



Highland District Council
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Resolution in Support of a Density Variance, Setback Variance, lot coverage and a Conditional Use Permit for 1925 Norfolk Avenue West

Whereas Jim Kelly of River Road II investments, has applied for a density variance, setback variance, lot coverage variance and Conditional Use Permit at 1925 Norfolk Avenue,

Whereas, the Community Development Committee of the Highland District Council held a community meeting with many of the neighbors directly across from the project on August 19, 2014 and,

Whereas, an assisted living and memory care facility are not a permitted use under the current RM2 zoning without a Conditional Use Permit and,

Whereas, the zoning code states that only 1 unit is allowed under RM2 zoning per 1,500 square feet, this project needs a density variance of 29 units and,

Whereas, the front setback requirement for the property is 25' and this development will have an average front yard setback of 28', with over 55% meeting the requirement and,

Whereas, the proposed development will exceed the City's standard residential lot coverage ratio of 35% of the site, the existing building lot coverage ratio is 55% and the proposed building at 53%, which represents an actual a decrease in lot coverage and,

Whereas the neighbors that attended the community meeting generally supported the project at 1925 Norfolk,

Therefore, be it resolved, that the Community Development Committee of the Highland District Council supports variances for density, front yard setback, lot coverage and a Conditional Use Permit, for River Road II investments to operate an assisted living and memory care at 1925 Norfolk.

Approved on August 19, 2014

By the Community Development Committee of the Highland District Council

Resolution 2014-24D