

ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** Carlson CRE Group **FILE #** 15-018-581
 2. **APPLICANT:** Carlson CRE Group **HEARING DATE:** April 2, 2015
 3. **TYPE OF APPLICATION:** Conditional Use Permit
 4. **LOCATION:** 1554 Midway Pkwy, SE corner at Snelling
 5. **PIN & LEGAL DESCRIPTION:** 222923330018, Lake Park Addition Subj To Midway Pkwy The Vac Alley In And All Of Blk 2
 6. **PLANNING DISTRICT:** 10 **PRESENT ZONING:** RM2
 7. **ZONING CODE REFERENCE:** §65.182; §61.501
 8. **STAFF REPORT DATE:** March 25, 2015 **BY:** Josh Williams
 9. **DATE RECEIVED:** March 17, 2015 **60-DAY DEADLINE FOR ACTION:** May 16, 2015
-

- A. **PURPOSE:** Conditional use permit for an assisted living facility with 170 units (30 units dedicated to memory care)
- B. **PARCEL SIZE:** 114,562 sq. ft. (approx. 2.68 acres)
- C. **EXISTING LAND USE:** Vacant former nursing home (RM2)
- D. **SURROUNDING LAND USE:**
 - North: Midway Parkway, Single-family residential (R4)
 - East: Arona Street, Single-family residential (R4)
 - South: Canfield Avenue, Single-family residential (R4)
 - West: Snelling Avenue, Minnesota State Fair grounds
- E. **ZONING CODE CITATION:** §65.182 lists standards and conditions for assisted living facilities; §61.501 lists general conditions that must be met by all conditional uses.
- F. **HISTORY/DISCUSSION:** The property was in use as a nursing home from 1923 until February of 2009. In June of 2011, a conditional use permit for an assisted living facility was issued for the property. The 2011 CUP expired before the use was established.
- G. **DISTRICT COUNCIL RECOMMENDATION:** The District 10 Council has recommended approval of the application.
- H. **FINDINGS:**
 1. The applicant is seeking to establish an assisted living facility within an existing structure. The structure was previously used as a nursing home, and has been vacant since early 2009.
 2. §65.182 lists the standards and conditions that assisted living facilities must satisfy:
 - (a) *The yard requirements for multiple-family use in the district apply.* This condition is met. The use will occupy an existing structure that is legally nonconforming in regard to required yard setbacks. In the RM2 district, the required front and rear yard setbacks are 25 feet, and the side yard setback is one-half (1/2) of building height. Portions of the building along Arona Street (side) and Canfield Avenue (rear) do not meet current required yard setbacks, but are legally nonconforming.
 - (b) *In traditional neighborhood districts, a facility located within a predominantly residential or mixed use area shall have direct access to a collector or higher classification street.* This condition does not apply.
 - (c) *In traditional neighborhood districts, the site shall contain a minimum of fifty (50) square feet of wheelchair-accessible outdoor and garden space per resident.*
 3. §61.501 lists five standards that all conditional uses must satisfy:
 - (a) *The extent, location and intensity of the use will be in substantial compliance with the Saint Paul Comprehensive Plan and any applicable subarea plans which were approved by the city council.* This condition is met. Policy 2.18 of the Housing chapter of the Comprehensive Plan calls the City to "support the expansion of housing choices for seniors". The District 10/Como Plan calls for expanding housing options for seniors.

- (b) *The use will provide adequate ingress and egress to minimize traffic congestion in the public streets.* This condition is met. The site is served by transit service on Snelling Avenue, and provides secure bicycle parking. Vehicular access is via Canfield Avenue, with separate visitor and employee lots.
- (c) *The use will not be detrimental to the existing character of the development in the immediate neighborhood or endanger the public health, safety and general welfare.* This condition is met. The use will occupy an existing structure which was used as a nursing home from 1923 to 2009. The same development standards apply to nursing homes and assisted living facilities. The use does entail new activities that would be detrimental to the character of the immediate neighborhood nor that would endanger the public health, safety, or general welfare.
- (d) *The use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.* This condition is met. The use will reoccupy a vacant building and is consistent with the existing character of the area. It will not impede the continued development and improvement of the surrounding properties.
- (e) *The use shall, in all other respects, conform to the applicable regulations of the district in which it is located.* This condition is met. The use conforms to all other applicable regulations of the district in which it is located.

I. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of a conditional use permit for an assisted living facility with 170 units (30 units dedicated to memory care).



CONDITIONAL USE PERMIT APPLICATION

Department of Planning and Economic Development
Zoning Section
1400 City Hall Annex
25 West Fourth Street
Saint Paul, MN 55102-1634
(651) 266-6589

Zoning office use only

File # 15-018581

Fee: 1200⁰⁰

Tentative Hearing Date:

4-2-15

PD = 10

222923330018

APPLICANT

Name Carlson CRE Group
Address 25785 190th Street NW
City Big Lake St. MN Zip 55309 Daytime Phone 320-267-5250
Name of Owner (if different) Daryl Linz
Contact Person (if different) Ken Piper Phone 612-998-8100

PROPERTY LOCATION

Address / Location 1554 Midway Parkway
Legal Description See attached survey
Current Zoning RM2
(attach additional sheet if necessary)

TYPE OF PERMIT: Application is hereby made for a Conditional Use Permit under provisions of
Chapter 65, Section 180, Paragraph _____ of the Zoning Code.

SUPPORTING INFORMATION: Explain how the use will meet all of the applicable standards and conditions. If you are requesting modification of any special conditions or standards for a conditional use, explain why the modification is needed and how it meets the requirements for modification of special conditions in Section 61.502 of the Zoning Code. Attach additional sheets if necessary.

See attached narrative.

OK
8624⁰⁰
1200

☒ Required site plan is attached

Applicant's Signature [Signature] Date 3-12-15 City Agent pdd
3-12-15



architecture specialty millwork virtual vision project management

118 E. 26th Street Suite 300 Mpls, MN 55404 P:612-879-8225 F:612-879-8152 www.tanek.com

**Conditional Use Permit Application
Assisted Living Facility
1554 Midway Parkway
St. Paul, Minnesota**

Description of proposed use.

The applicant proposes to re-use the existing structures to provide an assisted living community consisting of 170 units, up to 30 of which will be dedicated to memory care.

General Conditions to be met from Section 61.501 of the Saint Paul zoning code.

(a) The extent, location, and intensity of the use will be in substantial compliance with the Saint Paul Comprehensive Plan and any applicable subarea plans which were approved by the city council.

The Comprehensive plan recognizes this complex as an “opportunity site” for housing. The proposed use would continue the history of providing elderly housing.

The housing section of the plan identifies the need to provide housing choices for seniors throughout the city. Providing an assisted living facility within the neighborhood allows seniors to relocate from single family homes while staying in their neighborhood. This opens up housing options for families and younger residents.

The Comprehensive Plan encourages the re-use of existing structures to provide one-level condo or apartment living within a larger complex.

Working with the existing structures also enforces the historic preservation section of the plan. While not identified as an historic resource, the oldest building on site dates to 1923, and the entire complex represents a history of elderly housing in the neighborhood.

(b) The use will provide adequate ingress and egress to minimize traffic congestion in the public streets.

The proposed use reduces the number of residents in the building compared to the previous operation, thus also reducing the number of staff and visitors. This reduction should also create fewer vehicle trips to and from the site.

Midway Parkway provides a controlled intersection with Snelling Avenue, allowing vehicle access to a major street without the need to drive through the neighborhood. Additionally, a side service drive for Midway Parkway allows any potential vehicle congestion at the drop off area to have no effect on the through street.

Local bus routes on Snelling and Como also provide the opportunity for residents, visitors, and staff to travel without the need for a vehicle.

Dedicated staff and visitor parking lots will reduce confusion among drivers, and adequate parking counts based on the city requirements will reduce the number of people looking for street parking.

(c) The use will not be detrimental to the existing character of the development in the immediate neighborhood or endanger the public health, safety, and general welfare.

Since 1923 senior housing options have existing at this site. At its peak, the Sholom Home housed approximately 330 residents in a nursing home environment. Sholom Home built a new campus elsewhere and moved out about six or seven years ago. Because the building sat vacant for a period greater than one year, the conditional use permit expired and now must be reapplied for; With a Conditional Use Permit the proposed facility will of a similar use to that which existed here for over 90 years. The proposed facility would house 170 residents, approximately half the population of the previous user, and would offer an assisted living and memory care environment more conducive to present day living standards, rather than nursing home.

(d) The use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

The previous use existed for over 90 years without disrupting the development of the surrounding neighborhood. Today a fully built-out and vibrant neighborhood exists around the complex. Identified as a gateway into the District 10 neighborhood, an occupied building with a revitalized landscape will create a positive experience for both residents and guests.

The district 10 neighborhood ad hoc committee has identified this site as a location to encourage residential development, and has specifically stated assisted living as a preferred option.

(e) The use shall, in all other respects, conform to the applicable regulations of the district in which it is located.

This is a somewhat unique situation where a use has existed on this site for almost 90 years and only of recent has been vacated for over one year, thereby triggering the need to reapply for a Conditional Use Permit. The proposed use is consistent with the previous use. The original 1923 structure remains on the site along with phased expansions that have occurred in phases over the years, and have all been consistent in use.

This Condition Use Permit application proposes to continue the use by renovating the existing buildings; no additional buildings are proposed. Based on the precedence of the pre-existing facility and use and the proposed renovation it would be appropriate to assume compatibility to the districts guidelines.

Furthermore the site is currently zoned as RM2, medium density multiple-family district. This designation includes assisted living as a permitted use with a conditional use permit.

No significant changes are proposed to the building footprint or gross area, except that a one story portion will be removed at the south side of the building. (14' x 22', 308 sf) All other changes will be limited to site improvements, landscaping, and building interior enhancements.



March 17, 2015

Dept of Planning & Economic Development
Zoning Section
Paul Dubruel
Planning Tech for Zoning
1400 City Hall Annex
25 West Fourth Street
Saint Paul, Minnesota 55102-1634

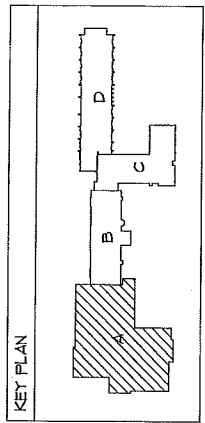
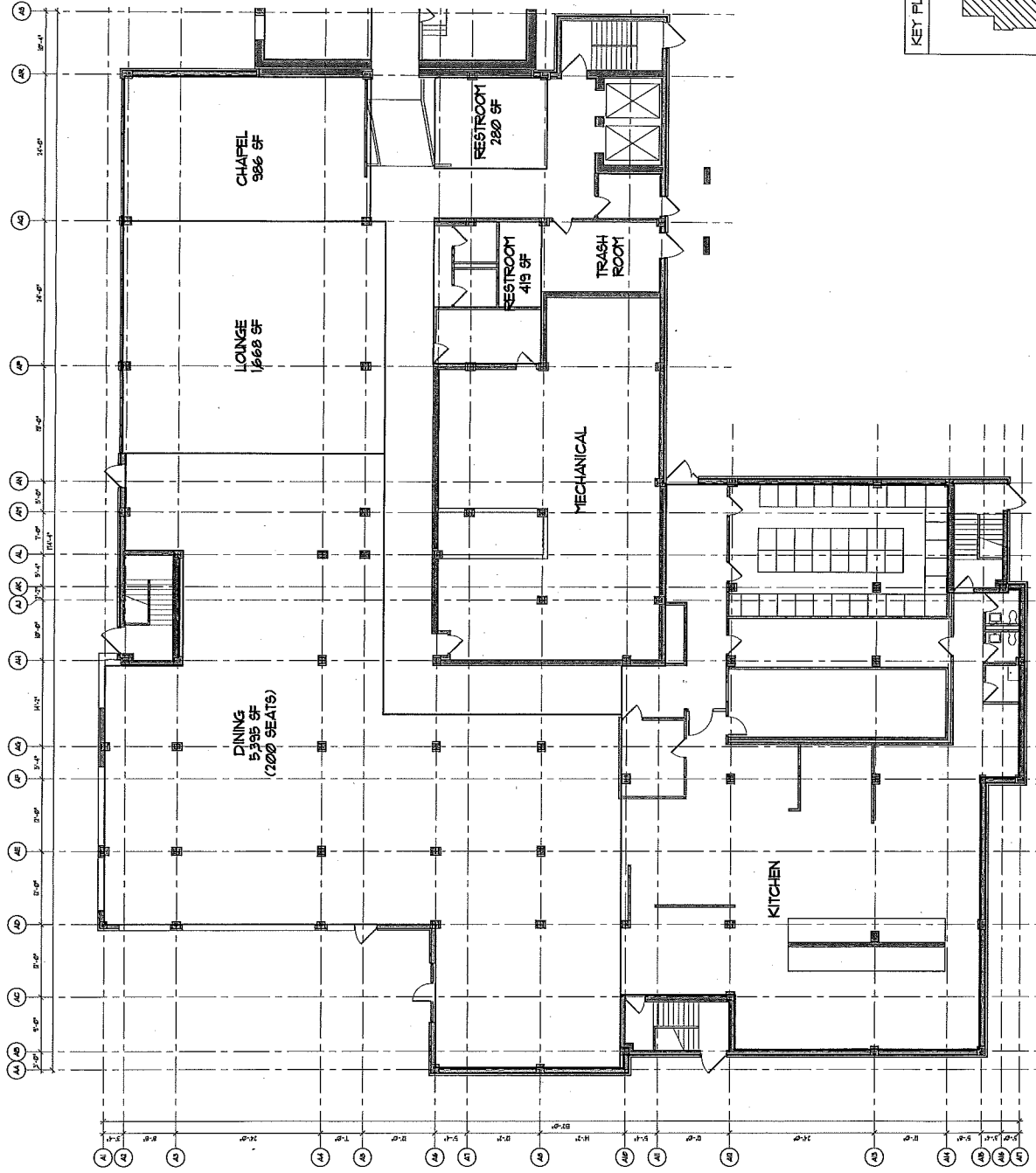
Mr. Dubruel,

I am writing in regard to the conditional use permit requested by the Carlson CRE Group for the property located at 1554 Midway Parkway. District 10 is hopeful that the current plans will come to fruition. The former Shalom Home site has been empty for a number of years and we feel that using it as an assisted living home is the best use for the property. We fully support their request and encourage the City to grant the conditional use permit.

Sincerely,

Kim Moon
Land Use Chair
District 10 Como Community Council
Historic Streetcar Station
1224 Lexington Parkway North, Saint Paul, MN 55103
(651) 644-3889
district10@district10comopark.org
www.district10comopark.org

[illegible]



1 BUILDING A FIRST FLOOR
1/8" = 1'-0"

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119 E. 28th Street
St. Paul, MN 55104
P 612-879-4323
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Assisted Living
154 Midway Parkway
St. Paul, MN 55108

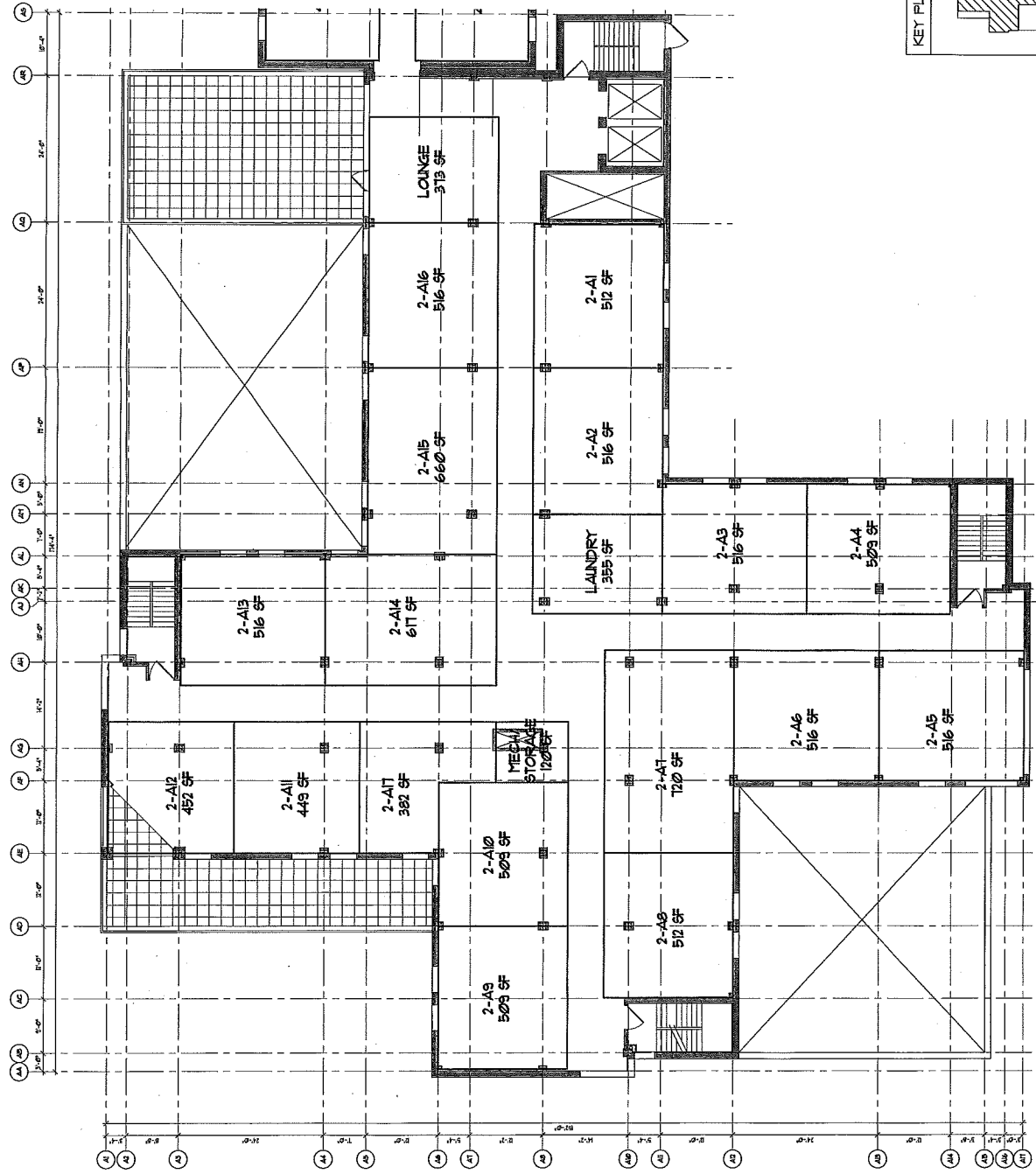
Carlson Construction
1915 19th Street NW
Big Lake, MN 55309

NOT FOR CONSTRUCTION

CUP application 03.12.2015
A Bldg
PEST FLOOR

a101

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KEY PLAN

1. BUILDING A SECOND FLOOR



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Fax: 612-378-3122
www.tanek.com

Assisted Living
254 Ridgely Parkway
St. Paul, MN 55108

Carlson Creek Group
25785 190th Street NW
Big Lake, MN 55309

NOT FOR CONSTRUCTION

scale 1/8"=1'-0"

name

date

signature

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of

total

project

client

architect

engineer

interior designer

landscape architect

planner

other

a102

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Suite 200
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St. Paul, MN 55108

Carlson Construction
25765 100th Street NW
Big Lake, MN 55309

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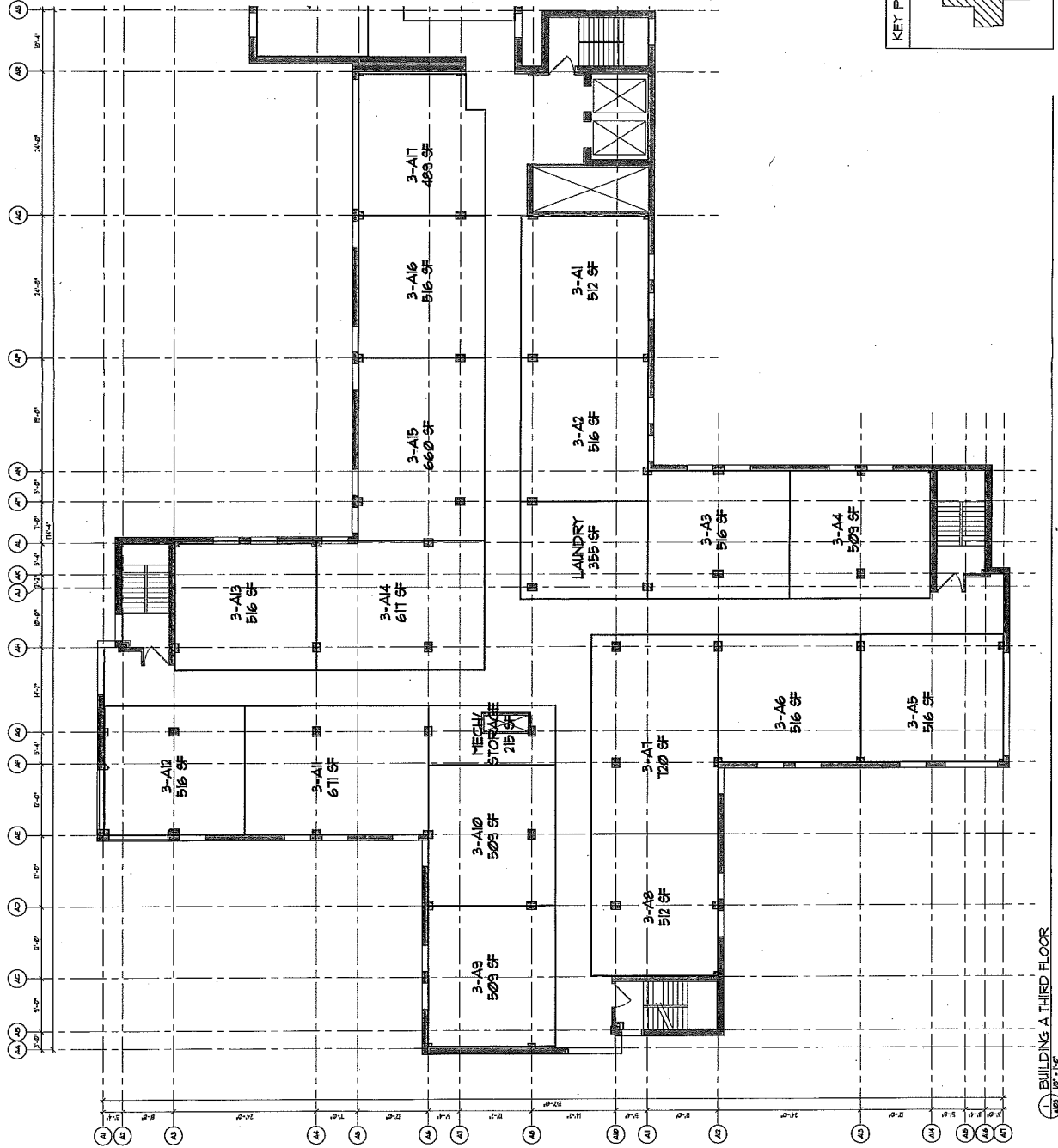
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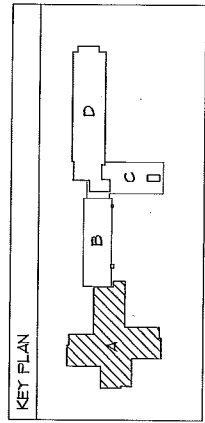
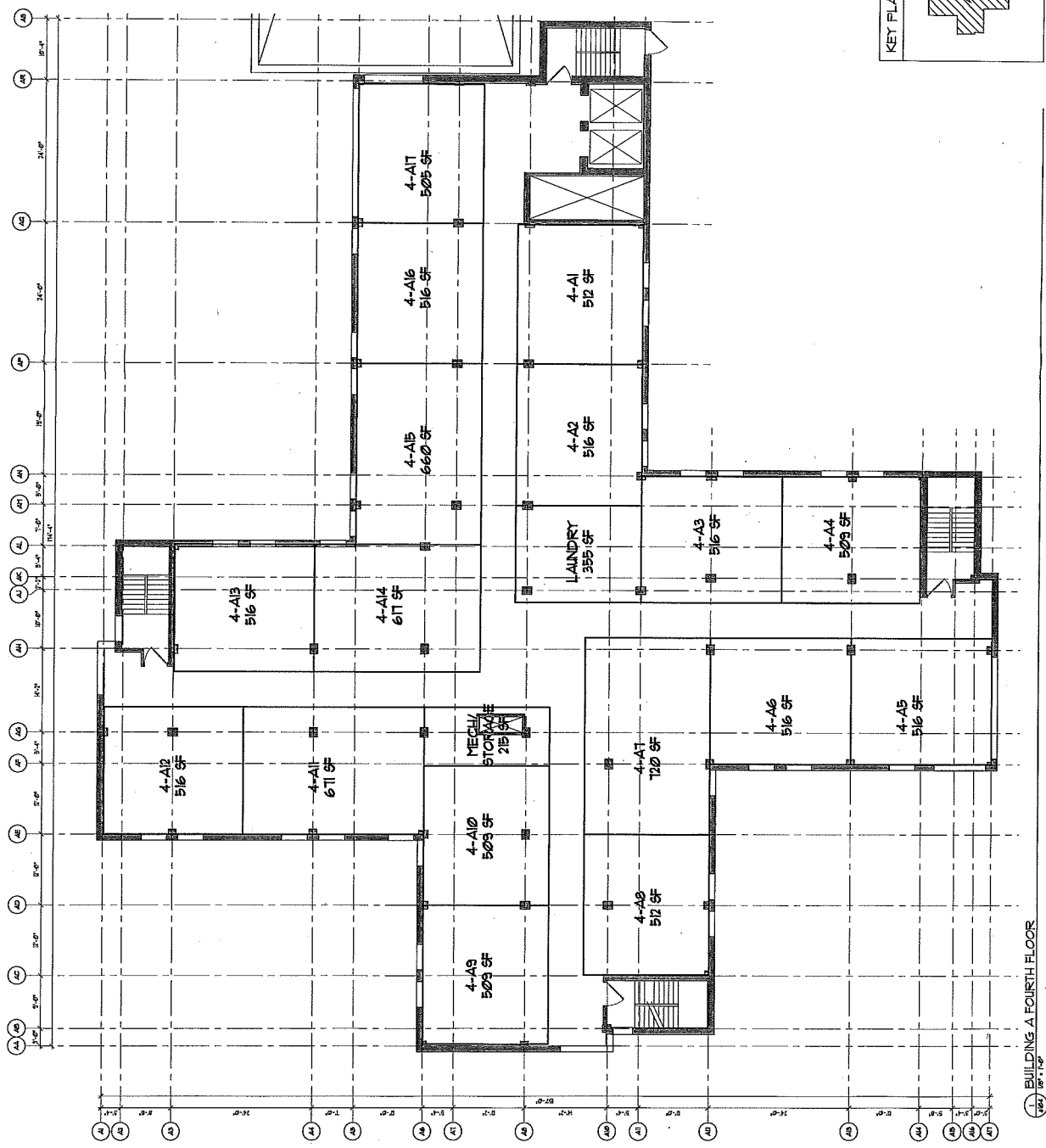
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REVISION: 01/07/15

CIP application 02.12.2015
A Set
Third Floor

a103

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1.1 BUILDING A FOURTH FLOOR

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scale 1/8"=1'-0"
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CJP application 03.12.2015
 1.1.10 Fourth Floor



1115 E. 29th Street
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25715 100th Street NW
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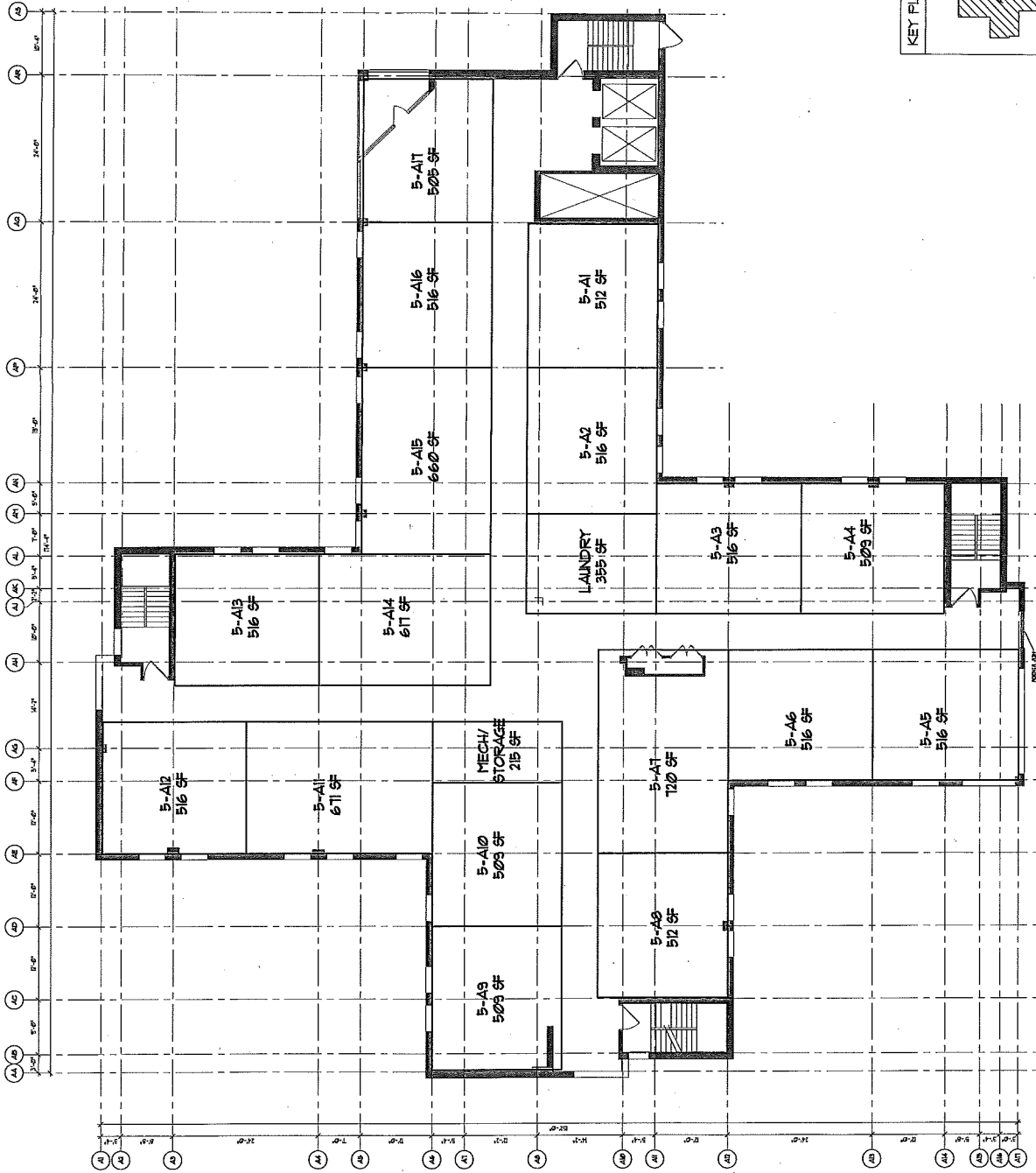
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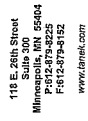
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25785 190th Street NW
Big Lake, MN 55309

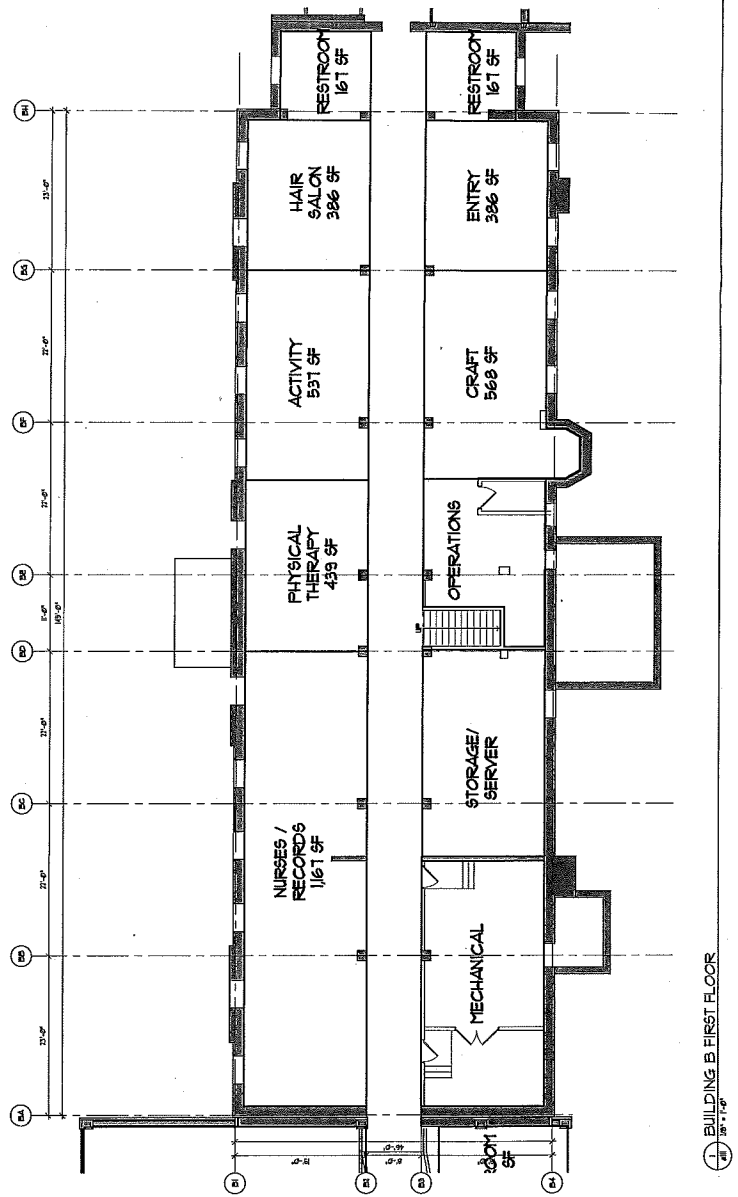
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CUP application 03.12.2015
B Bldg
First Floor

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Carlson Creek Group
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Big Lake, MN 55309

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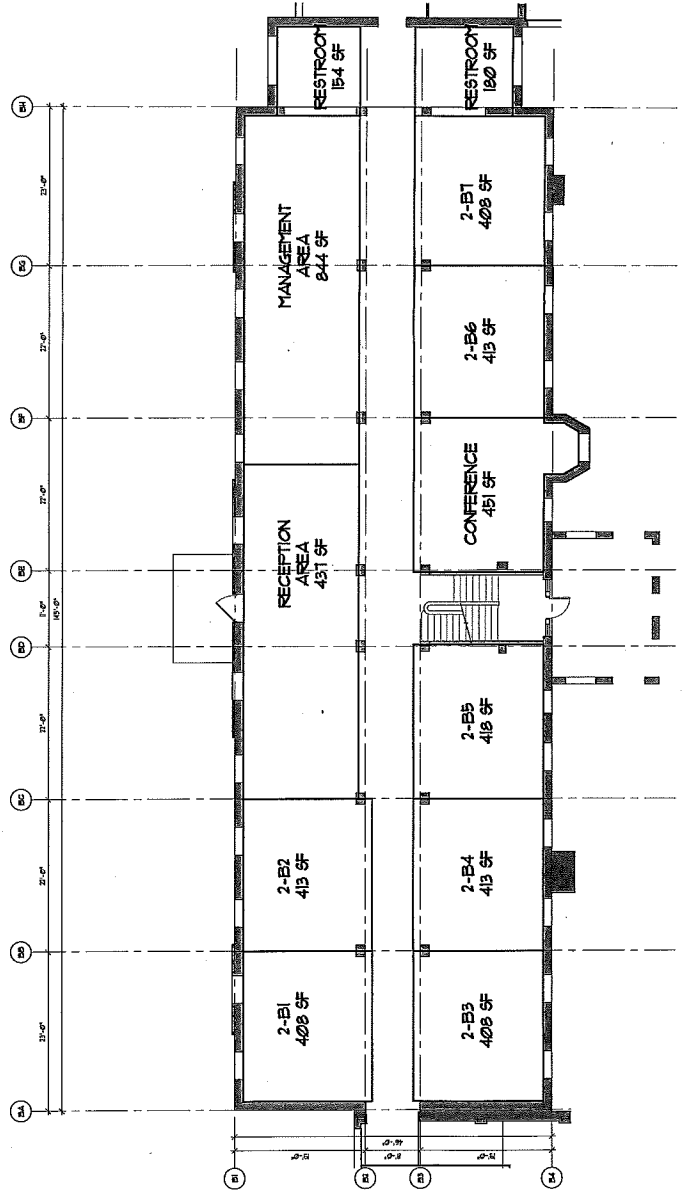
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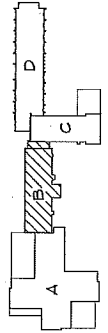
CIP application 03.12.2015
8 Bay
Second Floor

a112

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KEY PLAN



1. BUILDING B SECOND FLOOR



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Assisted Living
154 Midway Parkway
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Carlson Creek Group
25785 190th Street NW
Big Lake, MN 55309

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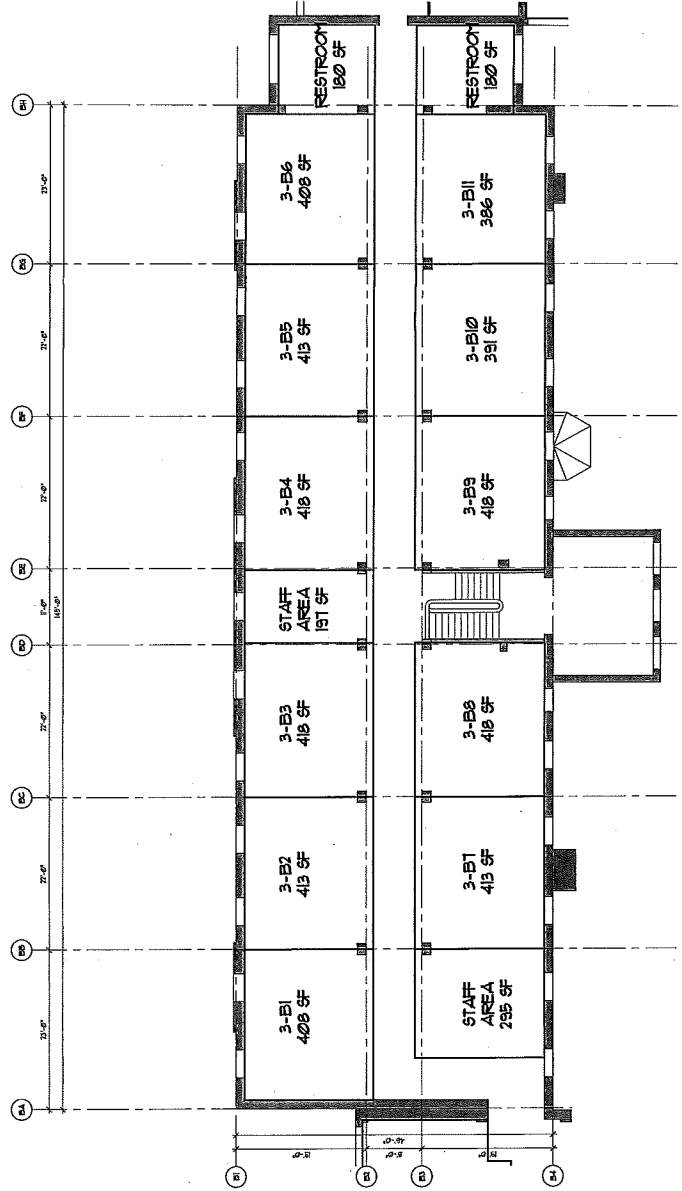
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CJP application 03.12.2015
B. Sills
Third Floor

a113

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113 BUILDING B THIRD FLOOR



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Carlson Construction
2500 Hennepin Avenue
Big Lake, MN 55309

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F: 612-879-8152
www.tenetk.com

Assisted Living
1654 Midway Parkway
St. Paul, MN 55108

Carlson Creek Group
225785 190th St, Lot NW
Big Lake, MN 55309

CONSTRUCT

Answer: 10

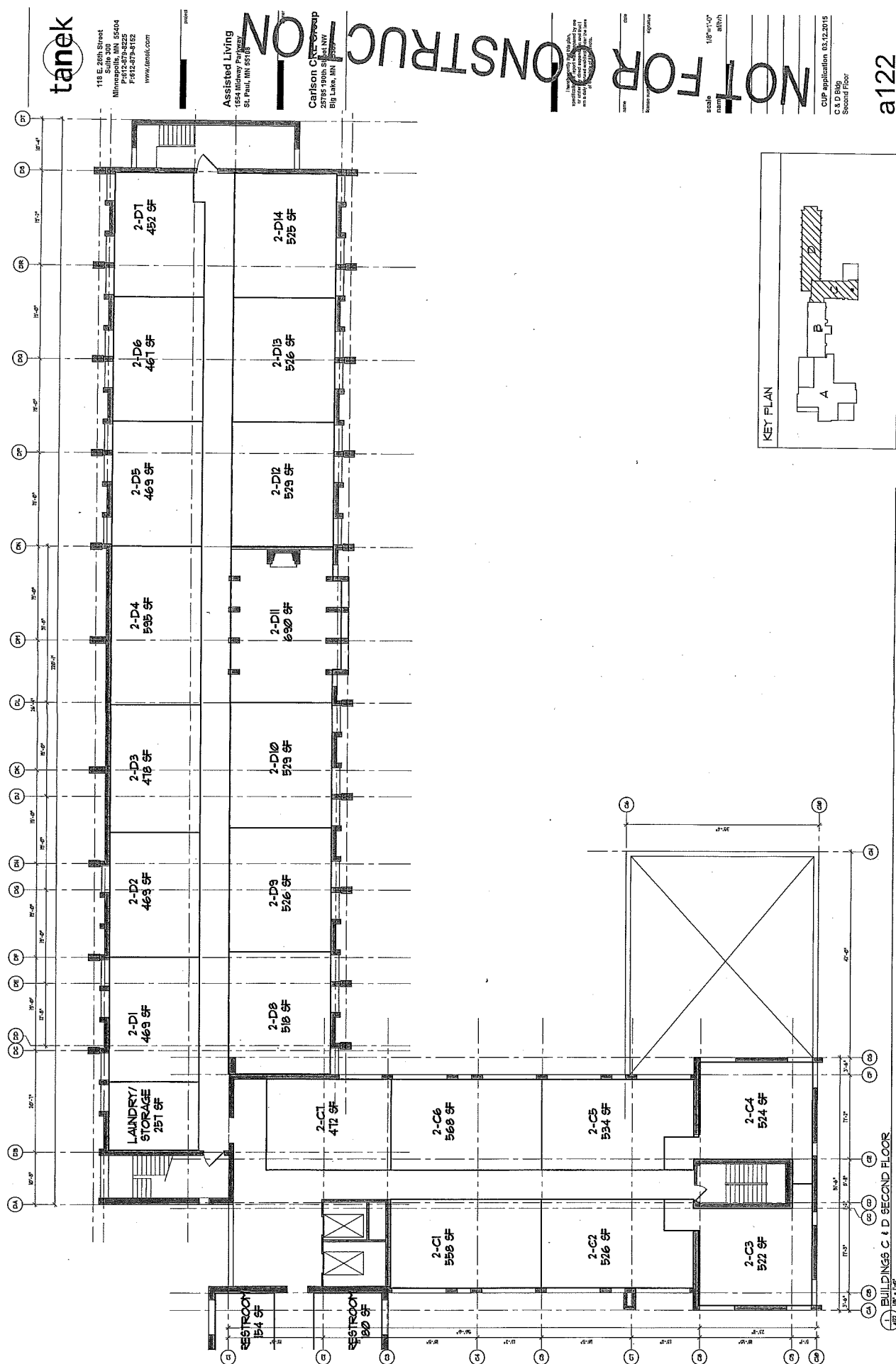
Ques: 10

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CUP application 03.12.2015

a122

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Assisted Living
1854 Midway Parkway
St. Paul, MN 55108

Cardson Construction
20715 10th Street NW
B11 Lake, MN 55003

NOT FOR CONSTRUCTION

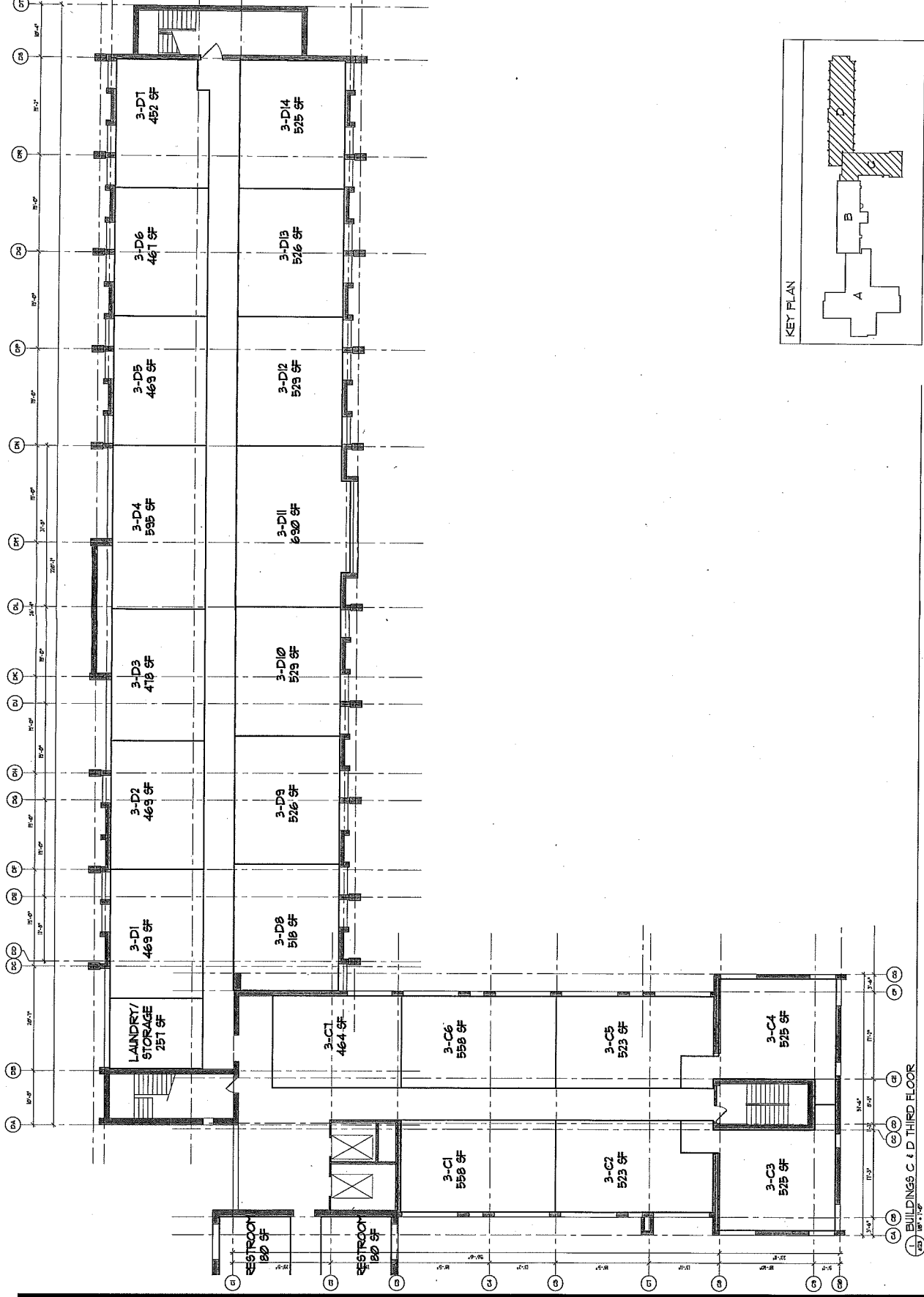
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designed by _____
checked by _____
approved by _____

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room _____
sheet _____ of _____

CUP application 03.12.2015
C & D Building
Third Floor

a123

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Assisted Living
1554 Midway Parkway
St. Paul, MN 55108

Carlson Construction
2500 Hennepin Avenue
St. Paul, MN 55108
Big Lake, MN 55309

1. The owner has approved the design and construction of the building and has agreed to pay for the construction of the building.

2. The owner has approved the design and construction of the building and has agreed to pay for the construction of the building.

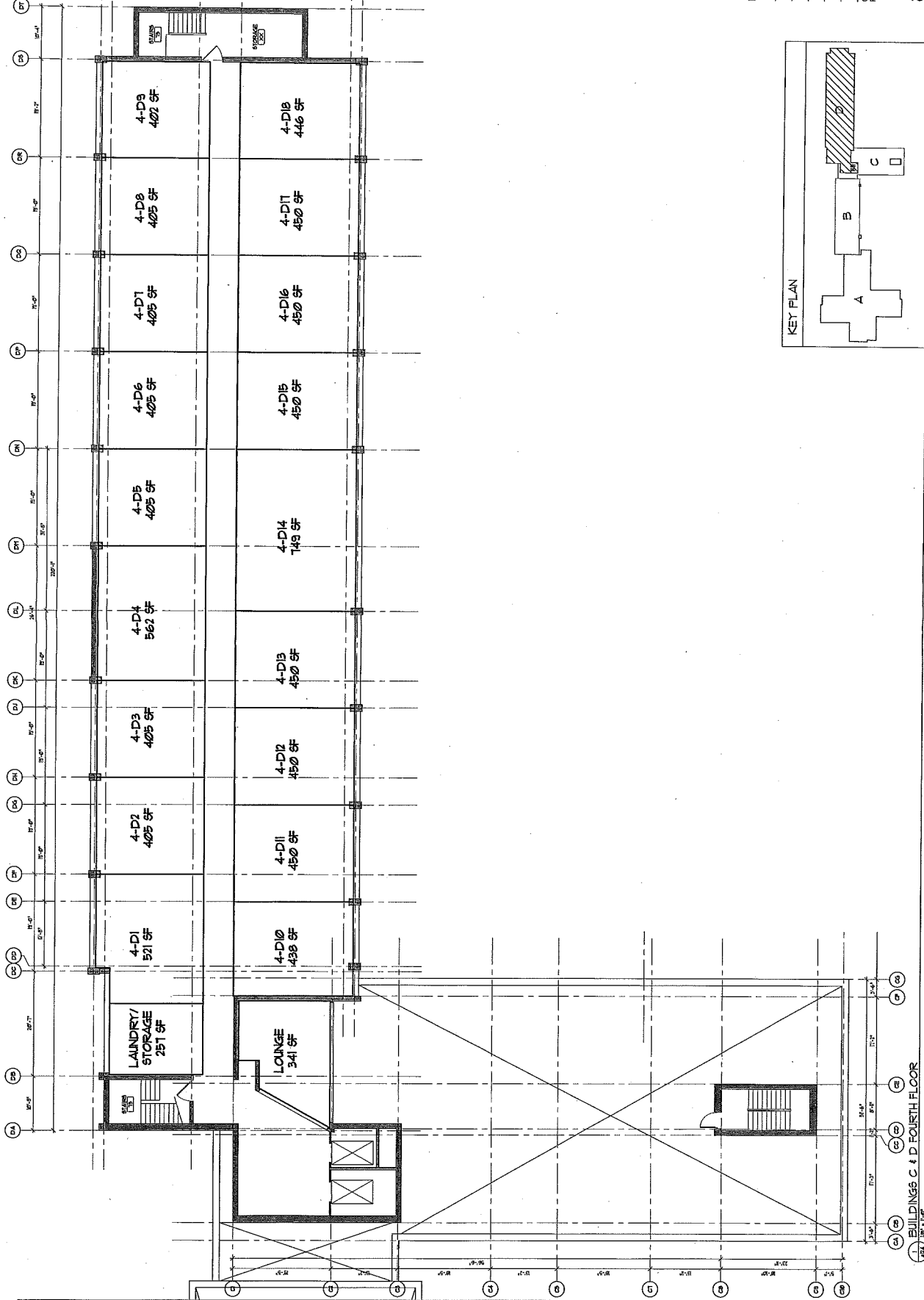
3. The owner has approved the design and construction of the building and has agreed to pay for the construction of the building.

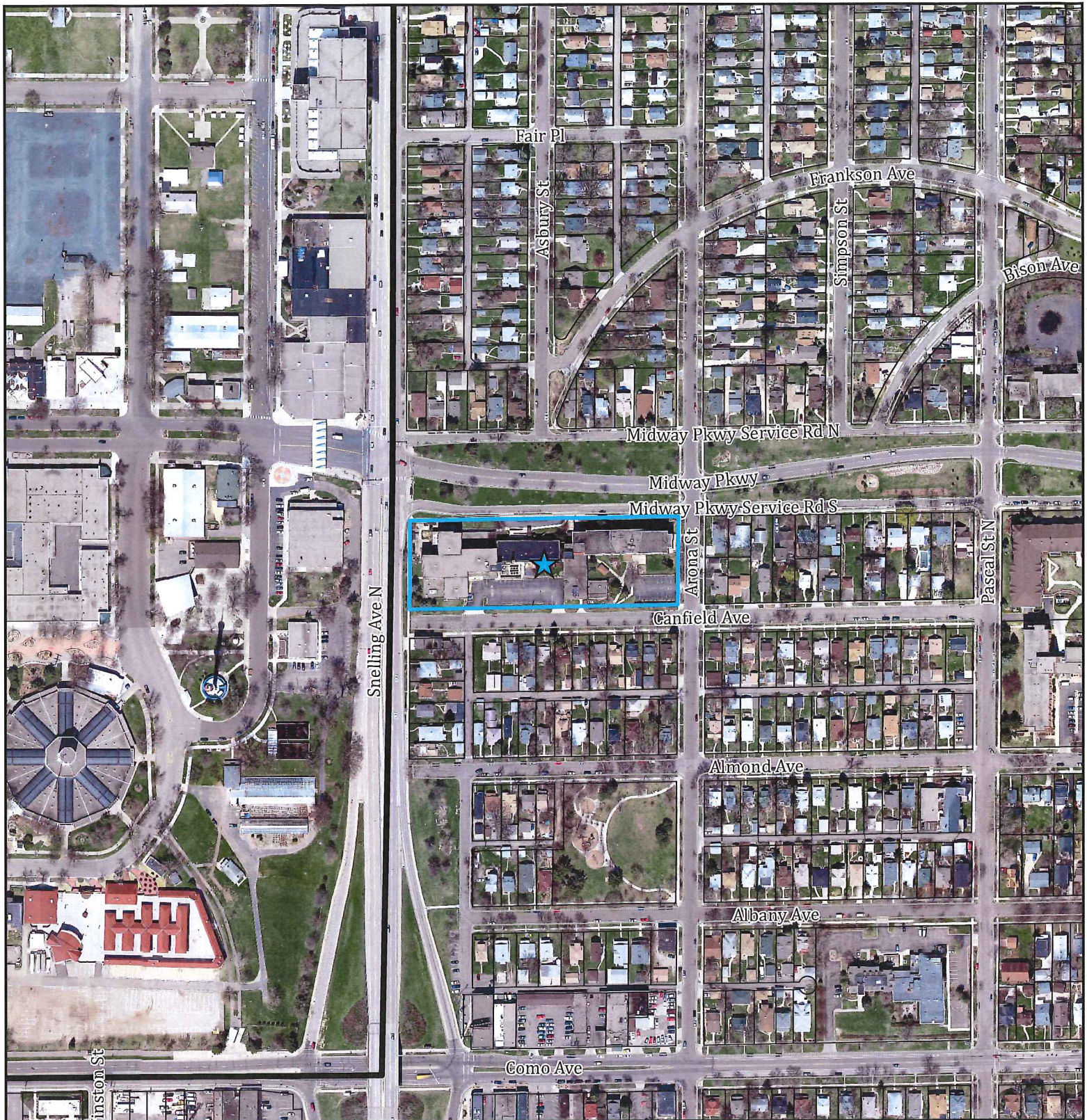
4. The owner has approved the design and construction of the building and has agreed to pay for the construction of the building.

CUP application 0512.2015
C & D Bldg
Fourth Floor

a124

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FILE NAME: Carlson CRE Group

Aerial

APPLICATION TYPE: Conditional Use Permit

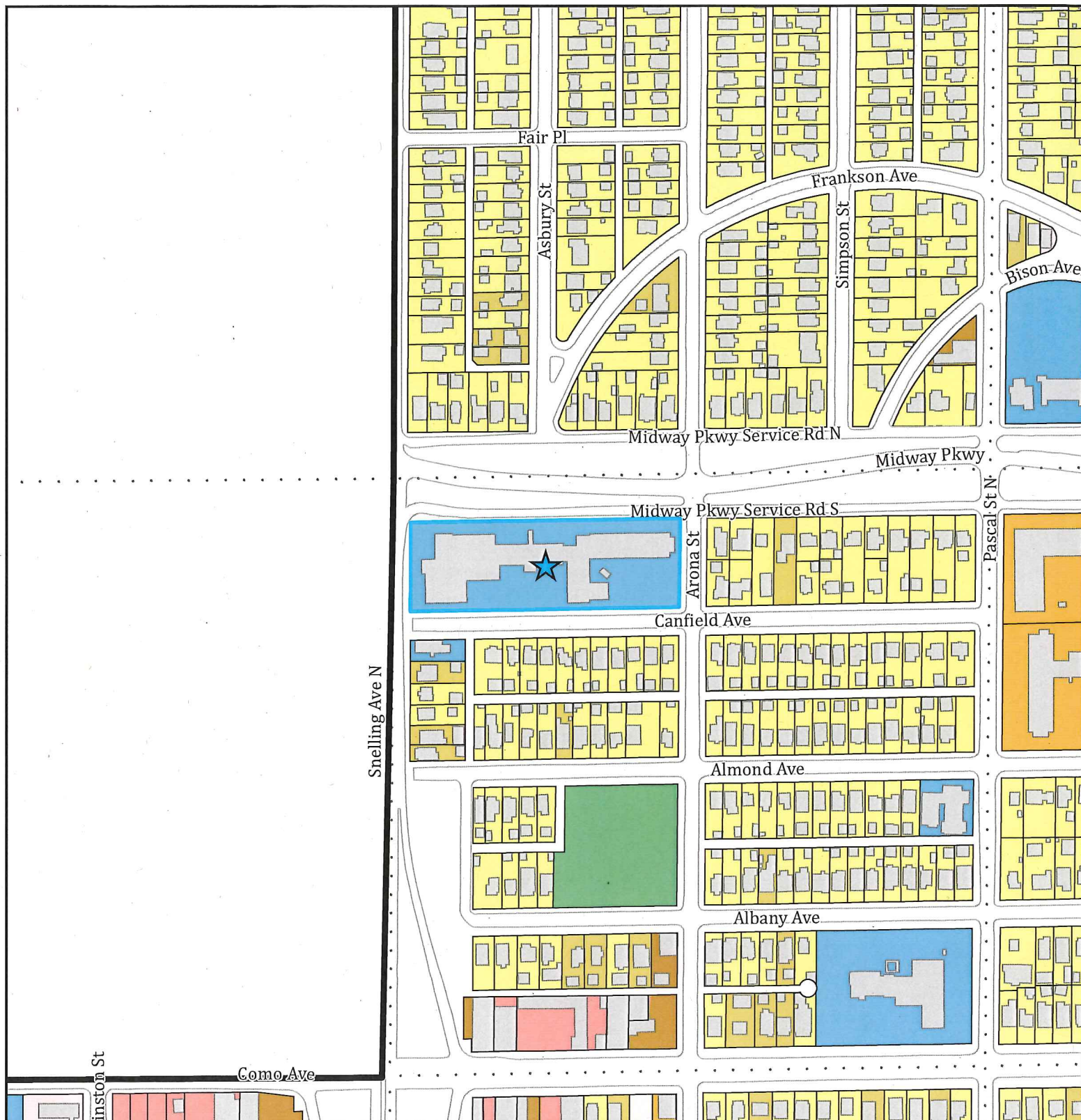
Subject Parcels

FILE #: 15-018581 DATE: 3/17/2015

PLANNING DISTRICT: 10

ZONING PANEL: 2





FILE NAME: Carlson CRE Group

APPLICATION TYPE: Conditional Use Permit

FILE #: 15-018581 DATE: 3/17/2015

PLANNING DISTRICT: 10

ZONING PANEL: 2

Land Use

Single Family Detached

Single Family Attached

Multifamily

Office

Retail and Other Commercial

Mixed Use Residential

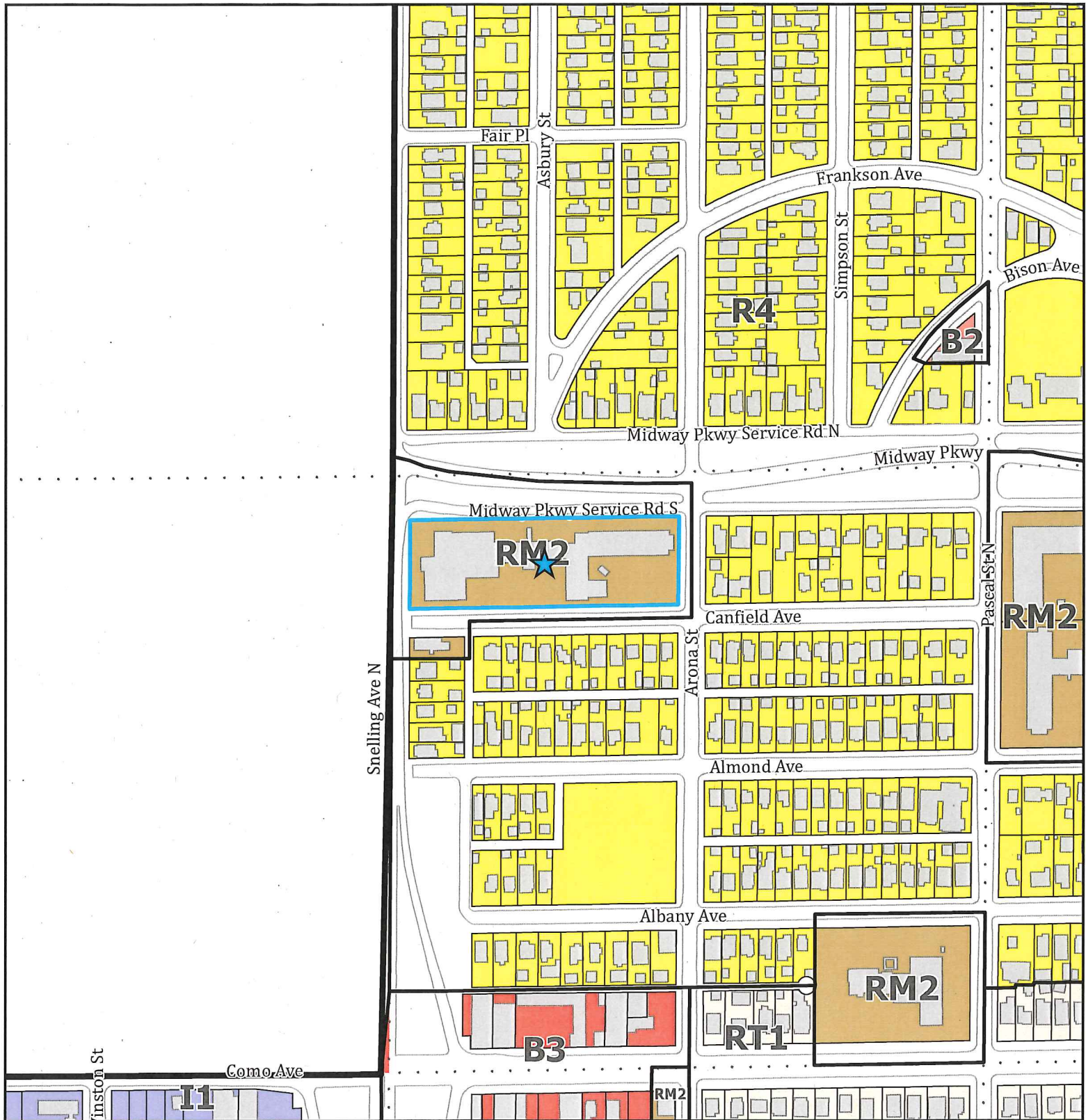
Institutional

Park, Recreational or Preserve

Undeveloped

Subject Parcels

Section Lines



FILE NAME: Carlson CRE Group

APPLICATION TYPE: Conditional Use Permit

FILE #: 15-018581 DATE: 3/17/2015

PLANNING DISTRICT: 10

ZONING PANEL: 2

Zoning

- R4 One-Family
- RT1 Two-Family
- RM2 Multiple-Family
- B2 Community Business
- B3 General Business
- I1 Light Industrial
- Subject Parcels

0 82.5 165 330 495 660
Feet

• • Section Lines

