

Memo

To: Plan Commission, Village Board

Fr: Trevor Fuller, Planning and Zoning Administrator

Re: ACTION RE: ORDINANCE 2019-08, REZONING OF PARCEL AL-1129, LOCATED AT 212 IROQUOIS AVENUE FROM "A" RESIDENTIAL DISTRICT TO "B" RESIDENTIAL DISTRICT

Date: 12 July 2019

A request to rezone parcel AL-1129, located at 212 Iroquois Allouez Avenue from "A" Residential District to "B" Residential District has been submitted. The existing building is a current multi-family senior assisted living (religious, eleemosynary, or philanthropic institution).

The current multi-family facility is an existing non-conforming use in this district. Plans are to continue the existing use, add a small dining room expansion, add a drive canopy to the entrance, add an additional drive off of Iroquois Avenue, as well as some other interior and minor exterior modifications. This use is not allowed in "A" Residential District. The building modifications will require the property to be rezoned to "B" Residential District, which allows multi-family for religious, eleemosynary, or philanthropic institutions. The petitioner is also going through the Site Plan & Design Review process, which provides further details on the site alterations.

The Village of Allouez Comprehensive Plan (amended in 2015) does not reference this specific parcel. However, the Comprehensive Plan does promote Traditional Neighborhood Development principles, which calls for a mix of housing, including assisted living facilities.



Surrounding Zoning and Properties

The property is currently zoned "A" Residential District. The zoning of the neighboring properties is also all "A" Residential District and is shown in the zoning map below. The existing uses of the surrounding properties include single family homes.



A Public Hearing Notice was sent out to property owners within 200' of the property (see below aerial), notifying them of the request and of the meeting.



Recommendation & Action Requested

Staff recommends approval of this rezoning request because the zoning promotes Traditional Neighborhood Development principles as identified in the Comprehensive Plan.

Plan Commission reviewed the petition at the June 17, 2019 meeting and recommended approval of the rezoning request. **The Village Board is asked whether or not to approve the zoning change from "A" Residential District to "B" Residential District.** Additional information is included in the Site Plan & Design Review agenda item.