

Agenda Item 24-0217 (Lewis Kuhlman)

Application of Karuna, Inc. for a Conditional Use Permit at 1012 Grove Street allowing for a rooming house.

General Location

District 3, Downtown Neighborhood, one block north of La Crosse St. between 10th and 11th St, as depicted in Map 24-0217. Adjacent uses include multi-unit residences.

Background Information

This 3,920 ft² parcel has an existing duplex. Each unit has six bedrooms. In the R5 district, up to five unrelated people can make up a household. The applicant is requesting a conditional use for a rooming house to allow six unrelated people to live together, each with their own bedroom in that unit. Karuna, Inc. will be the operator and have an office in 1014 Grove St where the other 5 bedrooms would be used. This residence has the potential to add affordable housing. Rooming houses do not have any additional requirements to meet for a conditional use permit.

Recommendation of Other Boards and Commissions

It is an existing building and will not be substantially improved, so it does not need to go before the design review committee.

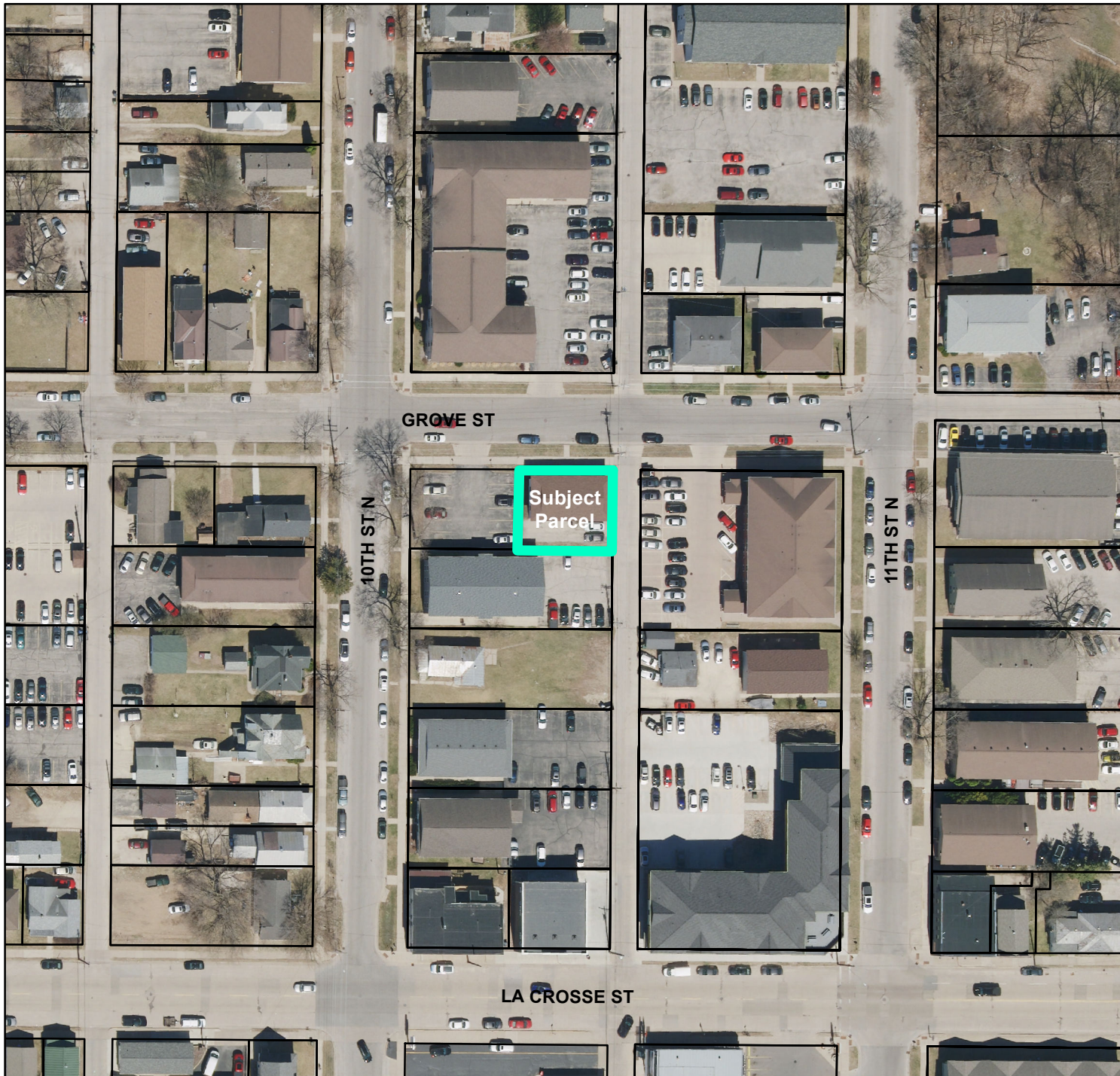
Consistency with Adopted Comprehensive Plan

This application supports a Comprehensive Plan recommendation to increase the supply of rental units affordable to households making less than the area median income (AMI). It would fit in the medium-density housing future land use category, which is desirable in the Downtown Neighborhood.


Staff Recommendation

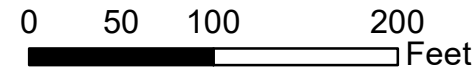
Approval – The application meets the requirements of the municipal code.

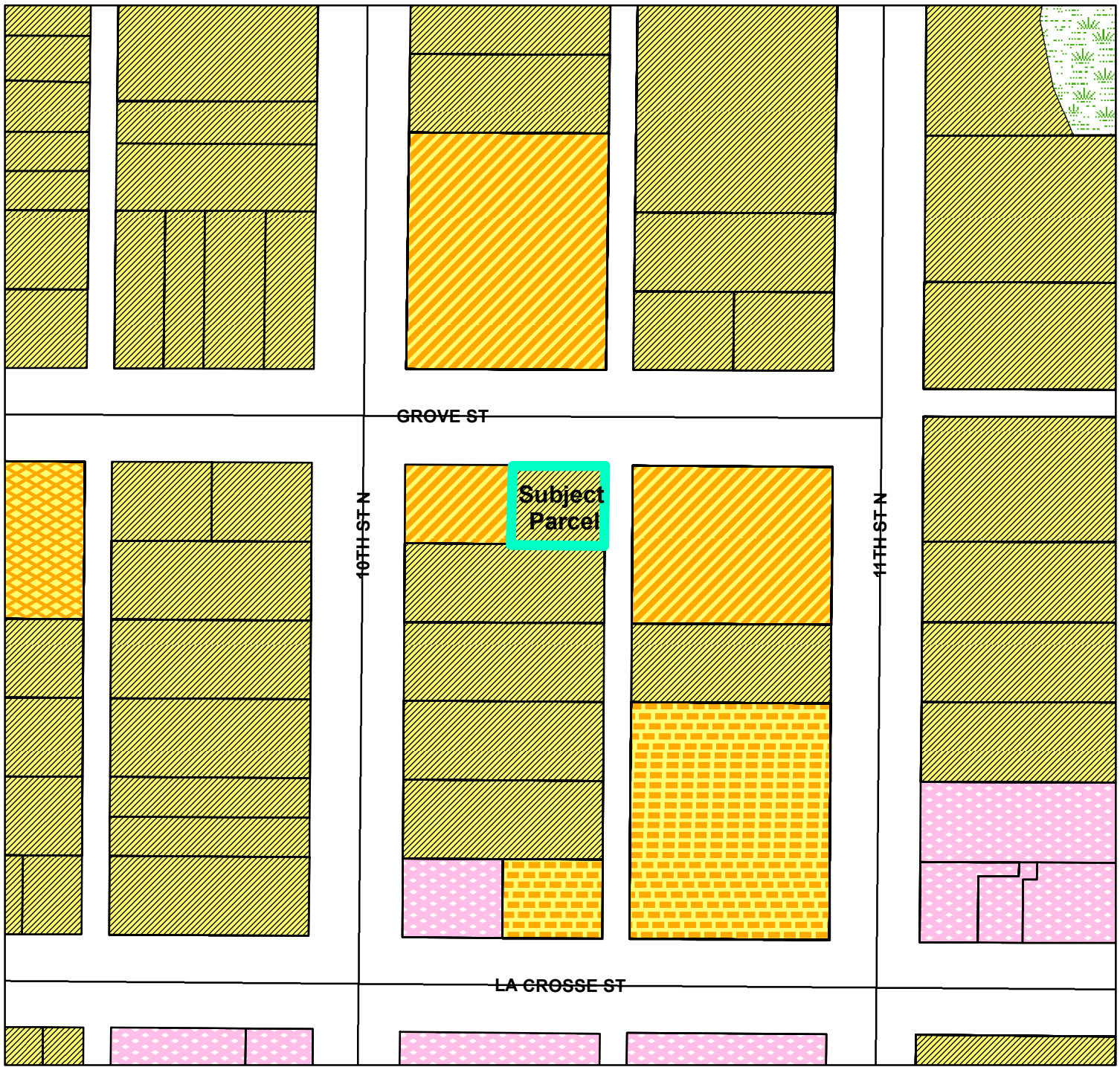
Routing J&A 3.5.2024



BASIC ZONING DISTRICTS

-  R1 - SINGLE FAMILY
-  R2 - RESIDENCE
-  WR - WASHBURN RES
-  R3 - SPECIAL RESIDENCE
-  R4 - LOW DENSITY MULTI
-  R5 - MULTIPLE DWELLING
-  R6 - SPECIAL MULTIPLE
-  PD- PLANNED DEVELOP
-  TND - TRAD NEIGH DEV.
-  C1 - LOCAL BUSINESS
-  C2 - COMMERCIAL
-  C3 - COMMUNITY BUSINESS
-  M1 - LIGHT INDUSTRIAL
-  M2 - HEAVY INDUSTRIAL
-  PS - PUBLIC & SEMI-PUBLIC
-  PL - PARKING LOT
-  UT - PUBLIC UTILITY
-  CON - CONSERVANCY
-  FW - FLOODWAY
-  A1 - AGRICULTURAL
-  EA - EXCLUSIVE AG
-  City Limits
-  SUBJECT PROPERTY





BASIC ZONING DISTRICTS

- R1 - SINGLE FAMILY
- R2 - RESIDENCE
- WR - WASHBURN RES
- R3 - SPECIAL RESIDENCE
- R4 - LOW DENSITY MULTI
- R5 - MULTIPLE DWELLING
- R6 - SPECIAL MULTIPLE
- PD- PLANNED DEVELOP
- TND - TRAD NEIGH DEV.
- C1 - LOCAL BUSINESS
- C2 - COMMERCIAL
- C3 - COMMUNITY BUSINESS
- M1 - LIGHT INDUSTRIAL
- M2 - HEAVY INDUSTRIAL
- PS - PUBLIC & SEMI-PUBLIC
- PL - PARKING LOT
- UT - PUBLIC UTILITY
- CON - CONSERVANCY
- FW - FLOODWAY
- A1 - AGRICULTURAL
- EA - EXCLUSIVE AG
- City Limits
- SUBJECT PROPERTY

