



MEMO

PLANNING AND COMMUNITY DEVELOPMENT

To: Plan Commission
From: Associate Planner Lily Paul
Date: September 1, 2023
Re: Special Exception Request – The Reserve, parcel

A special exception request has been submitted by Jim Borris, for the construction of a mixed use residential/medical facility. The project proposed is to build an ~86,248 square foot senior living facility. The facility will have ~179 units for age restricted residency. 24 of those units will be memory care, 66 will be assisted living, and 89 will be independent living. On the base floor of the facility will be a myriad of uses and amenities including: a bistro pub, theatre, spa, chapel, therapy center, and health care services.

In addition to the main building, a childcare center will be located on the southern portion of the site as a stand alone building. Surface parking is available for staff and residents with vehicles.

The property is zoned Commercial Highway District (CHD) and is within the Commerce Crossing Commercial Park. The proposed use and dimensions adhere to the City of Kaukauna's Comprehensive Plan. The proposed dimensions adhere to the City of Kaukauna's Zoning Code, and the use is allowed by special exception.

On October 20th, 2021, a variance was granted for the height of the facility. Within the Commercial Highway District (CHD) heights cannot exceed 45 feet. The proposed facility reaches a height of 52 feet and was granted a variance for the extra height. While the variance was granted for a similar project and a different developer, variances will always stay with the property.

Special Exception Permit

When reviewing a Special Exception Application, pursuant to Section 17.47 (4)(a-f), the following shall be found:

- (a) That establishment, maintenance, or operation of the special exception use or structure will not be detrimental or injurious to the use and enjoyment of adjacent properties or properties in the immediate vicinity.**

The proposed facility will not be detrimental to surrounding uses and will in fact be a boon to the immediate area and the community. Elderly living facilities are in high demand and in order to keep our elderly residence living locally, we need high quality facilities of this nature.

(b) That the special exception is compatible with the adjacent existing uses and structures or uses and structures likely to develop which are permitted in the district.

The proposed facility is compatible with adjacent uses. Aurora Urgent Care and Health Center are located across Arbor Way, while other commercial services are located on the north Side of Evergreen Drive. A residential/medical facility will be compatible with these uses.

(c) That adequate public facilities and services are available to the development.

There are adequate public facilities.

(d) That adequate measures are taken to provide for drainage.

A pond to the north serves as drainage/stormwater for the site. Staff sees no immediate issues with drainage and the developer will submit a stormwater management plan.

(e) That ingress and egress to the property is provided in such a manner as to minimize traffic hazards and congestion.

With three points of ingress egress, this site will have adequate traffic flow.

(f) That adequate parking and loading areas are provided.

There is sufficient parking and unloading areas with 125 parking stalls and two large passenger loading and unloading areas. The City of Kaukauna Zoning Code does not have a specific off-street parking requirement for this type of use.

Pursuant to Section 17.32 (7)(a) "parking requirements for a use not specified shall be the same as required for a use of similar nature."

A hospital requires one parking space per three beds. Due to the health care-oriented nature of the proposed facility, it is staff's opinion that the hospital parking requirements shall be used.

Recommendation:

Staff recommends approval of the special exception permit allowing the construction of a Residential/Medical facility within the Commercial Highway District (CDH), finding the exception to meet the six criteria outlined in Section 17.47 (4)(a-f) of the Kaukauna Zoning Code with the following conditions:

- 1. A stormwater management plan is submitted and approved by staff prior to issuance of building permits.**

