

**CITY OF GOLDEN VALLEY
ORDINANCE NO. 644,
2ND SERIES
AN ORDINANCE AMENDING
THE CITY CODE
APPROVAL OF
CONDITIONAL USE
PERMIT NUMBER 161
2429 DOUGLAS
DRIVE NORTH
RETRO COMPANIES,
APPLICANT**

The City Council for the City of Golden Valley hereby ordains as follows:

Section 1. City Code Chapter 11 entitled "Land Use Regulations (Zoning)" is amended in Section 11.10, Subd. 2, and Section 11.22, by approving a Conditional Use Permit for a certain tract of land at 2429 Douglas Drive North, thereby allowing for a 22 unite senior and transitional care facility in the Moderate Density (R-2) Residential Zoning District.

This Conditional Use Permit is approved based on the findings of the Planning Commission pursuant to City Code Section 11.80, Subd. 2(G), which findings are hereby adopted and incorporated herein as follows:

1. The applicant has indicated that the market in Golden Valley would be supportive of the type of housing being proposed for this location.

2. The proposed residential facility use is consistent with the General Land Use Plan Map and the Comprehensive Plan. The Comprehensive Plan states that a variety of housing types and designs should be provided in order to allow for greater housing choices for Golden Valley residents.

3. There is no evidence to support an argument that property values would be either positively or negatively affected by the presence of a residential facility in this location. Assessing staff anticipates that there will be no effect as long as the property is well maintained.

4. The number of trips associated with the proposed use will not generate any negative traffic impacts to the surrounding areas. However, deliveries to the property should be made off-street whenever possible to mitigate short-term congestion.

5. The proposal will increase the population at the location as compared to the previous use. This is not expected to have a negative impact.

6. This proposed Residential Facility is exempt from the Mixed Income Housing Policy requirements because it is not a market rate residential rental development. The proposed building is designed for residents requiring 24-hour medical care and does not include any units designed for independent living.

7. This use will generate slightly more noise than a typical single-family home due to regularly scheduled deliveries. However, deliveries will be limited to regular business hours.

8. The proposed use is not anticipated to cause an increase in dust, odor, or vibrations.

9. The proposed use is not anticipated to attract pests.

10. The proposed facility adheres to the R-2 zoning requirements and is designed to fit the character of the surrounding neighborhood. The building orientation on the site allows for the front side of the facility to look similar in size to a single family home while extending further back into the site. It would have minimal visual impact and would be consistent with other properties in the area.

11. Staff does not anticipate any other negative effects of the proposed use. The use is expected to make a positive impact on new residents of the facility.

This Conditional Use Permit is subject to all of the terms of the permit to be issued including, but not limited to the following specific conditions:

1. The facility may serve up to 22 persons and must maintain appropriate licensure from the State of Minnesota.

2. All vehicle deliveries shall take place on-site and shall not take place on the street. Scheduled deliveries to the property must occur between 8 am and 5 pm on weekdays and weekends.

3. The exterior dumpster shall be screened from view. The screening shall be made of material compatible with the building.

4. The applicant must submit an overflow parking plan for approval by staff prior to the issuance of a building permit.

Section 2. The tract of land affected by this ordinance is legally described as follows:

The South 99.8 feet of the East 276.07 feet of the North ½ of the Northeast ¼ of the Northeast ¼ except the road.

Section 3. City Code Chapter 1 entitled "General Provisions and Definitions Applicable to the Entire City Code Including Penalty for Violation" and Sec. 11.99 entitled "Violation a Misdemeanor" are hereby adopted in their entirety, by reference, as though repeated verbatim herein.

Section 4. This ordinance shall take effect from and after its passage and publication as required by law.

Adopted by the City Council this 2nd day of October, 2018.

/s/Shepard M. Harris

Mayor

ATTEST: /s/Kristine A. Luedke

City Clerk

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