

**BOARD OF ZONING APPEALS
CITY OF WILLMAR, MN
MONDAY, MAY 12, 2014**

MINUTES

1. The Willmar Board of Zoning Appeals met on Monday, May 12, 2014 at 5:00 p.m. at the City Office Building.

** Members Present: Ross Magnuson, Jeff Kimpling, Jay Lawton, Andrew Bjur, and Jim Rudnick.

** Members Absent: Beverly Dougherty, Larry Brown

** Others Present: Brandon Pietsch, Tu-Anh Bui, Rick Moore, and Megan M. DeSchepper- Planner.

2. BETHESDA BUILDING AND PARKING SETBACK VARIANCE-FILE NO. 14-02:

The public hearing opened at 5:02 p.m. Rick Moore, of Horty and Elving and Associates, presented the variance requests on behalf of Bethesda for building and parking setbacks on property legally described as follows: Lot 1, Block 1, Bethesda Nursing Home Addition, AND Lot 1 & Lot 2, Block 1, Bethesda Nursing Home Second Addition (901 Willmar Ave. SE, 1015 Willmar Ave. SE, 9th St. SE, & 12th St. SE). The setback requests are as follows: building addition "A" at 20.04' on one corner and 25' at the other, building addition "B" at 20', building addition "C" at 20.15', AND parking setbacks of 0' at the northwest parking lot off of 11th Ave. SE r-o-w, varying setback in the northwest parking lot off of the 9th St. SE r-o-w from 11.21', 11.41', 11.59' and 12.07', 0' setback in the northwest parking lot along the east property line and 0' setback along the service road behind building addition "A", the drive up lane to building addition "A" is at 0' and partly in the 9th St. SE r-o-w, the parking lot in the southeast corner of the property is at a 9.10' and 6.99' off of the Willmar Ave. SE r-o-w, and 0' off of the southeast parking lot from the 12th St. SE r-o-w.

Mr. Moore explained that the existing facility is at a 20' setback along the west property line parallel with 9th St. SE, so the other building additions are in keeping with that existing setback. They are trying to accommodate as much onsite parking as possible, to ensure there is ample space for all employees, residents, and guests. The biggest parking demand is during shift changes. There will be a total of 248 beds on the campus, and 262 parking spaces. In the two areas where they are requesting the 0' setback for the parking lots there will still be the entire r-o-w from property line to back of curb will be green space.

There being no further comments from the public the hearing was closed at 5:25 p.m.

The Board discussed the parking area at a 0' setback on the east side of the property parallel with future 12th St. SE. They wanted to ensure there would be room for a

sidewalk. Mr. Moore stated that the east parking lot will actually be about 4' below grade so vehicles will not be that visible from the street.

The Board also talked about concern with the parking lot on the northwest portion of the property that is adjacent to residential homes. The 0' setback was a concern for proximity to residential homes and wondering if others in the area will want to build at that setback too. They talked about landscaping and berming to buffer the parking lot from the residential properties.

Mr. Bjur made a motion, seconded by Mr. Lawton, to approve the variances as requested with the following condition:

- A. That a landscaping plan be submitted for staff review and approval that specifically buffers the parking lots on the northwest corner and southeast corner of the site from adjacent property owners.

The reasoning the Board gave for approving the variance is that the variance is in harmony with the Zoning Ordinance as there are already portions of the building that are at the 20' setback and the precedence has been set. The variance is consistent with the comprehensive plan as the property is zoned R-2 which nursing homes are permitted in with a conditional use permit and this is an expansion of an already existing use. The property is being put to a reasonable manner as this is a building addition to a fully functional facility. The property is unique as it is a campus with a limited amount of space. The variance will not alter the essential character of the locality as it will remain a residential care facility as it's been for some time.

The motion carried.

3. There being no further information to come before the Board the meeting closed at 5:31 p.m.

Respectfully submitted,



Megan M. DeSchepper, AICP
Planner/Airport Manager

BOARD OF ZONING APPEALS-MAY 12, 2014

STAFF COMMENTS

1. BETHESDA BUILDING AND PARKING SETBACK VARIANCE- FILE NO. 14-02:

- The applicant is Bethesda, Willmar, MN.
- The applicant requests building and parking setback variances to allow for building additions and parking lot expansion to accommodate 125 new nursing home beds in various locations on campus on property described as follows: Lot 1, Block 1, Bethesda Nursing Home Addition, AND Lot 1 & 2, Block 1, Bethesda Nursing Home Second Addition (901 Willmar Ave. SE, 1015 Willmar Ave. SE, 9th St. SE, & 12th St. SE)
- The setback requests are as follows: building addition "A" at 20.04' on one corner and 25' at the other, building addition "B" at 20', building addition "C" at 20.15', AND parking setbacks of 0' at the northwest parking lot off of 11th Ave. SE r-o-w, varying setback in the northwest parking lot off of the 9th St. SE r-o-w from 11.21', 11.41, 11.59' and 12.07', 0' setback in the northwest parking lot along the east property line and 0' setback along the service road behind building addition "A", the drive up lane to building addition "A" is at 0' and partly in the 9th St. SE r-o-w, the parking lot in the southeast corner of the property is at a 9.10' and 6.99' off of the Willmar Ave. SE r-o-w, and 0' off of the southeast parking lot from the 12th St. SE r-o-w.
- The property is zoned R-2 and the Nursing Home use is permitted with a Conditional Use Permit.
- Zoning Ordinance requires 30' front yard setback off any r-o-w, 15' parking setback is required from r-o-w, and the parking setback off of interior lot lines is 10'.
- To simplify or summarize the variances to the minimum setback request per property line is as follows: north property line 0' parking setback, west property line 20.04' building setback and 0' parking setback, south property line 20.00' building setback and 6.99' parking setback, and east property line 0' parking setback.

RECOMMENDATION: Review variance standards in Section 9.D.3.a.1-4 to see if there are practicable difficulties, reasonableness, uniqueness, and essential character.