

**Excerpt from the  
CITY PLANNING COMMISSION  
MINUTES  
Minneapolis Community Planning & Economic Development (CPED)  
Planning Division**

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**MEMORANDUM**

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DATE: October 3, 2007

TO: Steve Poor, Planning Supervisor – Zoning Administrator, Community Planning & Economic Development - Planning Division

FROM: Jason Wittenberg, Supervisor, Community Planning & Economic Development - Planning Division, Development Services

CC: Barbara Sporlein, Director, Community Planning & Economic Development Planning Division

SUBJECT: Planning Commission decisions of October 1, 2007

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The following actions were taken by the Planning Commission on October 1, 2007. As you know, the Planning Commission's decisions on items other than rezonings, text amendments, vacations, 40 Acre studies and comprehensive plan amendments are final subject to a ten calendar day appeal period before permits can be issued:

Commissioners Present: President Motzenbecker, El-Hindi, Huynh, LaShomb, Mains, Norkus-Crampton, Schiff, Tucker and Williams – 9

Not present: Nordyke

Committee Clerk: Lisa Baldwin (612) 673-3710

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**2. A Oscar Carlson (Vac-1528, Ward: 3) ([Hilary Dvorak](#)).**

**A. Vacation:** Application by A. Oscar Carlson, on behalf of American Spirit Graphics, for the following vacation of public right-of-way:

St Vacation (Vac 1528): All of 9th Ave SE not previously vacated, as platted between Block 7 and Block 8, Andrews and Moulton's Addition to Minneapolis, located N of a line extended SE

from the south line of Lot 5, Block 8, said Addition, and south of the Burlington Northern & Santa Fe Railroad. All according to the plat of record and previous right of way vacations on file at the Hennepin County Recorders office, Minneapolis Minnesota.

**Action:** The City Planning Commission recommended that the City Council accept the findings and **approve** the application to vacate all of 9th Ave SE not previously vacated, as platted between Block 7 and Block 8, Andrews and Moulton's Addition to Minneapolis, located north of a line extended SE from the south line of Lot 5, Block 8, said Addition, and south of the Burlington Northern & Santa Fe Railroad. All according to the plat of record and previous right of way vacations on file at the Hennepin County Recorders office, Minneapolis Minnesota, subject to the retention of an easement in favor of Center Point Energy.

President Motzenbecker opened the public hearing.

No one was present to speak to the item.

President Motzenbecker closed the public hearing.

Commissioner Tucker moved approval of the staff recommendation (El-Hindi seconded).

The motion carried 8-0.

**3. Thomas Kelley (Vac-1532, Ward: 6) ([Shanna Sether](#)).**

**A. Vacation:** Application by Thomas R. Kelley, on behalf of La Hacienda Plaza Condominium Associates, for a vacation of a E-W public alley right of way between 4th Ave S and Clinton Ave S of the block bound by E Lake St and 29th St E.

**Action:** The City Planning Commission recommended that the City Council adopt the findings and **approve** the vacation subject to the following condition:

1. The applicant shall comply with the request for reservation of an easement with Xcel Energy.

President Motzenbecker opened the public hearing.

No one was present to speak to the item.

President Motzenbecker closed the public hearing.

Commissioner Tucker moved approval of the staff recommendation (El-Hindi seconded).

The motion carried 8-0.

**7. Station Nineteen (BZZ-3763, Ward: 2), 2001 University Ave SE ([Jim Voll](#)).**

**A. Rezoning:** Application by Station Nineteen Architects for a rezoning from the OR2 High Density Office Residence District to the C1 Neighborhood Commercial District for property located at 2001 University Ave SE.

**Action:** The City Planning Commission recommended that the City Council adopt the findings and **approve** the rezoning from the OR2 High Density Office Residence District to the C1 Neighborhood Commercial District for property located at 2001 University Ave SE.

**B. Variance:** Application by Station Nineteen Architects for a variance to reduce the required N side interior setback from 5 feet to zero for property located at 2001 University Ave SE.

**Action:** The City Planning Commission adopted the findings and **approved** the variance to reduce the required N yard interior setback 5 feet to zero for property located at 2001 University Ave SE.

**C. Variance:** Application by Station Nineteen Architects for a variance to increase the maximum allowable gross floor area for a use from 8,000 square feet to approximately 15,600 square feet for property located at 2001 University Ave SE.

**Action:** The City Planning Commission adopted the findings and **approved** the variance to increase the maximum allowable gross floor area for a use from 8,000 square feet to approximately 15,600 square feet for property located at 2001 University Ave SE.

**D. Variance:** Application by Station Nineteen Architects for a variance to decrease the minimum drive aisle width in the parking area for property located at 2001 University Ave SE.

**Action:** The City Planning Commission adopted the findings and **approved** the variance to decrease the minimum allowable drive aisle width to 17 feet for property located at 2001 University Ave SE.

**E. Site Plan Review:** Application by Station Nineteen Architects for a site plan review for property located at 2001 University Ave SE.

**Action:** The City Planning Commission adopted the findings and **approved** the site plan review for property located at 2001 University Ave SE subject to the following conditions:

1. CPED Planning staff review and approve the site plan, lighting plan, landscaping plan, and elevations before permits may be issued.
2. All site improvements shall be completed by October 1, 2008, (unless extended by the Zoning administrator) or permits may be revoked for noncompliance.
3. Compliance with the Heritage Preservation Commission approvals.
4. Provision of the required screening of the refuse and recycling contains as specified by Section 535.80 of the zoning code.
5. The final landscaping plan shall show the exact location, type, and number of shrubs and trees on the final site plan and shall have no less than 54 on-site shrubs.
6. Provision of curbing and landscaping in the old W side curb cuts to match the adjacent curbing and landscaping. The curbing may be discontinuous to allow for stormwater management.

Staff Voll did not present the report; the item was pulled for a question from Commissioner Norkus-Crampton.

Commissioner Norkus-Crampton: There were a couple of things that came up in the report. One of the things that the HPC mentioned was that they had a few concerns about the proposal even though they approved it generally. One of the things that they talked about was the design of skylights in the proposed addition shall not be allowed. I couldn't tell from the report if there were going to be skylights and whether that was something you addressed.

Staff Voll: That's not covered in the Zoning Code so, no, I didn't address the skylights.

Commissioner Norkus-Crampton: There's not mention really about material on the proposal. I know that this technically is not a historic landmark, but it is unofficially certainly a landmark in the area and I couldn't quite tell what the...

Staff Voll: It is a designated landmark and the HPC reviewed the materials for appropriateness so I didn't get into that.

Commissioner Norkus-Crampton: Alright. So they had no objection to any of that. My final question is, they mentioned something that there is a lot of contaminated soil in the area. Is that something that Public Works looks into as we move forward or are there any issues with that that you can tell as far as moving forward that might be any further problems?

Staff Voll: I don't have a direct answer for that, but Environmental is involved in the PDR process so they're aware of it and will take care of whatever...they'll be in charge of that process if it's necessary.

Commissioner Norkus-Crampton: Ok. Thank you very much.

President Motzenbecker opened the public hearing.

Thomas Peterson (2017 Princeton Ave, St. Paul): I'm with Station 19 Architects. I'm the applicant. You had a question about skylights. I think in our initial submittal it showed some visible skylights with a slant that were eliminated from the elevation. I think their concern was just that they were visible. So, there may be skylights but they would not be visible from anywhere.

President Motzenbecker closed the public hearing.

Commissioner Tucker moved staff recommendation for items A-E (El-Hindi seconded).

The motion carried 8-0.

**10. Covenire Care LLC (BZZ-3754, Ward: 9), 3717 23<sup>rd</sup> Ave S ([Jim Voll](#)).**

**A. Rezoning:** Application by Covenire Care LLC for a rezoning from the R4 Multiple-family Residential District to the OR2 High Density Office Residence District for property located at 3717 23rd Ave S.

**Action:** The City Planning Commission recommended that the City Council adopt the findings and **approve** the rezoning from the R4 Multiple-family Residential District to the OR2 High Density Office Residence District for property located at 3717 23<sup>rd</sup> Ave S.

**B. Conditional Use Permit:** Application by Covenire Care LLC for a conditional use permit for an assisted living facility for property located at 3717 23<sup>rd</sup> Ave S.

**Action:** The City Planning Commission adopted the findings and **approved** the conditional use permit for a 77 unit assisted living facility for property located at 3717 23<sup>rd</sup> Ave S subject to the following condition:

1. The conditional use permit shall be recorded with Hennepin County as required by Minn. Stat. 462.3595, subd. 4 before building permits may be issued or before the use or activity requiring a conditional use permit may commence. Unless extended by the zoning administrator, the conditional use permit shall expire if it is not recorded within one year of approval.

**C. Variance:** Application by Covenire Care LLC for a variance to reduce the W side front yard setback on 23<sup>rd</sup> Ave S from 15 feet to 11 feet to allow parking in the setback for property located at 3717 23<sup>rd</sup> Ave S.

**Action:** The City Planning Commission adopted the findings and **approved** the variance to reduce the required front yard setback on 23<sup>rd</sup> Ave S from 15 feet to 11 feet for property located at 3717 23<sup>rd</sup> Ave S.

**D. Variance:** Application by Covenire Care LLC for a variance to reduce the minimum required number of loading spaces from 2 to 1 for property located at 3717 23<sup>rd</sup> Ave S.

**Action:** The City Planning Commission adopted the findings and **approved** the variance to reduce the required number of loading spaces from 2 to 1 for property located at 3717 23<sup>rd</sup> Ave S.

**E. Variance:** Application by Covenire Care LLC for a variance to allow parking between the principal structure and the front lot line on 23<sup>rd</sup> Ave S for property located at 3717 23<sup>rd</sup> Ave S.

**Action:** The City Planning Commission adopted the findings and **approved** the variance to allow parking between a principal structure and the front lot line for property located at 3717 23<sup>rd</sup> Ave S.

**F. Variance:** Application by Covenire Care LLC for a variance to allow parking within 6 feet of a dwelling unit for property located at 3717 23<sup>rd</sup> Ave S.

**Action:** This variance has been **returned** to the applicant.

**G. Variance:** Application by Covenire Care LLC for a variance of the PO Pedestrian Oriented Overlay District standards to allow the building to be setback further than the 15 foot setback line for property located at 3717 23<sup>rd</sup> Ave S.

**Action:** The City Planning Commission adopted the findings and **approved** the variance to allow the building to be setback greater than 15 feet for property located at 3717 23<sup>rd</sup> Ave S.

**H. Variance:** Application by Covenire Care LLC for a variance of the PO Pedestrian Oriented Overlay District standards to allow a driveway to be wider than 20 feet for property located at 3717 23rd Ave S.

**Action:** This variance has been **returned** to the applicant.

**I. Variance:** Application by Covenire Care LLC for a variance of the PO Pedestrian Oriented Overlay District standards to allow a parking area to exceed 60 feet of street frontage for property located at 3717 23rd Ave S.

**Action:** The City Planning Commission adopted the findings and **approved** the variance to allow the parking area to exceed 60 feet of frontage for property located at 3717 23<sup>rd</sup> Ave S.

**J. Variance:** Application by Covenire Care LLC for a variance of the PO Pedestrian Oriented Overlay District standards to reduce the amount of required bicycle parking for property located at 3717 23rd Ave S.

**Action:** The City Planning Commission adopted the findings and **approved** the variance to reduce the required amount of bicycle parking for property located at 3717 23<sup>rd</sup> Ave S subject to the following condition:

1. Provision of bicycle parking as determined necessary by the Public Works traffic study, but at least 20 bicycle parking spaces for employees or visitors, of which at least five shall be located indoors and the outdoor spaces shall be located close to the main entrance.

**K. Site Plan Review:** Application by Covenire Care LLC for a site plan review for property located at 3717 23rd Ave S.

**Action:** The City Planning Commission adopted the findings and **approved** the site plan review for property located 3717 23<sup>rd</sup> Ave S subject to the following conditions:

1. CPED Planning staff review and approve the site plan, lighting plan, landscaping plan, and elevations before permits may be issued.
2. All site improvements shall be completed by October 1, 2008, (unless extended by the Zoning Administrator) or permits may be revoked for noncompliance.
3. Provision of architectural detail on the first floor of the north and east sides to eliminate blank uninterrupted walls greater than 25 feet in length as required by Section 530.120 of the zoning code.
4. Provision of an additional window of not less than 24 square feet on the north façade of the first floor.
5. The applicant work with staff to provide a more enclosed or sheltered design for the integrated transit stop.
6. The required landscape screening on the north property line shall be installed to provide screening that meets the standards of Section 530.160(3) at the time of installation.
7. The applicant shall provide a landscaping maintenance plan with the final site plan in compliance with Section 530.210(3).

8. Compliance with the Specific Development Standards for an assisted living facility as required by Section 536.20 of the zoning code.
9. Increase the northern buffer to ten feet with adjustments to the parking as necessary for compact parking spaces.
10. Applicant work with Public Works for the pedestrian crosswalk to be installed across 23<sup>rd</sup> Ave S.
11. Restoration of the boulevard, with trees, along 23<sup>rd</sup> Ave S.

Staff Voll presented the staff report.

President Motzenbecker opened the public hearing.

Jay Jensen (1600 Hopkins Crossroads, Minnetonka) [not on sign-in sheet]: I just wanted to address two of the items that staff brought up. First, as it relates to flat roofs, when we initially came in with the proposal, all of the roofs were pitched. Even though it's assisted living, when we design assisted livings, we try to make them feel like homes for people so they feel less institutional. The other assisted livings that we've developed have all had pitched roofs. In concern for the district, the staff recommended for the adjacent commercial owners and the nursing home across the street, we changed the roof to flat in these two areas and kept it pitched where it adjoins the single-family homes. We strongly feel that this design looks better than a fully flat roof because it gives us a stronger feeling for a residential structure because with assisted living we're really trying to get away from institutional, particularly the nursing home that we manage across the street. There's a real differentiation for people living in one versus the other. Plus, it's significantly lower cost to have a pitched roof. That's my pitch on the roof. The other item relates to the bus shelter. The bus shelter is located right here. It's incorporated into the building. Our thought was there is a doorway right next to it that when the weather gets bad, people can go wait inside the doorway if it gets that cold. Otherwise, this bus shelter here would be sufficient. Rather than building a...integrating an enclosed bus shelter as part of the outside of the building is going to look unusual. We think that having this alternative where...

President Motzenbecker: Can you maybe explain it a little more? It's just hard to see. Is it just a bench that is stuck on to the wall?

Jay Jensen: It's kind of recessed into the building with a canopy over the top. Unless it's windy... even if it's raining you'd be ok. If it's a driving rain or if it's real cold, you'd want to go inside the door right here.

Commissioner Tucker: What's the function of the door?

Jay Jensen: This is the way the general public would go into the beauty shop. Otherwise, the building is secured and there's a hallway down about 15 feet that would have secured doors so the general public can't get into the assisted living but they can get into the beauty shop.

Commissioner Tucker: So that's a door that's open during business hours to access the beauty shop?

Jay Jensen: Correct.

Commissioner Norkus-Crampton: Do you have any larger renditions of what the east face of the building looks like in terms of materials and color? That's going to be pretty visible to the neighbors with the scale of the existing houses. Did you guys bring anything like that?

Jay Jensen: We did not bring that one.

Commissioner Norkus-Crampton: On the east elevation, the lighter color, and I guess it's the same yellow as you have here, is that all brick?

Jay Jensen: Yes.

Commissioner Norkus-Crampton: The darker is just a darker shade of brick?

Jay Jensen: Yes.

Commissioner Norkus-Crampton: I see from the overhead view that there is kind of an alcove slightly to the east face of the building, is that correct? I see a slight setback then on the corner on the northeast corner and southeast corner, is that correct? It looks like a step back between the third and fourth floors.

Jay Jensen: Yes.

Commissioner Norkus-Crampton: One of the things we've talked about with the 36<sup>th</sup> St Station Plan is making transitions, making compatible uses and also compatible transitions and obviously the back part of this building faces a one and half story homes and I think the idea of having assisted living and sort of transitional housing so people don't have to leave their communities, that's a wonderful thing. My concern with all this is just to make sure that we have really good ways of transitioning and making that blend in with the existing and make it consistent with the plan. The plan does call for closer to three stories. I don't have a problem with things a little bit higher as long as there is good transitions and I like the landscaping and that kind of stuff. I guess I was just a little more concerned of how that back wall...because it's basically one material going straight across and very few in the way of setbacks and how that interacts and what sort of transition that provides the community. From your perspective, as far as any options for any additional setbacks on that back part, would there be any way that something along those lines could happen?

Jay Jensen: You mean to push further in?

Commissioner Norkus-Crampton: Yes. Just like the fourth floor.

Jay Jensen: The challenge is that the units are stacked. With the number of employees you have, it's hard to accomplish that. That's why we put most of the green space back here, to try to get as much transition with the neighbors as we could.

President Motzenbecker: Can you tell us about how far it is? I'm seeing the 15 foot setback. Is it about 50 something feet from the other side of the alley to the building face? I'm judging by your dimensions on the plan there. It says it's about 15 feet to the building face.

Jay Jensen: I think it's about 40 feet plus the alley.

President Motzenbecker: So it's about 50 feet, that's a good breathing space.

Commissioner Schiff: Along the north edge of the parking lot, do you have compact parking anywhere in this parking lot or is everything being spaced for regular vehicles?

Jay Jensen: It's all spaced for regular vehicles.

Commissioner Schiff: The curb cut is getting moved closer and changing the conditions for the rest of the residential properties on the block. I'm wondering if we want to have that row of parking along the north property line to be striped for compact so that you can increase your landscaping buffer a little bit on the north line. I'm looking at an aerial photo now and there's a lot of small cars that use it, not a lot of SUVs there. That would increase the width of that landscaping.

Jay Jensen: I think that's something we can do.

Commissioner Schiff: Also, noticing along the boulevard that you've got a...along the north part of your property line on 23<sup>rd</sup> Ave, you do have a boulevard with some boulevard trees and then those disappear and you end up with wide sidewalk panels all the way to the curb, are you having to replace sidewalk panels as a part of this project? I'd like to see that boulevard be restored so that we can continue the tree line around 23<sup>rd</sup> Ave S.

Jay Jensen: We'll do that.

Commissioner Schiff: Ok, thanks.

President Motzenbecker: Can I have a clarification from either staff or Mr. Jensen? The screening along those same parking spaces Commissioner Schiff was just mentioning, the species is a Medora Juniper...is that a vertical Juniper? I should know this but I don't.

Jay Jensen: I don't either.

President Motzenbecker: Most Junipers are low and spreading and I just want to clarify.

Jay Jensen: I think these are vertical.

Commissioner Mains: The bus shelter area, I got a little confused. From what you said, it sounds like people would be shielded from wind from the north and from rain. You said it was inset somewhat into the building.

Jay Jensen: It's inset a little bit to sit, but if you had a strong wind from the south or a driving rain, you'd want to go inside the door right here.

Commissioner Mains: What are the hours that door would be open?

Jay Jensen: Probably nine to nine.

Commissioner Mains: So someone catching the bus to work is not going to have that option. Someone catching the bus at 6:30 or 7:00 in the morning.

Jay Jensen: That's probably true.

Commissioner Mains: And there's no shielding east or west?

Jay Jensen: Not sticking out, no.

Commissioner Mains: It's not set back...

Jay Jensen: It's not set back enough that if you really had a driving rain or strong east or west wind.

Commissioner Mains: I have a question for staff. I am concerned about losing much more shielding bus shelter, especially considering people usually get on the bus for work a lot before 9 a.m. What are our options?

Staff Voll: Your options are to require a more sheltered bus facility so they could enclose it more. As the applicant mentioned, there are probably some design challenges for aesthetics. Another item would be that if it comes out any further it's going to be in the front yard setback which would mean they would have to come back here for a variance. That would be another issue. Other than that it's just a matter of designing it so it's enclosed.

President Motzenbecker: And that is a provision he has already as a condition; that they work with him to provide more enclosed shelter space.

Commissioner Schiff: This is a design work in process. To clear up sidewalks and encourage property owners to build in bus shelters is something we've been trying to do for years and it's great to see the enthusiasm that they've tackled. We've had some that have not been successful and some that are successful. One that is successful is Block E. We had the experience where we sent an architect to go look at Block E as an example and she drove around the block and came back and said she couldn't find them. They've been incorporated so well into the façade of the building. There are some kind of protective fins that come out to help block the wind, that's one technique that's sometimes used. It just clears so much space off the sidewalk for pedestrian movement. It really becomes a nice amenity.

Jay Jensen: Just to clarify, we don't object to recommendation number six to work with staff on the bus shelter, we're just pointing it out. Our sole objection is the roof.

Ann Neuendorf (3709 23<sup>rd</sup> Ave S): My property is on the other side of this. It looks dramatically different than this part. Commissioner Schiff's comments, I appreciated what he had to say. I thought they were good comments. When the management did some changes to the property previously, they promised us some landscaping. There was meetings with the community and, as you can see from this photo, there are weeds like this still existing. I think these people are real interested in helping that change too. I just wanted to affirm the comment for one of these items here that says "the applicant shall provide a landscaping maintenance plan"; I think that's really important and I'm pleased that they're doing this. I think it's going to be a better site. I hope they continue to work with us. There's a grading problem right now where they took away soil

and there's this drop and we're showing that up all the time. I think we'll be able to work with them.

Kathy Ford (2305 E 37<sup>th</sup> St): I live next door to their property. Just to second it; we've appreciated the community meetings that these people have had. We are hopeful that the landscaping will occur as promised because a few years ago it didn't and we've had a huge mess and so just something we'd like to continue to work with and make sure that the buffer on the north end can be as large as possible so we don't have car lights on our properties all night.

President Motzenbecker closed the public hearing.

Commissioner Huynh: I'd like to recuse myself from item 10. I'm with the design firm that has worked on this project.

Commissioner Schiff: I'd like to move approval and make a couple of modifications to the site plan. First I'd like to move approval of A-J (El-Hindi seconded).

President Motzenbecker: Two of those are returned so maybe we should pull out F and H.

Commissioner Schiff: Yeah, approve staff recommendation, which approves the returns.

Commissioner Norkus-Crampton: I have one thing that I'd like to offer a slight change to under J, the variance for the bike parking. I'm a health care professional and I know that the amount of bikes I see in the healthcare setting because of the wage scale of the workers, etc. is really...I'd say it's tripled over the last two or three years and I don't have a problem with putting bike parking for each unit in there, but I'd certainly think that more than 10 would be appropriate and I'm thinking more like the 15 to 20 range at least and I wondered if Commissioner Schiff would accept that as a friendly amendment.

Commissioner Schiff: Would those be indoor or outdoor?

Commissioner Norkus-Crampton: Maybe 10 outdoor; 10 additional outdoor sites which is just basically one more rack.

President Motzenbecker: So 15 outdoor total?

Commissioner Norkus-Crampton: Fifteen outdoor and five indoor. Thank you.

Commissioner Schiff: Do we know where the outdoor ones are going to go, Mr. Voll?

Staff Voll: Can I get the applicant to help me with that; I just can't remember where they are.

Commissioner Schiff: We are so close to light rail here, it is very possible that employees with take light rail to work with their bikes and then just take a little jog down 38<sup>th</sup> St.

Staff Voll: Staff's recommendation would be that they be as close as possible to the front entrance. You could probably see some by the entrance on 38<sup>th</sup> as well if you could work it with the right-of-way.

Jay Jensen: We have the flexibility to put them inside, we might decide to put them in the lower garage rather than outside just as we figure out where they're all going to be.

Commissioner Norkus-Crampton: That would encourage a lot more bike commuting if you did that so that'd be wonderful.

Commissioner Schiff: We'll leave that open then as far as...

President Motzenbecker: So 10 additional for a total of 20. Moved is A-J with the amendment of 10 additional bike parking spaces. All those in favor? Opposed?

The motion carried 7-0; 1 abstention.

Commissioner Schiff: I'd like to move approval and I have a question for Mr. Voll (Mains seconded). What is the size of a compact stall?

Staff Voll: Eight by 15 Mr. Wittenberg has told me. I did the math. I didn't do the drive aisle math, but I did the math. You can get a row of compact in there and still be ok with their parking on the northside. Another thing you could do is make some of the north/south spaces narrower and pick up that same amount of feet without making a whole row compact. So, you could say at least three feet would be the additional landscaping and we could work to possibly have less compact spaces if they think that's necessary and still achieve the same thing.

Commissioner Schiff: Excellent, I like your math. So, increase that seven feet of landscaping to 10 feet with adjustments to the parking as necessary for compact spaces. I'd like to make that an additional requirement, which would be number 10 under the site plan. Number 11, I know I spoke with Kathleen about this; I'm not a fan of those fake grates that kind of simulate a porch. They're gone she says so we'll just clarify that those will be removed in lieu of additional brick detailing to truly match the handsome brick detailing in the neighborhood that is already existing character. I believe that was it for additional conditions.

Commissioner LaShomb: I'd like to amend Commissioner Schiff's motion by eliminating item five (Schiff seconded). My mother is in assisted living in Woodbury in a very nice place called Woodbury Estates. The reason I mention where she is is that it's a complex and there's kind of an independent apartment building, nursing home in the middle and then Woodbury Estates and the other two buildings have flat roofs. I totally agree with what the applicant said about what people think about where they live when they have flat roofs. The buildings where I've lived where I've had flat roofs have been college dormitories and by and large I haven't always had great experiences there. I think assisted living, the impression you're trying to convey to families and to seniors who live in assisted living is they're not an institutional setting; they have an independent apartment and you are providing them with some services. The basic point about it is a flat roof in this situation; you're going to have two buildings with flat roofs sitting here. You're going to create this feeling that it's a dormitory on both sides. I don't think that's very good marketing and for the psychology of residents, it implies that they're in a home setting. You ought to make it a home environment internally and externally. People at Woodbury Estates actually see it as a home. There are a couple people there who actually go out and water the flowers around the building because they think it's their home. The flat roof just doesn't work for me and I think we should just take it out of there.

President Motzenbecker: As someone who just got done living in an assisted living facility for four years, I concur with a better design.

Commissioner Norkus-Crampton: I just wanted to support Commissioner LaShomb's amendment. I think that a less institutional feeling building is going to fit in much better in a residential area and certainly the comp plan speaks a lot about trying to come up with different kinds of housing that can accommodate all stages of life for people in residential areas. I think some of the things that we've been working out with the applicant are things that we're going to be dealing with more and more in the future; how to incorporate multi-generational housing and how you can fit those kind of things in appropriately with a residential area. I think the roof design in a nice cue that you are still in a residential area and I agree that two boxy buildings right next to each other would be very institutional.

Commissioner El-Hindi: I agree with that point. I just hope that Commissioner LaShomb is not promoting that the idea of a flat roof is a bad idea across the board.

Commissioner Tucker: I note this as a fairly low pitched roof for a fairly tall building so I doubt too many people will see it unless they crane their neck a lot. If one really wanted a more domestic feel, you'd bring the roof down to the fourth floor in a mansard kind of thing so I'm not really sure we're really meeting the requirement. It won't be seen one way or the other whether it's flat or pitched.

Commissioner Schiff: Two other items; one is the restoration of the boulevard along 23<sup>rd</sup> Ave S coming close to the corner, not all the way to the corner, particularly close the walkway, should remain sidewalk to the curb. That brings us back to the pedestrian walkway. We discussed in the past the application of the striping because you're going to have people from both buildings trying to get back and forth, particularly because the tenant in the corner is going to be a beauty salon. I forwarded information from Public Works about that tape that lasts for several years to provide pedestrian crosswalks so I'll add that in as an additional requirement that the applicant works with Public Works for the pedestrian crosswalk to be installed across 23<sup>rd</sup> Ave S.

Staff Voll: Can I just clarify, that's going west across 23<sup>rd</sup>? I guess that's the only way you could go, but is it down towards the 38<sup>th</sup> Ave intersection or where the entrance is for the facility?

Commissioner Schiff: Connecting where the beauty salon is going to go the dance studio.

President Motzenbecker: Commissioner Schiff, can you just clarify your previous condition about the restoration of the 23<sup>rd</sup> curb cut?

Commissioner Schiff: Not the curb cut; restoration of the boulevard with trees along 23<sup>rd</sup> Ave S.

President Motzenbecker: That brings us to the site plan review with the conditions as stated, removing condition number five, adding condition 10 to increase the northern buffer to 10 feet and work with staff to address that, issue with the parking spaces. Item 11, restoration of the boulevard with trees at 23<sup>rd</sup> Ave S and to work with Public Works to install pedestrian crosswalk tapping west across 23<sup>rd</sup>. All those in favor? Opposed?

The motion carried 7-0; 1 abstention.