

**LAND USE APPLICATION SUMMARY**

*Property Location:* 5517 Lyndale Avenue S  
*Project Name:* Mount Olivet Careview Home Addition  
*Prepared By:* Kimberly Holien, Senior City Planner, (612) 673-2402  
*Applicant:* Tim Hokanson, Mount Olivet Careview Home  
*Project Contact:* Dave Wolterstroff, WAI Continuum  
*Request:* To construct a 36,184 square foot addition to an existing board and care home/assisted living facility.

*Required Applications:*

<b>Conditional Use Permit</b>	To allow an addition to a board and care home/assisted living facility in the R5, Multiple-family District.
<b>Conditional Use Permit</b>	To increase the maximum height in the R5 district from four stories or 56 feet to five stories, 69 feet.
<b>Variance</b>	To decrease the south interior side yard setback.
<b>Site Plan Review</b>	To construct a 36,184 square foot addition to an existing board and care home/assisted living facility.

**SITE DATA**

<b>Existing Zoning</b>	R5, Multiple Family District PO, Pedestrian Oriented Overlay District AP, Airport Overlay District
<b>Lot Area</b>	99,997 sq. ft./2.29 acres
<b>Ward(s)</b>	11
<b>Neighborhood(s)</b>	Windom
<b>Designated Future Land Use</b>	Urban Neighborhood
<b>Land Use Features</b>	Community Corridor (Lyndale Avenue)
<b>Small Area Plan(s)</b>	<u>South Lyndale Corridor Plan (2006)</u>

<b>Date Application Deemed Complete</b>	October 23, 2015	<b>Date Extension Letter Sent</b>	N/A
<b>End of 60-Day Decision Period</b>	December 22, 2015	<b>End of 120-Day Decision Period</b>	N/A

## BACKGROUND

**SITE DESCRIPTION AND PRESENT USE.** The subject site fronts along Lyndale Avenue S on the block bordered by 55<sup>th</sup> Street S and 56<sup>th</sup> Street S. Along Lyndale Avenue S, the site comprises the entire block face. Along the east property line, the north portion of the site fronts along Garfield Avenue S. The property line then cuts back to the center of the block to form an L-shape. The site contains an existing board and care home/assisted living facility with 153 skilled-care beds and 94 units of assisted living. The property also includes 6,710 square foot intergenerational day care program serving 35 seniors and 82 children. A large surface parking lot is located on the south half of the site, fronting along Lyndale Avenue S. Mount Olivet Careview Home also has off-site parking on the block to the north.

**SURROUNDING PROPERTIES AND NEIGHBORHOOD.** The site fronts on Lyndale Avenue just south of the neighborhood commercial node at 55<sup>th</sup> Street W and Lyndale Avenue S. The majority of the property is bordered by single-family homes to the west. Those homes have frontage on Garfield Avenue S. Mount Olivet owns the property directly south of the site, at 5522 Garfield Avenue S. This former single-family home currently functions as a child care center. Properties across Lyndale Avenue S include an office user and vacant properties formerly owned by Borton Volvo.

**PROJECT DESCRIPTION.** Mount Olivet Careview Home is a skilled care facility with 153 beds. Of those, 137 are long-term care beds and 16 are transitional care beds. The site also includes 94 units of assisted living. The applicant is proposing a 36,184 square foot addition in the center of the building, above a single-story building connection. Essentially the addition will fill in an existing gap between the two sections of the building above the ground floor. The statement submitted by the applicant notes that the addition will allow Mount Olivet Careview Home to add more private rooms. Of the 153 resident beds currently in the building, only nine are private rooms, 13 are “split-double” rooms and 130 are double rooms. After the addition, the building will have 59 private rooms and 47 “split-doubles”. As such, the addition will not result in an increase in the overall number of beds. The added floor area in the addition will also provide additional finding and activity spaces. The project also includes a renovation of the existing building and relocation of the physical plant.

The use is classified as a board and care home/nursing home/assisted living use. Specifically, the use includes a board and care home and assisted living. The subject use is a conditional use in the R5, Multiple-family District. The applicant is proposing to modify this conditional use by adding building bulk and a conditional use permit is required. The project also requires Site Plan Review.

Buildings in the R5, Multiple-family District are limited to four stories or 56 feet in height, whichever is less. The overall height of the building addition will be five stories, 69 feet. A conditional use permit to increase building height has been requested accordingly.

Staff has identified the need for an interior side yard setback variance along the south property line, abutting 5522 Garfield Avenue S. Additional details were required for said variance application that were not received in time to evaluate it in this report. Therefore, staff recommends that project be continued one cycle, to the November 16<sup>th</sup>, 2015, City Planning Commission meeting.

**PUBLIC COMMENTS.** No correspondence had been received as of the writing of this report. Any correspondence received prior to the public meeting will be forwarded on to the Planning Commission for consideration.

## RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt staff findings for the application(s) by Dave Wolterstorff of WAI Continuum for the properties located at 5517 Lyndale Avenue S:

**A. Conditional Use Permit to allow an addition to a board and care home/assisted living facility in the R5, Multiple-family District.**

Recommended motion: **Continue** the application for a conditional use permit for one cycle, to the November 16, 2015 City Planning Commission meeting.

**B. Conditional Use Permit to increase height from 4 stories or 56 feet to 5 stories, 69 feet.**

Recommended motion: **Continue** the application for a conditional use permit for one cycle, to the November 16, 2015 City Planning Commission meeting.

**C. Variance to decrease the south interior side yard setback .**

Recommended motion: **Continue** the application for a variance for one cycle, to the November 16, 2015 City Planning Commission meeting.

**D. Site Plan Review to construct a 36,184 square foot addition to an existing board and care home/assisted living facility.**

Recommended motion: **Continue** the application for site plan review for one cycle, to the November 16, 2015 City Planning Commission meeting.

## ATTACHMENTS

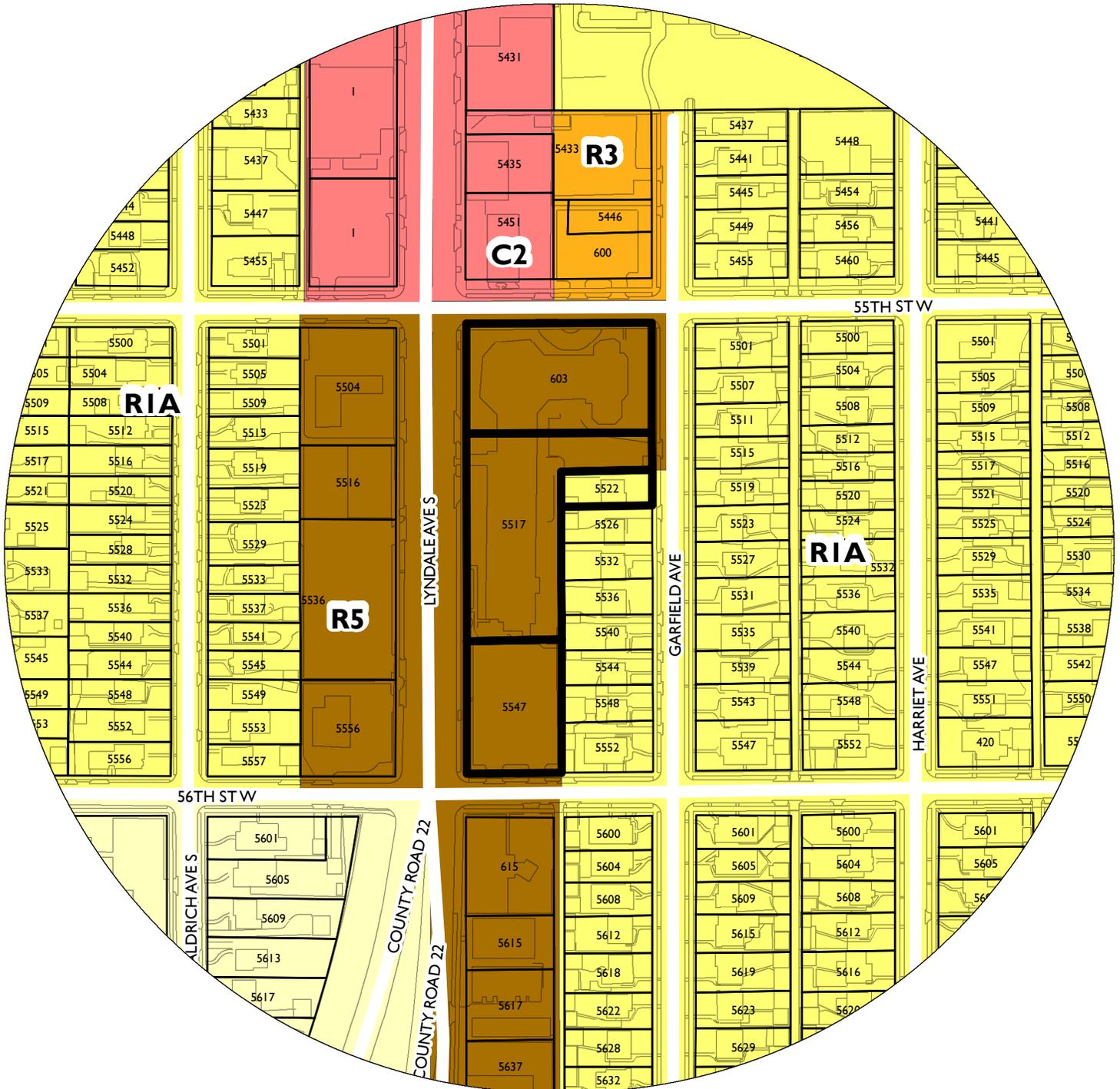
- I. Zoning map

# Mount Olivet Careview Home

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NAME OF APPLICANT

WARD



PROPERTY ADDRESS

**5517 Lyndale Avenue S**

FILE NUMBER

**BZZ-7408**