

ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** People Incorporated **FILE #:** 15-036-227
 2. **APPLICANT:** People Incorporated **HEARING DATE:** June 11, 2015
 3. **TYPE OF APPLICATION:** Conditional Use Permit
 4. **LOCATION:** 1784 Lacrosse Ave, SE corner at White Bear Avenue
 5. **PIN & LEGAL DESCRIPTION:** 262922230132, Hazel Park Division 2, Blk 3, Lots 13-15
 6. **PLANNING DISTRICT:** 2 **PRESENT ZONING:** R4
 7. **ZONING CODE REFERENCE:** §§ 65.153; 61.501; 63.207, 63.204
 8. **STAFF REPORT DATE:** June 4, 2015 **BY:** Bill Dermody
 9. **DATE RECEIVED:** May 15, 2015 **60 DAY DEADLINE FOR ACTION:** July 14, 2015
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- A. **PURPOSE:** Conditional use permit for a licensed human service community residential facility for 16 residents
- B. **PARCEL SIZE:** 125 feet (White Bear) x 116 feet (LaCrosse), totaling 14,532 sq. ft.
- C. **EXISTING LAND USE:** Residential- convent
- D. **SURROUNDING LAND USE:**
North: School (R4)
West: Office (OS), residential and school (RT1)
South & East: Residential (R4)
- E. **ZONING CODE CITATION:** §65.153 lists the standards and conditions for licensed human service community residential facilities; §61.501 lists general requirements for all conditional uses; §63.207 provides parking requirements by use; §63.204 establishes parking requirements when a building's use changes to a new use that requires more off-street parking.
- F. **HISTORY/DISCUSSION:** The property has been zoned R4 since 1975. The building was constructed for a convent use in 1962. An application to rezone the subject site to RT2 has also been filed.
- G. **DISTRICT COUNCIL RECOMMENDATION:** As of this writing, District 2 has not provided a recommendation regarding the application.
- H. **FINDINGS:**
 1. The application requests a conditional use permit for a licensed human service community residential facility for 16 residents in a former convent at the southeast corner of LaCrosse Avenue and White Bear Avenue. There is an alley south of the subject site that extends through the entire block.
 2. The applicants had requested a variance for off-street parking provision, but no variance is necessary. The site is legally nonconforming with regard to provision of 5 of the 6 parking spaces required for the proposed use. The site's most recent use, a 14-unit convent, was established in 1962 under a Zoning Code that did not require any off-street parking provision. The convent use would today require 5 off-street parking spaces. Per §63.204, the proposed use must provide off-street parking for any required spaces in excess of what the legally established prior use would require, which in this case is 1 space (6 spaces for proposed use – 5 spaces for prior use = 1 space). The application materials indicate that up to 3 parallel spaces could be placed along the alley, in addition to maintaining the existing garage parking of 1 space.
 3. §65.153 lists standards and conditions for licensed human service community residential facilities:

- (a) *The facility shall be a minimum distance of 1,320 feet from any other licensed community residential facility, emergency housing facility, shelter for battered persons with more than four (4) adult facility residents, overnight shelter, or transitional housing facility with more than four (4) adult facility residents, except in B4-B5 business districts where it shall be at least 600 feet from any other such facility. This condition is met. The nearest applicable facility is located over 3,000 feet to the west.*
 - (b) *In RL-RT1 residential districts, the facility shall serve six (6) or fewer facility residents. In RT2 residential, traditional neighborhood, OS-B3 business and IT-12 industrial districts, the facility shall serve 16 or fewer facility residents. This condition is met if the accompanying rezoning to RT2 is approved.*
 - (c) *In residential districts, a conditional use permit is required for facilities serving seven (7) or more facility residents. This condition is met by the subject application.*
 - (d) *In B4-B5 business districts, the facility shall be located in a multiple-family structure. This condition does not apply because site is not zoned B4 or B5.*
 - (e) *Except in B4-B5 business districts, facilities serving 17 or more facility residents shall have a minimum lot area of 5,000 square feet plus 1,000 square feet for each guest room in excess of two (2) guest rooms. This condition is met. The proposed use serves 16 facility residents.*
4. §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. The Comprehensive Plan designates the site as part of a Mixed Use Corridor in Figure LU-B, Generalized Land Uses. The proposed use is consistent with that designation. The proposed use is also consistent with the Comprehensive Plan's Housing Chapter, which supports a broad range of housing types in city neighborhoods (Strategy H1.1).*
 - (b) *The use will provide adequate ingress and egress to minimize traffic congestion in the public streets. This condition is met. The proposed use will maintain existing vehicular access to off-street parking via the alley. The proposed use's traffic generation is similar to the previous use.*
 - (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 proposed use is similar in anticipated traffic and noise impact to the site's previous uses. Additionally, most residents are expected to not have vehicles, and public transit is available on White Bear Avenue. A small building expansion involving an exit door and covered stoop along the LaCrosse Avenue frontage will not have a significant impact on the neighborhood. Overall, the use will not be detrimental to the existing character of development in the area or endanger the public health, safety and 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 surrounding area is developed and the proposed use will have no effect on improvement of surrounding property.*
 - (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 if the rezoning to RT2 is approved and at least one (1) additional off-street parking space is provided. The building*

addition will require site plan review to ensure it meets all applicable regulations.

- I. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of the conditional use permit for a licensed human service community residential facility for 16 residents subject to the following additional conditions:
 1. Final plans approved by the Zoning Administrator for this use shall be in substantial compliance with the plan submitted and approved as part of this application.
 2. The proposed rezoning of the site to RT2 is approved.
 3. At least one (1) new off-street parking space is provided.



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 # 15-036227
 Fee: 300.00
 Tentative Hearing Date:

PD=2 6-11-15
 # 262922230132

APPLICANT

Name PEOPLE INCORPORATED FOR THE DIANE AHRENS CRISIS RESIDNECE
 Address 2060 CENTRE POINTE BLVD
 City ST. PAUL St. MN Zip 55120 Daytime Phone 651-239-8102
 Name of Owner (if different) _____
 Contact Person (if different) JOESPH CONLIN - MANAGER Phone 651-239-8102

PROPERTY LOCATION

Address / Location 1784 LACROSSE AVE., ST. PAUL, MN 55119
 Legal Description LOT 13 BLOCK 3 HAZEL PARK DIVISION 2 ID 262922230132
 Current Zoning R4
 (attach additional sheet if necessary)

TYPE OF PERMIT: Application is hereby made for a Conditional Use Permit under provisions of
 Chapter 65, Section 153, Paragraph a 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.

The applicant has requested a community residential facility with a C.U.P. for a MN Dept. Human Services licensed CRF purposing to serve sixteen (16) facility residents for the Diane Ahrens Crisis Residence. The residence provides short-term residential mental health crisis stabilization services adult men and women with a diagnosed mental illness. The existing two story and basement building, built in 1962, as a convent of the Blessed Sacrament Parish, is to facilitate permitted nonresidential structures that will have very similar in character to the previous use. A rezoning application has been submitted.

Required site plan is attached

Applicant's Signature [Signature] Date 5-16-15 City Agent [Signature]
5-11-15

May 5, 2015

Attn: Bill Dermody
City Planner, Dept. of Planning and Economic Development
City of St. Paul

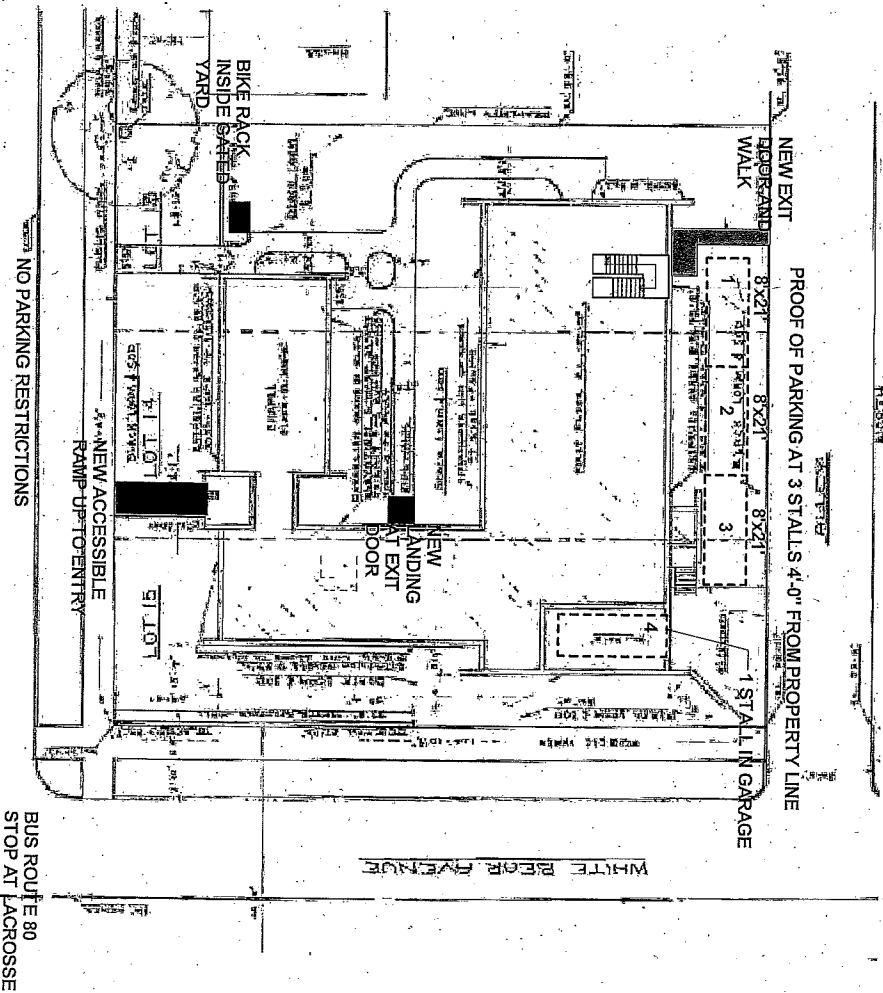
Re: Rezoning application **Project Description** for reuse of an existing facility
1784 Lacrosse Ave. for the Diane Ahrens Crisis Residence
A community residential facility, licensed with the MN Dept. of Human Services
St. Paul, MN 55119

People Incorporated Diane Ahrens Crisis Residence provides short-term residential mental health crisis stabilization services for up to 16 total adult men and women with a diagnosed mental illness. The program has the ability to flex 4 of the crisis beds to service individuals in need of longer length of stay, but using the beds for crisis stabilization services will be priority. Length of stay in the crisis program ranges from 1 to 10 days dependent on need. Crisis stabilization services include assessment and individualized treatment planning, medication supervision, one to one meetings with each client each day, assistance with the person's crisis response action plan and groups that include medication education, family psycho-education, integrated dual disorder treatment, illness management, and recovery services. In addition there are planned social activities and relaxation groups each day. The overall goal of the program is to assist individuals in resolving the crisis which brought them to the program and to develop a relapse prevention plan to prevent crises in the future in a way which will not require this intensive a level of intervention.

The program provides treatment in various ways. The program utilizes a psychiatric rehabilitation model for providing treatment. Individual and group counseling is provided and is customized depending on the needs of the individual with their specific strengths and weaknesses taken into consideration. The program takes a harm reduction approach, utilizes motivational interviewing techniques in a non-confrontational manner. The program also practices Individualized Treatment planning to assure that each client's needs are being addressed. The program employs empowerment and self-determination with the residents we provide services to. We encourage the residents to make their own choices and to learn from these choices. We also employ as many community resources as possible and encourage the involvement of all of these resources as the recipient sees as appropriate.

The Diane Ahrens Crisis Program receives referrals from multiple different sources; some include client self-referral, hospital emergency departments, mobile crisis teams, family members, case managers and community mental health providers. This program works in partnership with the County, community and hospitals.

Jill Wiedemann-West
CEO
People Incorporated
651-288-3505



ARCHITECTURAL SITE PLAN



**725 HENRIETTA ST. EAST SUITE 100
MINNEAPOLIS, MN 55415**
 TEL: 612.338.1100
 FAX: 612.338.1101
 WWW: WWW.FPCGROUP.COM

PROJECT: DANA ANDERSON OLS
 275 LAKENOWAN AVE
 ST. PAUL, MN 55118

DESIGNER: PEOPLE INCORPORATED
 2000 10TH AVENUE S.W.
 ST. PAUL, MN 55108

PEOPLE

ARCHITECTURAL SITE PLAN

DATE: 11/11/08

SCALE: 1/8" = 1'-0"

PROJECT NO. 08-011

DESIGNED BY: JEFFREY W. HARRIS

DRAWN BY: JEFFREY W. HARRIS

CHECKED BY: JEFFREY W. HARRIS

APPROVED BY: JEFFREY W. HARRIS

NO.	DESCRIPTION / DATE
1	CONSTRUCTION

NOT FOR CONSTRUCTION

ARCHITECTURAL SITE PLAN

A010

FIRM: fpc



FRANKLIN COUNTY
PLANNING & ENGINEERING
200 WEST WISCONSIN STREET
MILWAUKEE, WI 53205
TEL: 414.224.2222 FAX: 414.224.2223
WWW.FRANKLINCOUNTYENGINEERING.COM

DATE	2/22/07
PROJECT	PEOPLE INCORPORATED RECONSTRUCTION PHASE 1 MILWAUKEE, WI 53205
DESIGNED BY	SCOTT F. FRIEDLAND
CHECKED BY	DAVID W. HARRIS
DATE	2/22/07

PEOPLE INCORPORATED
RECONSTRUCTION
PHASE 1
MILWAUKEE, WI 53205



PROJECT: PEOPLE INCORPORATED
RECONSTRUCTION
PHASE 1
MILWAUKEE, WI 53205

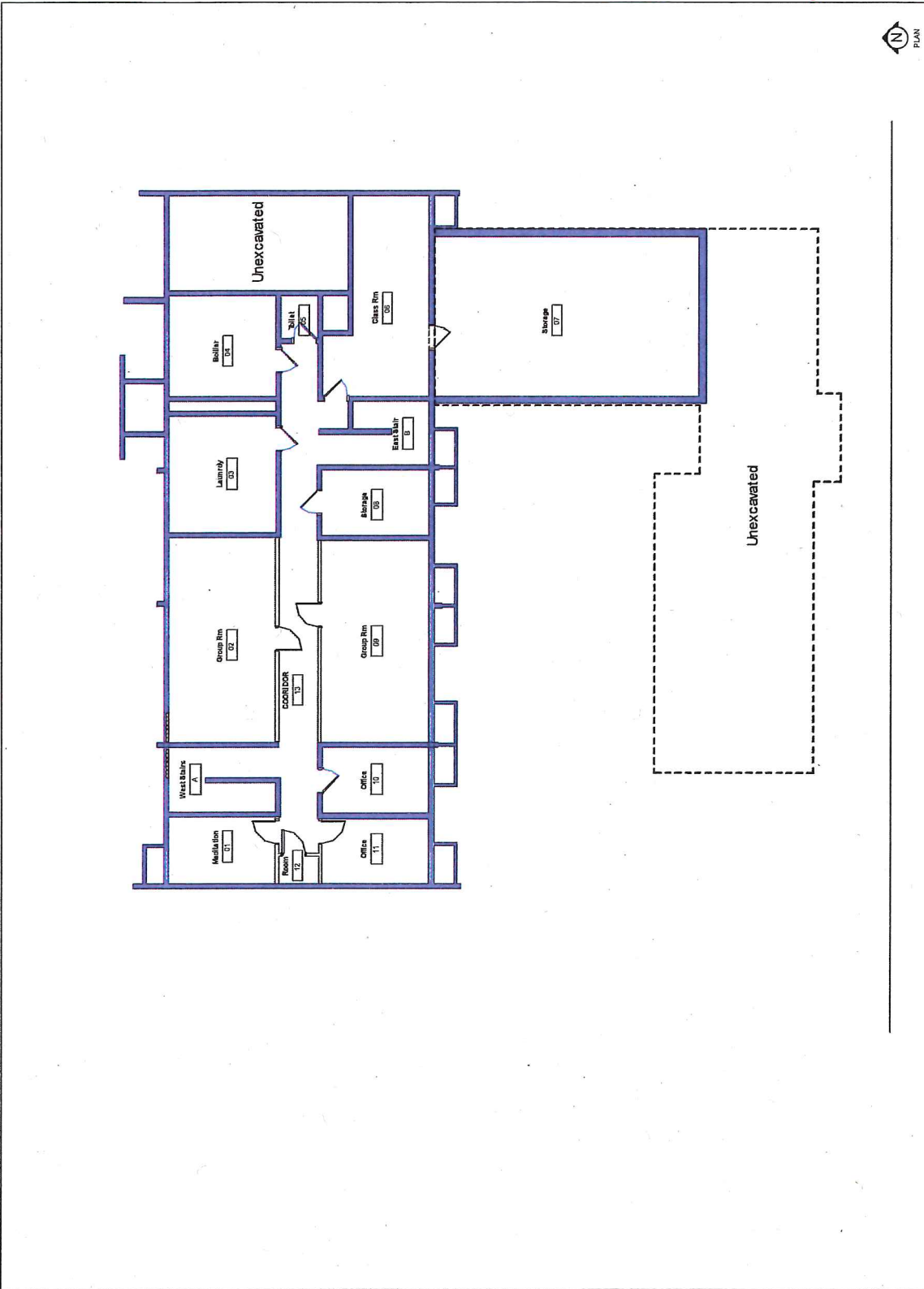
DATE: 2/22/07

CITY C.U.P.

NOT FOR CONSTRUCTION

BASEMENT FLOOR PLAN

A100





FRANKLIN COUNTY
 PLANNING DEPARTMENT
 277 W. STATE STREET
 MEMPHIS, TN 38105
 615.875.1212
 www.franklincountytn.com
 Registered Professional Architect
 License No. 1500
 Expires 12/31/16
 License No. 1500
 Expires 12/31/16

PEOPLE INCORPORATED
 385 GERRY STREET
 KANSAS, MISSOURI



CITY
 PROJECT NO.
 PROJECT NAME
 PROJECT LOCATION
 PROJECT DATE
 CITY CLIP.

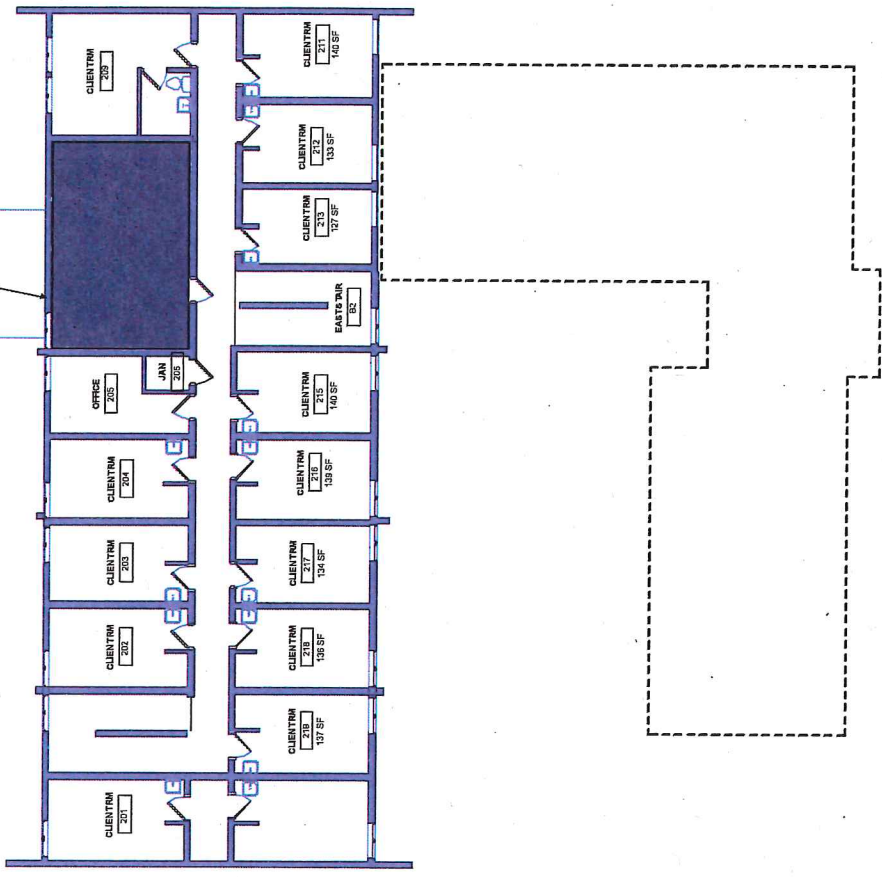
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 PROJECT NO.
 PROJECT NAME
 PROJECT LOCATION
 PROJECT DATE

NOT FOR CONSTRUCTION

SECOND FLOOR PLAN
 PLAN

PROJECT NO. 1000000000
 PROJECT NAME
 PROJECT LOCATION
 PROJECT DATE

NEW ACCESSIBLE BATH ROOMS



SECOND FLOOR PLAN
 PLAN

A102



firm ground
 ARCHITECTURAL
 275 WATERBURY STREET
 WASHINGTON, IN 47885
 TEL: 765.833.8888
 www.firmground.com

PROJECT:
 PEOPLE INCORPORATED
 3801 CENTER DRIVE
 INDIANAPOLIS, IN 46219

DESIGNER:
 Drew Abrams Child
 Residence
 2200 N. UNIVERSITY BLVD
 INDIANAPOLIS, IN 46219

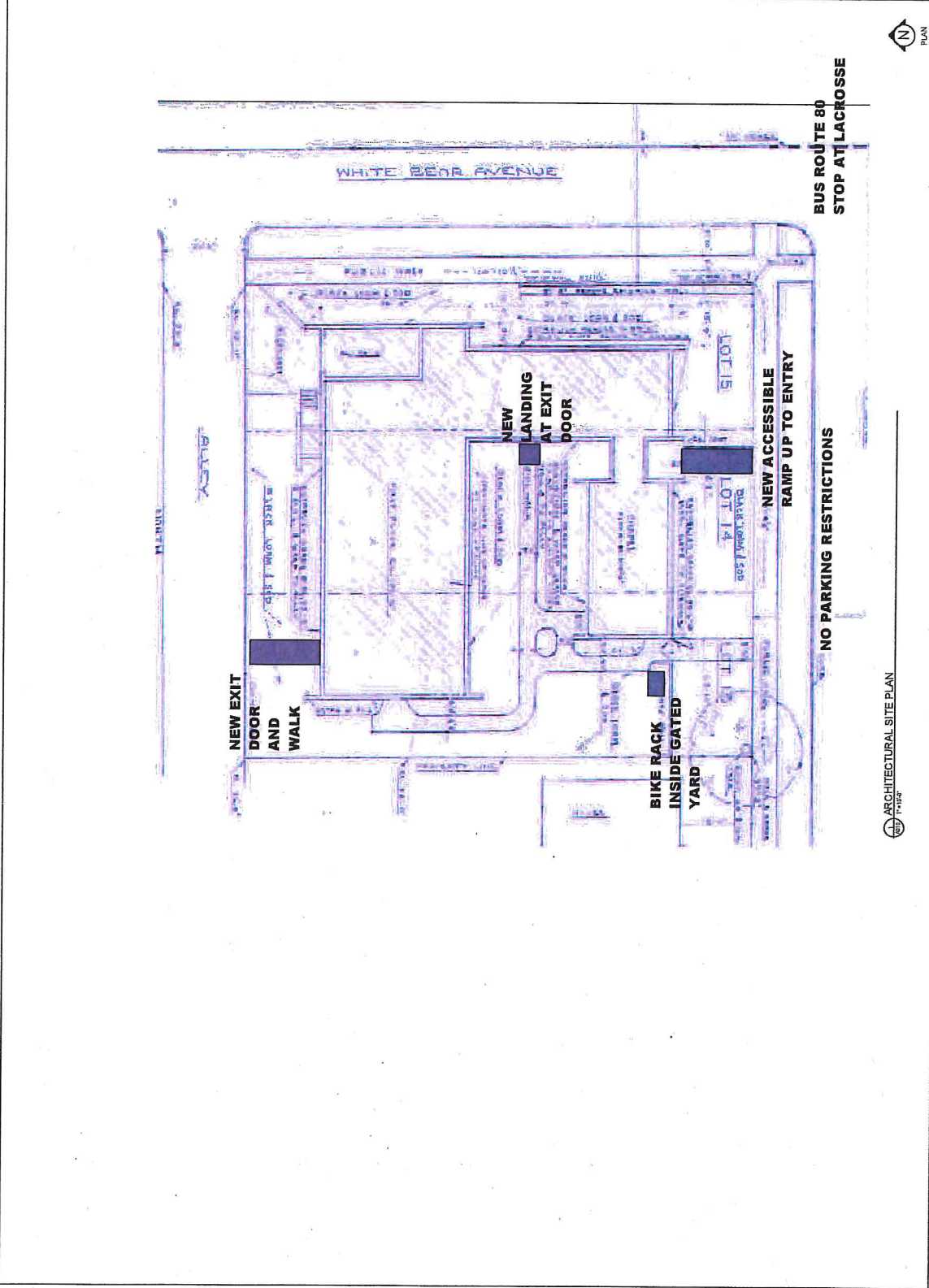


PURPOSE:
 CITY C.U.P.
 04/23/2014

DATE:
 04/23/2014
DESCRIPTION:
 ARCHITECTURAL SITE PLAN

PROJECT NO.:
 A010

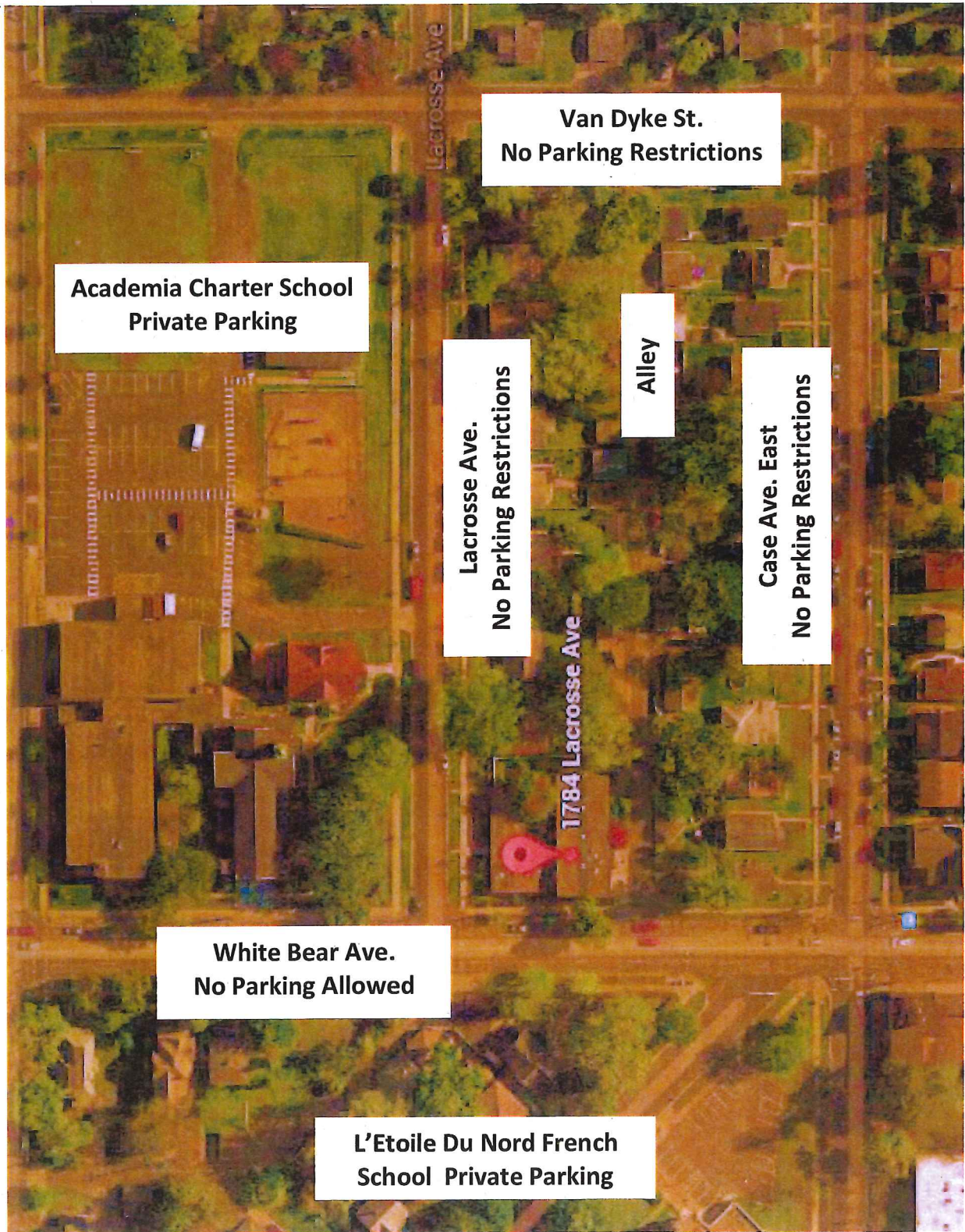
NOT FOR CONSTRUCTION



ARCHITECTURAL SITE PLAN
 1"=100'

Parking Map

1784 Lacrosse Ave., St. Paul, MN



Dubruiel, Paul (CI-StPaul)

From: Zacho, Karen (CI-StPaul)
Sent: Wednesday, May 20, 2015 9:21 AM
To: Dubruiel, Paul (CI-StPaul)
Subject: 1784 Lacrosse - Rezoning

Not sure which planner is handling this but thought they should be aware.

15-037103 – Complaint put into Amanda
Cassie
1745 Ames Place
513-885-8208
cassies@live.com

So People Inc. are purchasing 1784 Lacrosse and turning it into a residential mental health treatment center. it's near a long one way street and across the street from 2 elementary schools. The increased traffic of case managers and other professionals zooming down our street where kids will be at play is already concerning.

The agency has a harm reduction model regarding substance abuse, although no substances are allowed on the premises. This lowers the cost of mental health residential care for hospitals. it's a great model and all, but I often work with this agency and the current Diane Ahrens Crisis residence and know we've had to come get the clients we serve in case management as they have left, sold drugs on the premises, and issues. Also, due to HIPAA, we cannot inform Diane Ahrens crisis residence of lower level sex offenses which may be on someone's background that access the non-locked facility (meaning the clients can leave at their wish).

Why are they considering this in a high minority impoverished area? Why can't our citizens of color be safe from possible folks struggling with sex/drug addictions whom are experiencing mental health crises? Possible stakeholders who's children attend the schools are not even being notified.

Why is this not happening in other areas where people whom are white and middle class live?

I am worried St Paul has given up on the east side and doesn't value our children. This is almost a poor decision as the Social Service Agency that operated next to Merwin's Liquor store until it closed a few years ago on West Broadway in Minneapolis. Another way to show people of color city planning is not in their best interest

Dubruiel, Paul (CI-StPaul)

From: neu4hair@aol.com
Sent: Wednesday, May 20, 2015 1:00 PM
To: Dubruiel, Paul (CI-StPaul)
Subject: Fw: 1784 La Crosse Ave Re-Zoning

Sent from my Verizon 4G LTE Smartphone

----- Original message-----

From: Cindie Neuenfeldt
Date: Wed, May 20, 2015 11:35 AM
To: Cindie Neuenfeldt; Paul.dubriel@ci.stpaul;
Subject: 1784 La Crosse Ave Re-Zoning

To Zoning and Planning In Regards to the proposed Zoning of 1784 La Crosse Ave For the Sale to People Incorporated 16 Bed mental health crises residence-Please note all residents are adults - All residents from People Inc can and will be able to have a vehicle - All residents from People Inc can and will be able to have visitors- 16 residents - Revolving residents from People Inc not permeant residents every 1-10 days stays - Staff parking also 5-10 staff members-along with out side help/faculty -All residents are able to come and go freely around our neigh-hood As you see the vehicle situation alone is over whelming to say the least for this small area which is butted up to Cesar Chavez School and Ames School now French emersion School and of course the Church on the other end of this property --We are at odds all ready with the lack of parking - Have always been good with people having disabilities we have for many years had greenbrier home and knew residents by name and helped them when needed. This is a determent to the neigh-hood and schools,would like to make it clear a danger to our children from over 4 different schools surrounding the address General Standard Section 61.501 Please take this into consideration Thank You Cynthia Neuenfeldt651-338-4600One last note these are not admitted clients they are referral and not sure if there can or would be able for back ground checks Sent from my iPad

Dermody, Bill (CI-StPaul)

From: Dubruiel, Paul (CI-StPaul)
Sent: Thursday, June 04, 2015 3:01 PM
To: Dermody, Bill (CI-StPaul)
Subject: fyi your copy FW: Neuenfeldt & Co neighborhood demise

From: bonniebbassett@comcast.net [mailto:bonniebbassett@comcast.net]

Sent: Thursday, June 04, 2015 2:59 PM

To: Dubruiel, Paul (CI-StPaul)

Subject: Neuenfeldt & Co neighborhood demise

Mr. Dubruiel,

Cindie Neuenfeldt, widowed owner of Neuenfeldt & Company Salon at 1763 Ames Place, in St. Paul has been my hair stylist since 1981. We are both East Side gals, born and raised, who watched our neighborhoods change as new residents moved in and out of the area. We adapted. Cindie and her husband, Gary, lived and raised a family atop their salon and were involved local residents, giving back to their community especially through their on-going partnership with Ames School. Gary died unexpectedly in 2006 and Cindie could have sold the business and moved on. But she stayed, struggled and continues to contribute to the economic and social welfare of her neighborhood. Her daughter has joined the business now and it remains a vital, successful small business that employs people in the area.

In the last year, the City of St. Paul built a cul-de-sac next door which effectively cut off an entrance and needed parking for the Salon and made it difficult for the school, too. No input was sought from residents about the need for a cul-de-sac. Now comes word that People, Inc. wants a re-zoning variance to open an emergency Mental Health Crisis Center for 16 residents across the street from this family-owned business. Two elementary schools are within 1000 feet of the proposed Mental Health Crisis Center. There are 11 schools, 2 city playgrounds, and a church within 10 blocks of Women's Wellness Center located at 1784 Lacrosse Ave.

By definition, People Inc clients will be in crisis and can only stay 1 to 10 days. Make no mistake, this is not a residence for folks who have a diagnosis and are being treated for mental illness. These clients can come and go, wander the neighborhood, drive and park cars, have visitors and no one knows their names, medical history or criminal backgrounds. In addition, little or no parking on site or in the surrounding blocks is available. Sadly, People Inc wants/needs a parking variance too.

This is a family neighborhood of longtime residents including many children and elderly who have lived here for 30 years or more. No variances should be granted to People Inc. Please do not drive tax-paying small businesses and residents out of the East Side. Bonnie Bassett

Bonnie Bassett
3143 Manitou Drive
Saint Paul, MN 55110

Dermody, Bill (CI-StPaul)

From: Dubruiel, Paul (CI-StPaul)
Sent: Thursday, June 04, 2015 2:16 PM
To: Dermody, Bill (CI-StPaul)
Subject: fyi your copy FW: ReZoning People Inc---on White Bear Ave and LaCross

From: Linda Johnson [<mailto:Linda.Johnson@cushwakenm.com>]
Sent: Thursday, June 04, 2015 2:15 PM
To: Dubruiel, Paul (CI-StPaul)
Cc: 'chris.coleman@ci.stpaul.mn.us'
Subject: ReZoning People Inc---on White Bear Ave and LaCross

On June 11th at 3:30pm the Zoning and Planning City of St Paul (3rd floor, City Hall) will make their decision to our city council.

Regarding Women's Wellness Center 1784 LaCrosse Ave --across from Cesar Chavez School on White Bear Ave.

People Inc. is requesting to re-Zone and asking for a conditional use permit and parking variance. People Inc. proposes a **Mental Health Crisis center for 16 adults**, revolving every 1-10 days. Each client is allowed a vehicle and have visitor's that can come and go freely as they want, revolving residents.

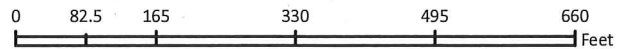
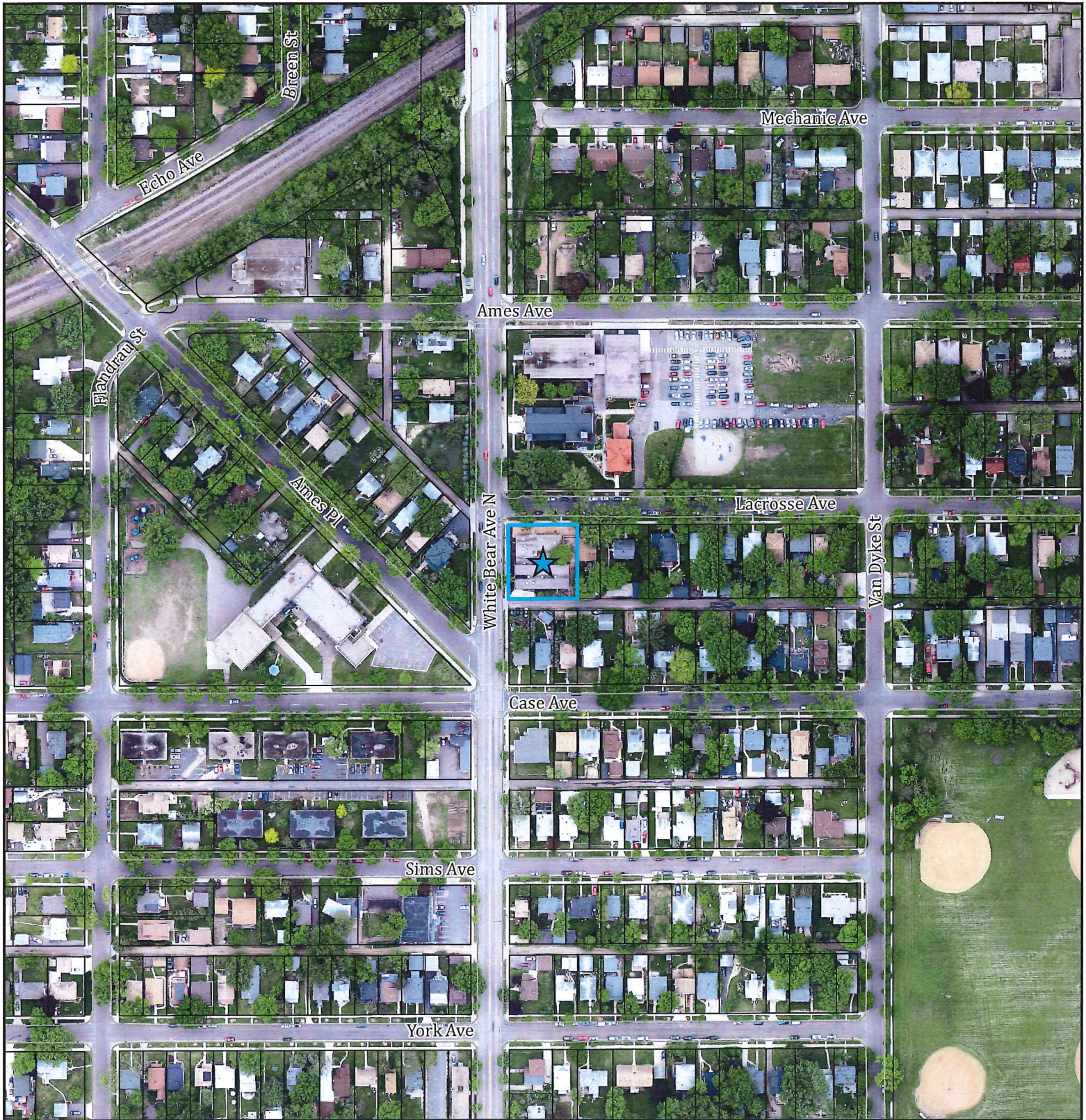
AS a long time 30+ year resident on Ames Place, I am hoping you will support me in voting against this rezoning...Below are several reasons why it should not be approved.

- This is a danger to our Children (can they do background check properly in a crisis situation it takes 1-7 days)
- This is a solid neighborhood with children and families many who have lived 30+ years
- This area already has parking problems {10-60 extra vehicles is unacceptable}
- City took out 5 parking spots just this year from Ames Place and White Bear
- The program this big with 16 mentally ill clients is only as good as the staff and can change to a divesting degree
- 11 Schools within 10 block area
- 2 City Playgrounds within 2 blocks
- Church one house down on Case and White Bear already monopolizes on street parking all weekend long

Linda Johnson
1755 Ames Place

St. Paul, MN 55106

651.238.3191



FILE NAME: People Incorporated

APPLICATION TYPE: CUP w/variance


FILE #: 15-036227 DATE: 5/18/2015

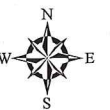
PLANNING DISTRICT: 2

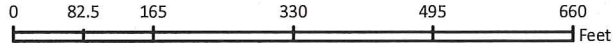
ZONING PANEL: 12

Saint Paul Department of Planning and Economic Development and Ramsey County

Aerial

 Subject Parcels





FILE NAME: People Incorporated

APPLICATION TYPE: CUP w/variance

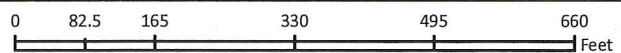
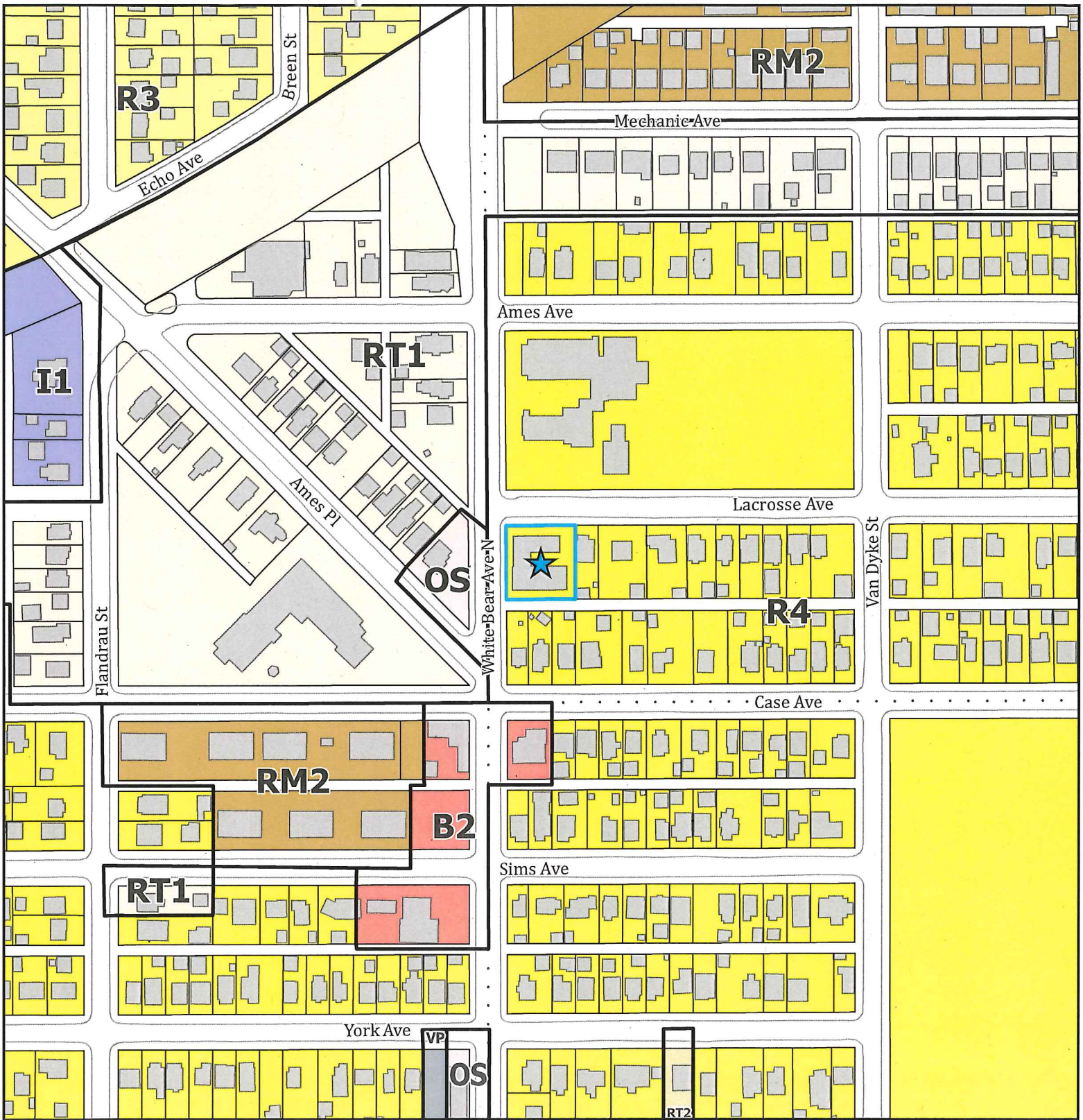
FILE #: 15-036227 DATE: 5/18/2015

PLANNING DISTRICT: 2

ZONING PANEL: 12

- Land Use**
- Single Family Detached
 - Single Family Attached
 - Multifamily
 - Retail and Other Commercial
 - Industrial and Utility
 - Institutional
 - Park, Recreational or Preserve
 - Railway
 - Undeveloped
 - Subject Parcels
 - Section Lines





FILE NAME: People Incorporated

APPLICATION TYPE: CUP w/variance

FILE #: 15-036227 DATE: 5/18/2015

PLANNING DISTRICT: 2

ZONING PANEL: 12

Zoning

- R3 One-Family
- R4 One-Family
- RT1 Two-Family
- RT2 Townhouse
- RM2 Multiple-Family
- OS Office-Service
- B2 Community Business
- I1 Light Industrial
- VP Vehicular Parking
- Subject Parcels
- Section Lines

