies of the city's Land Use Plan.
2. Whether the amendment is in the public interest and is not solely for the benefit of a single property owner.
3. Whether the existing uses of property and the zoning classification of property within the general area of the property in question are compatible with the proposed zoning classification, where the amendment is to change the zoning classification of a particular property.
4. Whether there are reasonable uses of the property in question permitted under the existing zoning classification, where the amendment is to change the zoning classification of a particular property.
5. Whether there has been a change in the character or trend of development in the general area of the property in question, which has taken place since such property was placed in its present zoning classification, where the amendment is to change the zoning classification of a particular property.

Criteria for a Conditional Use Permit

The following are the criteria for conditional use permits:

1. The conditional use will not be detrimental to or endanger the public health, safety, comfort, convenience, or general welfare.
2. The conditional use will not be injurious to the use and enjoyment of other property in the vicinity and will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.
3. The conditional use will be designed, constructed, operated, and maintained in a manner that is compatible in appearance with the existing or intended character of the surrounding area.
4. The conditional use will not impose hazards or disturbing influences on neighboring properties.
5. The conditional use will not substantially diminish the value of neighboring properties.
6. The site is served adequately by essential public facilities and services, including utilities, access roads, drainage, police and fire protection, and schools or will be served adequately as a result of improvements proposed as part of the conditional use.
7. Development and operation of the conditional use will not create excessive additional requirements at public cost for facilities and services and will not be detrimental to the economic welfare of the community.
8. Adequate measures have been or will be taken to minimize traffic

- congestion in the public streets and to provide for adequate on-site circulation of traffic.
9. The conditional use will not result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance to the community.
 10. The conditional use is consistent with the applicable policies and recommendations of the city's Land Use Plan or other adopted land use studies.
 11. The conditional use, in all other respects, conforms to the applicable regulations of the district in which it is located.

Criteria for a Variance

The following are the criteria for variances:

1. The variance is in harmony with the general purposes and intent of the City's ordinances.
2. The variance is consistent with the Comprehensive Plan.
3. The applicant proposes to use the property in a reasonable manner not permitted by the City's ordinances.
4. Unique circumstances apply to the property which do not apply generally to other properties in the same zone or vicinity and result from lot size or shape, topography or other circumstances over which the owner of the property has not had control. The unique circumstances do not result from the actions of the applicant.
5. The variance does not alter the essential character of the neighborhood.
6. The variance requested is the minimum variance which would alleviate the practical difficulties.
7. Economic conditions alone do not constitute practical difficulties.

7TH STREET NW

6TH STREET NW

2ND AVE NW

EXISTING
SITE AREA - 43,983 sq ft (COMBINED)
BUILDING 'A' AREA- 5,023 sq ft

PROPOSED
FIRST FLOOR AREA - 10,617 sq ft
SECOND FLOOR AREA - 237 sq ft

EXISTING GARAGE TO BE REMOVED IN ITS ENTIRETY

NEW SECURITY FENCE WITH ELECTRONICALLY LOCKED GATE SURROUNDING OUTDOOR WALKING GARDEN - GATE TO BE CONNECTED TO FIRE ALARM FOR AUTOMATIC UNLOCKING

REMOVE PORTION OF EXISTING FENCE, CURB AND PAVING AS REQUIRED UP TO THE EXISTING 10'-0" PARKING SETBACK LINE - TYP. AT EAST PROPERTY LINES

EXISTING PORTION OF DRIVE TO BE REMOVED EXISTING UTILITY POLE TO BE RELOCATED AS REOD PORTION OF EXISTING PAVING TO REMAIN - MATCH NEW GRADE / SIDEWALK ELEVATIONS WHERE NEW ABUTS EXISTING - VER WITH NEW GRADES

6'-0" H. 100% OPAQUE VINYL FENCE - TYP. AT EAST PROPERTY LINE

ACCESSIBLE CURB RAMP

PROPERTY LINE 124.22'

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PROPERTY LINE 124.22'

PROPERTY LINE 124.22'

PROPOSED
RELOCATED
GARAGE
720 sq ft

PROPOSED
BUILDING ADDITION
FIRST FLOOR - F.F.E. = 988.45' (MATCH EXIST)
10,621 sq ft
159'-8"

EXISTING OVERHEAD UTILITY LINE TO BE RELOCATED

EXISTING RETAINING WALL - SHRUBS AND PORTION OF DRIVE TO BE REMOVED - BUILD UP GRADE AS REQUIRED TO MATCH FINISHED FLOOR ELEVATION

NEW 4" T. CONCRETE SIDEWALK - PROVIDE RAILING AT PERIMETER WHERE DIFFERENCE IN GRADE ELEVATION EXCEEDS 24 INCHES

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EXISTING
BUILDING
'A'

NEW SEGMENTAL RETAINING WALL AS REQUIRED TO ELEVATE GRADE TO MATCH FINISHED FLOOR ELEVATION TO PROTECT LOWER WINDOW WELL WINDOWS AT EXISTING BUILDING

EXISTING RETAINING WALL - SHRUBS AND PORTION OF DRIVE TO BE REMOVED - BUILD UP GRADE AS REQUIRED TO MATCH NEW GRADES

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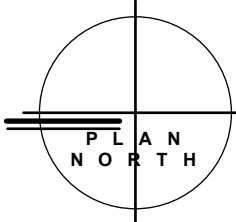
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PARKING CALCULATION

EXISTING RESIDENTS - 16
NEW RESIDENTS - 16
NO. OF EMPLOYEES ON MAJOR SHIFT - 8
1 STALL PER 6 RESIDENT + 1 STALL PER EMPLOYEE = 13.3 STALLS REQUIRED
PROVIDED : 21 INCLUDING 2 HANDICAPPED ACCESSIBLE.



1 SITE PLAN
1/16" = 1'-0"

0 8' 16' 32'

IVY HILL SENIOR CARE ADDITION

FARIBAULT, MN 55021

SHEET NO.

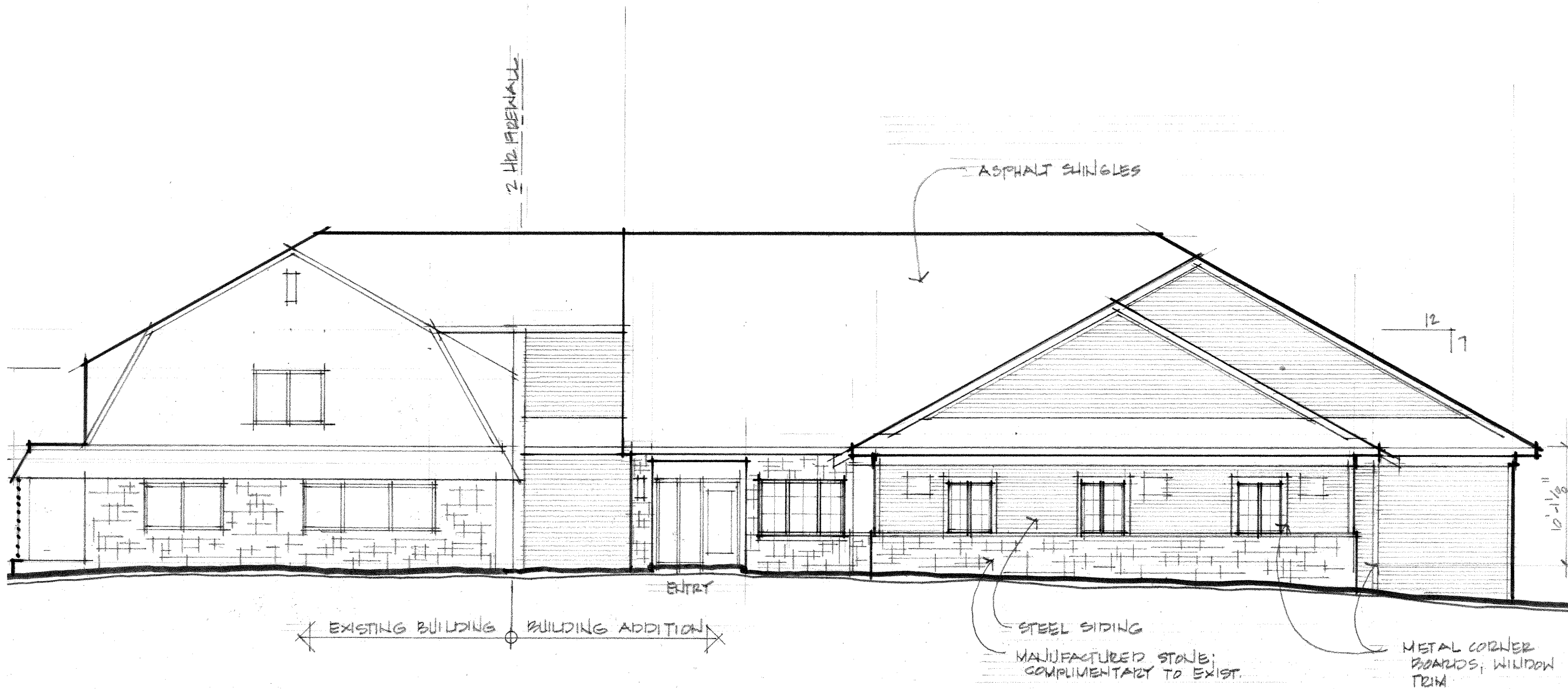
DATE :

P-102.1

2/6/25



320.251.4109 | 320.251.4693 fx
3335 West St Germain Street
PO Box 1228
St Cloud, MN 56302



6TH STREET ELEVATION
 1/8" = 1'-0"