



MEMO

PLANNING AND COMMUNITY DEVELOPMENT

To: Common Council
From: Adrienne Nelson, Associate Planner
Date: October 1, 2026
Re: Adult Family Home Special Exception History

At the Common Council meeting on [September 15th, 2026](#), the Council asked City staff to provide additional background on prior action taken by the review body regarding special exceptions for adult family homes. Staff looked back at special exception applications submitted in the past five years for adult family homes and gathered the following information:

194 Plank Road

- **Applicant:** Zurieth Ahmed
- **Zoning:** [Residential Multifamily District](#)
- **Approved?:** Yes, approved at the [May 7th, 2024](#) Common Council meeting.
- **The following conditions were applied:**
 - That the property is brought into compliance with [Section 17.52](#) of the Municipal Code through installation of a dumpster enclosure as well as fencing around the property where feasible.
 - That a yearly inspection is done by the Planning and Community Development Department or other designee to ensure compliance.
- **Additional Notes:** N/A

154 Plank Road

- **Applicant:** Zurieth Ahmed
- **Zoning:** [Residential Multifamily District](#)
- **Approved?:** Yes, approved at the [May 7th, 2024](#) Common Council meeting.
- **The following conditions were applied:**
 - That the property is brought into compliance with [Section 17.52](#) of the Municipal Code through installation of a dumpster enclosure as well as fencing around the property where feasible.
 - That a yearly inspection is done by the Planning and Community Development Department or other designee to ensure compliance.
- **Additional Notes:** N/A

150 Plank Road

- **Applicant:** Zurieth Ahmed
- **Zoning:** [Residential Multifamily District](#)
- **Approved?:** Yes, approved at the [August 20th, 2024](#) Common Council meeting.
- **The following conditions were applied:**
 - That the property is brought into compliance with [Section 17.52](#) of the Municipal Code through installation of a dumpster enclosure as well as fencing around the property where feasible.
 - That a yearly inspection is done by the Planning and Community Development Department or other designee to ensure compliance.
- **Additional Notes:** This was for a request to change the special exception address from 194 Plank Road to 150 Plank Road.

2716 Main Avenue

- **Applicant:** Tchambaza Rugaju / Blessed Hands Family Care
- **Zoning:** [Residential Single-Family District](#)
- **Approved?:** No, denied at the [November 6th, 2024](#) Common Council meeting.
- **The following conditions were recommended:**
 - All local ordinances are to be followed such as ordinances pertaining to weeds, lawn height, and garbage.
 - Fire Department to do yearly inspections to ensure compliance with all applicable fire code items.
 - The property is to be used for assisted living as licensed by the Department of Health Services (DHS), and must maintain the license from DHS.
 - Property shall be maintained so as not to negatively impact the character of the neighborhood.
 - Yearly inspection to be done by the Planning and Community Development Department or other designee to ensure compliance. The Special Exception is only for this specific address, and the specific company. If the unit or ownership changes, the applicant/property owner needs to go through the process again.
 - If more than two complaints on the operation of the facility are received in a calendar year that are not in violation of the above restrictions, the Plan Commission and Common Council can order a review of the Special Exception and take appropriate actions to address the concerns.
- **Additional Notes:** Plan Commission recommended denial to the Common Council because of the additional stress on EMS services and the existence of two other facilities within 2,500 feet.

2108 Sullivan Avenue

- **Applicant:** Tonic Home Care LLC
- **Zoning:** [Residential Two-Family District](#)

- **Approved?:** No, denied at the [November 6th, 2024](#) Common Council meeting.
- **The following conditions were recommended:**
 - All local ordinances are to be followed such as ordinances pertaining to weeds, lawn height, and garbage.
 - Fire Department to do yearly inspections to ensure compliance with all applicable fire code items.
 - The property is to be used for assisted living as licensed by the Department of Health Services (DHS), and must maintain the license from DHS.
 - Property shall be maintained so as not to negatively impact the character of the neighborhood.
 - Yearly inspection to be done by the Planning and Community Development Department or other designee to ensure compliance. The Special Exception is only for this specific address, and the specific company. If the unit or ownership changes, the applicant/property owner needs to go through the process again.
 - If more than two complaints on the operation of the facility are received in a calendar year that are not in violation of the above restrictions, the Plan Commission and Common Council can order a review of the Special Exception and take appropriate actions to address the concerns.
- **Additional Notes:** Plan Commission recommended denial to the Common Council because of the additional stress on EMS services and the existence of two other facilities within 2,500 feet.

152 Plank Road

- **Applicant:** Zurieth Ahmed
- **Zoning:** [Residential Multifamily District](#)
- **Approved?:** No, denied at the [November 19th, 2024](#) Common Council meeting.
- **The following conditions were recommended:**
 - All local ordinances are to be followed such as ordinances pertaining to weeds, lawn height, and garbage.
 - Fire Department to do yearly inspections to ensure compliance with all applicable fire code items.
 - The property is to be used for assisted living as licensed by the Department of Health Services (DHS), and must maintain the license from DHS.
 - Property shall be maintained so as not to negatively impact the character of the neighborhood.
 - Yearly inspection to be done by the Planning and Community Development Department or other designee to ensure compliance. The Special Exception is only for this specific address, and the specific company. If the unit or ownership changes, the applicant/property owner needs to go through the process again.

- If more than two complaints on the operation of the facility are received in a calendar year that are not in violation of the above restrictions, the Plan Commission and Common Council can order a review of the Special Exception and take appropriate actions to address the concerns.
- **Additional Notes:** Plan Commission recommended approval to the Common Council. Although concerns were raised regarding stress on EMS services, the consensus seemed to be that these facilities would work better in a multifamily zoning district.

Staff Recommendation

This item is for informational purposes only. No action is needed.

