



Highland District Council
1978 Ford Parkway Saint Paul, Minnesota 55116
651-695-4005 Fax 651-695-4019
Email: hdc@visi.com

Informational Public Meeting for 1388 Prior Ave Gracewood at Highland Park

Dear Community Member,

The Highland District Council's Community Development Committee will host a public meeting to review and discuss the Rezoning of 1388 Prior Ave South (the Franciscan Sisters old residence), from R3 to RM2, and a Conditional Use Permit (CUP) for an assisted living facility with memory care, during its committee meeting on Tuesday, October 29th, 2013 at 7:00 PM at Hillcrest Recreation Center.

Rob Majeski, with Cottagewood Developers, will be available to answer residents' questions about the development. Please see other side of the flyer for a brief description of R2 to RM3 zoning definitions.

If you have questions you would like to submit ahead of time, or if you are not able to attend the meeting in person but would like more information or to comment on the project, please feel free to contact the Highland District Council at 651-695-4005 or hdc@visi.com.

Sincerely,

Kathy Carruth
Executive Director

**Public Meeting of the
Community Development Committee
Tuesday, October 29
7:00 PM
Hillcrest Recreation Center
(1978 Ford Parkway)**



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The Rezone is from R3 to RM2. Under RM2 an assisted living facility requires a Conditional Use Permit.

Use	RL	R1-R4	RT1	RT2	RM1	RM2	RM3	Development Standards
Residential Uses								
Dwellings								
One-family Dwelling	P	P	P	P	P	P		
Two-family dwelling			P	P	P	P		
Three-and four-fmaily dwelling				P	P	P	P	
Townhouse				P	P	P	P	X
Multiple-family dwelling					P	P	P	
Carriage house dwelling	C	C	C	C	C	C	C	X
Cluster development	C	C	C	C	C	C		X
Housing for the elderly					P	P	P	
Reuse of large structures	C	C	C	C	C	C	C	X
Mixed Commercial-Residential Uses								
Home Occupation	P	P	P	P	P	P	P	X
Congregate Living								
Foster home, freestanding foster care home	P	P	P	P	P	P	P	
Community residential facility, licensed human service	P	P	P	P/C	P/C	P/C	P/C	X
Community residential facility, licensed correctional					C	C	C	X
Community Residential facility, health dept licensed					C	C	C	X
Emergency housing facility					C	C	C	X
Shelter for battered persons	P/C	P/C	P/C	P/C	P/C	P/C	P/C	X
Sober House	P	P	P/C	P/C	P/C	P/C	P/C	X
Transitional housing facility	P/C	P/C	P/C	P/C	P/C	P/C	P/C	X
Roominghouse, boarding house					C	C	C	X
Nursing home, boarding care home, assisted living						C	P	X
Hospice	P	P	P	P	P	P/C	P	X
Dormitory	P	P	P/C	P/C	P/C	P/C	P/C	X

Gracewood of Highland Park Operational Description

This assisted living facility is designed to provide supportive services for seniors who don't need the intensive medical care of a skilled nursing facility and is intended to provide a "home-like" environment and comfortable atmosphere with programs and services designed to maximize independence and quality of life. A memory care program is provided to residents who require assistance with Alzheimer's disease or related dementias and memory impariments. 24 hour trained and certified staff members are available on each floor and assist residents with daily living activities such as; personal care, housekeeping and larudndry services, health monitoring, coordination of medical needs and assistance with medication management and administration. Activity programs and Resident/family events are provided to encourage all residents to join in a variety of interactive activities.