

## ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** Meridian Behavioral Health **FILE #** 15-130-256
  2. **APPLICANT:** Meridian Behavioral Health **HEARING DATE:** July 16, 2015
  3. **TYPE OF APPLICATION:** Conditional Use Permit
  4. **LOCATION:** 135 Colorado St E, Terminus of Colorado and Clinton
  5. **PIN & LEGAL DESCRIPTION:** 052822340028, West St Paul Blks 1 Thru 99 Vac Sts Accruing & Subj To Esmts The Fol; That Part Of Blk 18 Sely Of A Line 22 Ft Sely Of VI Of Cnw Ry Main Track & In Blk 20 The E 80 Ft Of Lots 1 & 2, The E 80 Ft Of N 15 Ft Of Lot 3 & All Of Lots 6 Thru Lot 10 Blk 20
  6. **PLANNING DISTRICT:** 3 **PRESENT ZONING:** RM1
  7. **ZONING CODE REFERENCE:** §65.153; §61.501
  8. **STAFF REPORT DATE:** July 9, 2015 **BY:** Vincent Ferguson
  9. **DATE RECEIVED:** June 16, 2015 **60-DAY DEADLINE FOR ACTION:** August 15, 2015
- 

- A. **PURPOSE:** Conditional use permit to increase the number of residents to 64 in the existing licensed human service community residential facility
- B. **PARCEL SIZE:** This is an irregular parcel totaling 106,542 square feet in area. The Colorado Street frontage is 110 feet long. The longest side fronts the railroad right-of-way (496 feet).
- C. **EXISTING LAND USE:** Community Residential Facility
- D. **SURROUNDING LAND USE:**
  - North: Railroad right-of-way, industrial uses (I1 - Light industrial)
  - East: Railroad right-of-way, industrial uses (I1)
  - South: One- and two-family dwellings (RT1 – Two-family residential)
  - West: A mix of residential and industrial uses (I1, RT1, and RM1 – Multi-family residential)
- E. **ZONING CODE CITATION:** §65.153 lists standards and conditions for community residential facilities; §61.501 lists general conditions that must be met by all conditional uses
- F. **HISTORY/DISCUSSION:** The residence was built in 1976, and was initially operated by Phoenix Residence, Inc. as a community residential facility for persons with developmental disabilities with a special use permit for 51 persons. At the same time, the property was granted a variance to relax the side and rear yard setback requirements by the Board of Zoning Appeals (Z.F. #7857). Meridian Behavioral Health has operated the facility since June 2008.
- G. **DISTRICT COUNCIL RECOMMENDATION:** The District 3 Council had not officially commented at the time this staff report was prepared. The applicant met with WSCO on June 16<sup>th</sup> and the full board on July 13<sup>th</sup>.
- H. **FINDINGS:**
  1. The applicant, Meridian Behavioral Health, operates a residential chemical dependency treatment facility serving women at this site, with a capacity of 50 residents. The facility has recently been running at a greater than 90 percent occupancy rate. In order to address the metropolitan area's shortage of space for women's treatment programs, the applicant is seeking a modification of the existing conditional use permit to increase the number of residents to 64. This increase would be accomplished by reconfiguring the interior layout and adding 14 beds. There will be no expansion of the building, nor any changes to the exterior of the building. The additional residents will increase staffing needs by two staff members per shift. There are overnight shifts, but staff members are not residents and will not have sleeping rooms.
  2. § 65.153 of the zoning code lists five standards and conditions for community residential facilities:
    - (a) *The facility shall be a minimum distance of one thousand three hundred twenty (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 six hundred (600) feet from any other such facility.*

This condition is met. The facility is at least 1,320 feet from any of the aforementioned facilities located within the borders of Saint Paul.

- (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 IR—I2 industrial districts, the facility shall serve sixteen (16) or fewer facility residents.*

This condition does not apply. The property is located in an RM1 zoning district.

- (c) *In residential districts, a conditional use permit is required for facilities serving seven (7) or more facility residents.*

This condition is met. The facility's initial CUP was approved in 1976. Pending approval of this application, the CUP would allow the facility to serve up to 64 residents.

- (d) *In B4—B5 business districts, the facility shall be located in a multiple-family structure.*

This condition does not apply. The property is located in an RM1 zoning district.

- (e) *Except in B4—B5 business districts, facilities serving seventeen (17) or more facility residents shall have a minimum lot area of five thousand (5,000) square feet plus one thousand (1,000) square feet for each guest room in excess of two (2) guest rooms.*

This condition is met. With 64 residents, the facility would require a 67,000 square-foot lot. The property exceeds this requirement with a parcel area of 106,542 square feet.

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. The Housing Chapter of the Comprehensive Plan calls for the preservation and production of supportive housing, such as proposed in this application.

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

This condition is met. The property has two driveways connecting the parking and drop-off areas to public streets. Public transit is also accessible on Robert Street, two blocks from the property.

- (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 property has existed as a community residential facility since the 1970s and has operated without reported or apparent negative effects on the neighborhood. The use of the property will remain the same. The proposed change will not be detrimental to the immediate neighborhood or 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 is not changing. The addition of 14 residents and two staff will not impede normal development and improvement of surrounding properties for uses permitted in the RT1, RM1, or I1 zoning districts.

- (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 is allowed in the RM1 zoning district as a licensed human service community residential facility. The RM1 district does not limit the number of residents in facilities of this type.

- I. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of a conditional use permit to increase the number of residents to 64 in the existing licensed human service community residential facility at 135 E. Colorado Street.



# 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 # 15-130256  
Fee #                       
Alternative Hearing Date 7-2-15

PD=3

# 052822340028

## APPLICANT

Name Meridian Behavioral Health  
Address 550 Main Street, Suite 230  
City New Brighton St. MN Zip 55112 Daytime Phone                       
Name of Owner (if different) Tapestry Property Holdings LLC  
Contact Person (if different) Peter Beck Phone 612-991-1350  
Peter@peterbecklaw.com

## PROPERTY LOCATION

Address / Location 135 East Colorado Street  
Legal Description See attached  
Current Zoning RM-1  
(attach additional sheet if necessary)

TYPE OF PERMIT: Application is hereby made for a Conditional Use Permit under provisions of

Chapter 61, Section 503, Paragraph 6 of the Zoning Code.

65 153

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

☐ Required site plan is attached

Applicant's Signature Peter Beck Date 6/10/2015 City Agent pd 6/11/15

## Request for Continuance

Date 6-17-15

Gaius Nelson, Chair  
Zoning Committee  
City of Saint Paul  
1400 City Hall Annex  
Saint Paul, Minnesota 55102

Re: Zoning File # 15-130256

Dear Mr. Nelson:

I am the applicant or the applicant's duly appointed representative for this zoning file.

I request a continuance of the public hearing on the application in this zoning file, which is presently scheduled before the Zoning Committee on July 2, 2015.

I understand that a continuance of the public hearing before the Zoning Committee means that the decision of the Planning Commission on this application, which is presently scheduled for July 10, 2015, will also be continued.

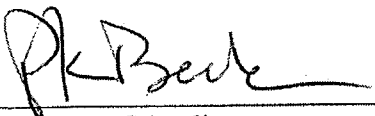
I request that the Zoning Committee continue the public hearing for this zoning file to July 16, 2015. I understand that the Planning Commission would then be scheduled to make their decision on July 24, 2015.

I am aware of and understand the statutory requirements found in Minn. Statute § 15.99 (1995) requiring the City of Saint Paul to approve or deny this application within sixty days of its submission. I desire to extend the sixty day period for a City decision under Minn. Stat. §15.99 by \_\_\_\_\_ days to

\_\_\_\_\_, to accommodate the continuance I am requesting.

60 days will not expire until August 10, 2015

Sincerely,



Signature of Applicant or  
Applicant's duly appointed  
representative.

Peter Beck, for  
Mehdi Behnam / Her / Th

Printed name of applicant or  
applicant's duly appointed  
representative

## PROJECT NARRATIVE

Meridian Behavioral Health ("MBH") requests approval to increase the number of residents at its Tapestry program, which is located at 135 East Colorado Street. This request is authorized by Section 61.503(f) of the Zoning Ordinance.

### The Applicant

MBH was founded in 1989 and is the leading provider of substance abuse treatment services in Minnesota, with eight (8) residential facilities, one (1) medically-assisted treatment program and eleven (11) out-patient programs throughout the state. On any given day, MBH serves approximately 1,500 clients in one of its programs.

MBH is dedicated to healing and recovery, and over the years has helped thousands of men and women rebuild their lives. MBH has a strong clinical reputation for providing high-quality, safe care.

### The Property

135 East Colorado Street (the "Property") is an eighty-eight thousand (88,000) square foot lot (just over 2 acres) with a thirty-three thousand three hundred and ninety-three (33,393) square foot building that has been approved by the City of Saint Paul for use as a community residential facility since 1976. A summary of the property's current zoning status, prepared by the City of Saint Paul Department of Safety and Inspections in 2013, is attached. MBH has operated its Tapestry program at the Property since June 2008. No increase in the size of the Property or the size of the building is included in the request to increase the number of residents.

### The Program

Tapestry is a residential chemical dependency treatment program serving women. It is one of the leading facilities in the Twin Cities to help women get sober and has been named the Women's Treatment Facility of the Year in Saint Paul for the last several years. There is a significant unmet need for additional women's addiction treatment programs, and Tapestry has been running at 90 percent plus occupancy. This request is intended to help address the shortage of space for women's treatment programs.

Tapestry is a state-of-the-art, state-licensed facility with strict documented protocols, policies and procedures for providing high-quality, safe care. All clients have 24-hour, 7-day a week supervision by licensed professionals focused on providing the strongest evidence-based support to treat substance abuse and addiction. Residents are part of a highly-structured program throughout the entire day, seven days a week. Services and programming include substance abuse and mental health care/therapy, wellness and healthy living, relapse prevention, vocational support, job counseling, medical care and family therapy.

Tapestry's clients participate in the program voluntarily and are typically referred to MBH by social workers, health care providers, friends or family. They all struggle with addiction, using or becoming dependent on alcohol or drugs. They know they need help and have sought it out. Each

client receives a thorough, comprehensive mental and physical health assessment before entering Tapestry. Clients who indicate they are not voluntarily participating, or who are determined to pose a potential threat to themselves or others, are not admitted.

### **The Proposal**

The proposal is to reconfigure the internal space in the Tapestry building to accommodate fourteen (14) additional residents. Although approved and licensed for fifty-one (51) residents, Tapestry currently is configured to accommodate only fifty (50) residents. With the internal reconfiguration, which is shown on the attached floor plans, fourteen (14) beds will be added for a total of sixty-four (64) residents. There will be no expansion of the building, nor any changes to the exterior of the building.

Due to the improved efficiency of the reconfigured building, increasing the number of residents will increase staffing needs by only two (2) staff persons per shift.

### **Standards for Approval**

Section 61.501 of the City of Saint Paul Zoning Ordinance lists the following five (5) 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's Housing Chapter, Goal 3.4, calls for the City to assist in the preservation and production of supportive housing, such as that provided by Tapestry. The Property is also zoned appropriately for the Tapestry program. The RM1 Zoning District allows residential treatment programs, including Tapestry, without limits on the number of residents.

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

This condition is met. The Property has two (2) driveways connecting the parking and drop off areas to public streets. Public transit is provided on Robert Street, two (2) blocks away.

- (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. A community residential facility has existed on the Property since 1976, and MBH has operated its Tapestry program on the Property since June 2008, without any reported or apparent negative effects on the neighborhood. The Property's history since 1976 indicates that this type of use operates at this location without detriment to the neighborhood.

- (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. Use of the Property as a community residential facility has been in existence since 1976. Increasing the number of residents will not impede the normal and orderly development and improvement of the 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. The use conforms to the RM1 Zoning District and meets all of the standards and conditions of the conditional use, as specified in Section 65.153 and discussed below.

Section 65.153 lists the following standards and conditions for human service licensed community residential facility:

- (a) The facility shall be a minimum distance of one thousand three hundred twenty (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 six hundred (600) feet from any other such facility.

This condition is met. The facility is at least one thousand three hundred twenty (1,320) feet from any such facilities located within the borders of Saint Paul.

- (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 IR—I2 industrial districts, the facility shall serve sixteen (16) or fewer facility residents.

This condition does not apply. The facility is located in the RM1 District.

- (c) In residential districts, a conditional use permit is required for facilities serving seven (7) or more facility residents.

This condition is met as the facility has had the necessary approval since 1976, and will continue to be met if the application to amend the conditional use permit to increase the number of residents is approved.

- (d) In B4—B5 business districts, the facility shall be located in a multiple-family structure.

This condition does not apply. The facility is in an RM1 District.

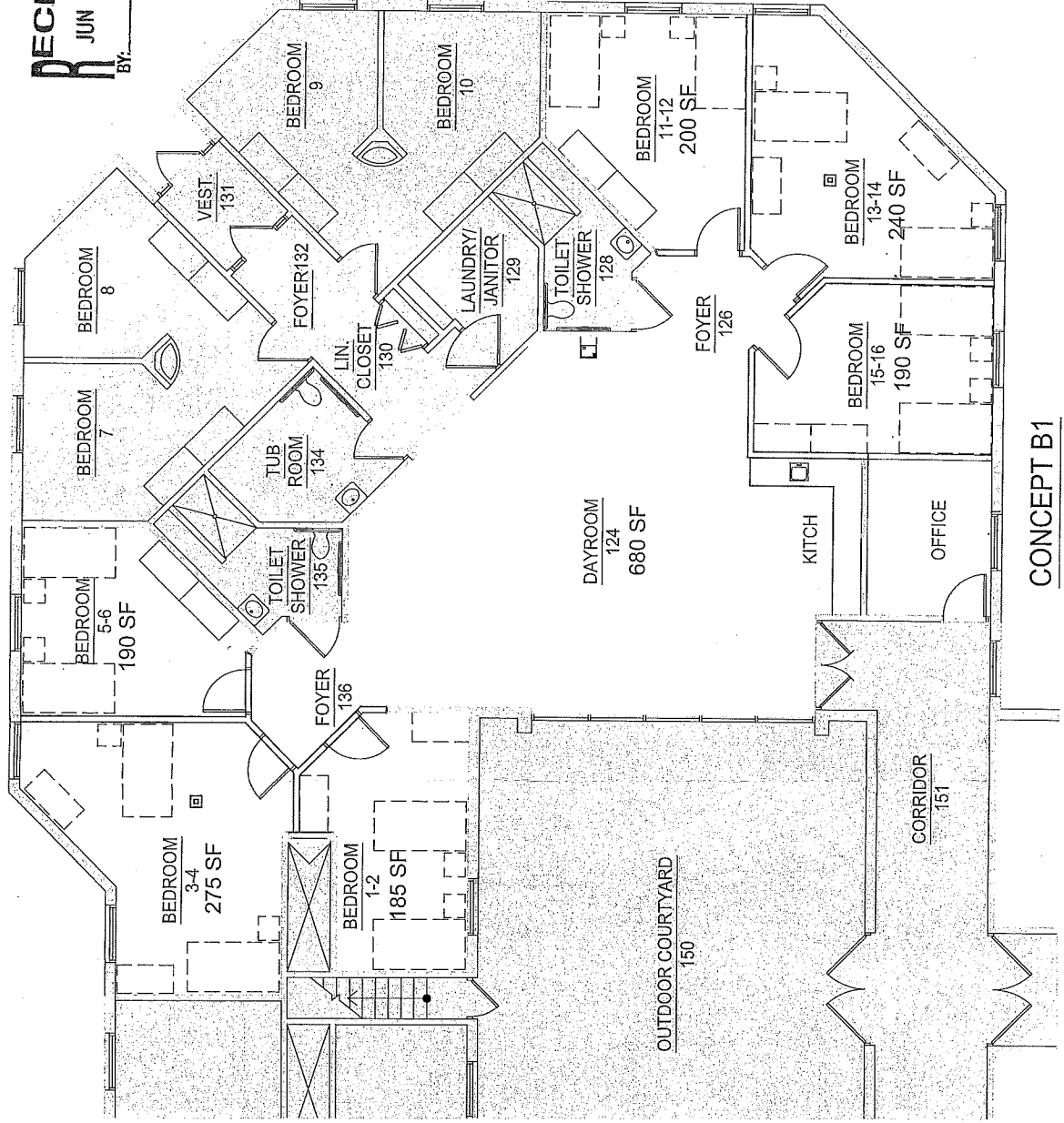
- (e) Except in B4—B5 business districts, facilities serving seventeen (17) or more facility residents shall have a minimum lot area of five thousand (5,000) square feet plus one thousand (1,000) square feet for each guest room in excess of two (2) guest rooms.

This condition is met. A sixty-four (64) client facility requires a sixty-seven thousand (67,000) square foot lot under this requirement. The Property is approximately eighty-eight thousand (88,000) thousand square feet in size, almost 25 percent larger than required.

Based on the above findings, MBH respectfully requests approval of a modification to the existing conditional use permit for its Tapestry program to allow sixty-four (64) residents, subject to the additional condition that all necessary building permits for the internal alterations to accommodate sixty-four (64) residents are obtained.



RECEIVED  
JUN 15 2015  
BY: \_\_\_\_\_



CONCEPT B1

6 DOUBLE, 4 SINGLE  
16 RESIDENTS  
2,390 SF of renovation

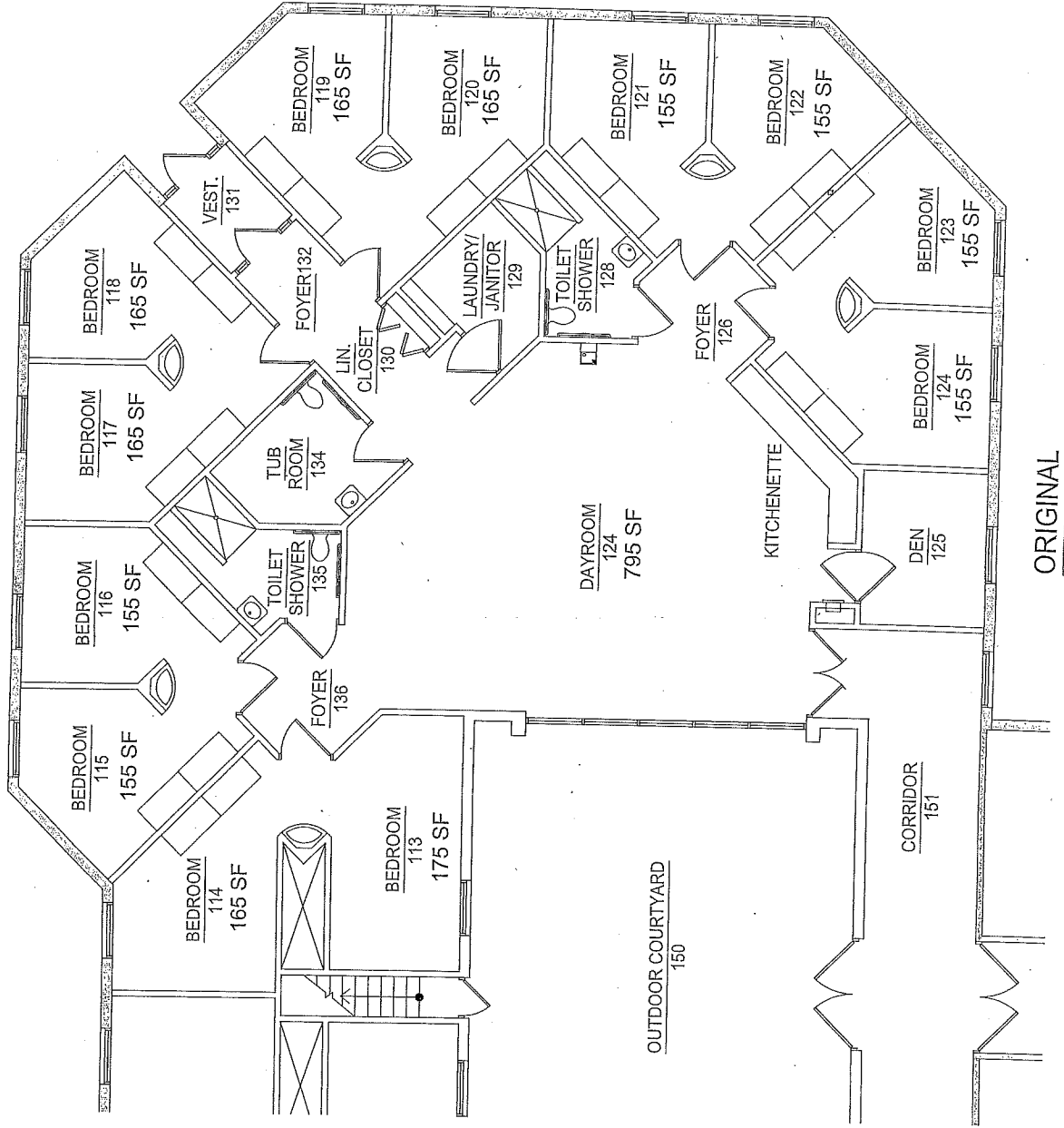
# SCHEMATIC FLOOR PLAN

1/8" = 1'-0"  
05-15-2015

## FLOOR PLAN KEY

- WALL TO REMAIN
- NEW WALL
- DOOR TO REMAIN
- NEW DOOR
- AREA OUTSIDE LIMITS OF CONSTRUCTION

RECEIVED  
JUN 15 2015  
BY:



Jan. 15. 2008 8:42PM

No. 0940 P. 1



**WEST SIDE CITIZENS ORGANIZATION**

127 West Winifred St.  
St. Paul, MN 55107  
Phone: (651) 293-1708  
Fax: (651) 293-0115  
[www.wSCO.org](http://www.wSCO.org)

January 15, 2008

John Hardwick:  
Board of Zoning Appeals  
City of St. Paul  
8 Fourth Street  
Saint Paul, Minnesota 55101

Re: Tapestry Program at  
135 Colorado Street  
Saint Paul, MN 55107

To whom it may concern:


The Building and Land Use Committee met on Tuesday, December 18<sup>th</sup>, 2007, and the Tapestry Program was on our agenda. The meeting was advertised in the area of 135 Colorado Street East and was open to the public. Most of the Committee was in attendance, as were several neighbors from the area. After a presentation, a lengthy discussion was held.

At this time the BLU Committee of WSCO is in support of the Tapestry Program, due to their demonstrated due diligence and self-imposed stipulations, in addition to the creation of a neighborhood advisory group consisting of representatives of Tapestry, East Isabel Block Club, and other interested parties.

The enclosed "Tapestry Neighborhood Commitments" is incorporated by reference, and should be considered a necessary element of the BLU's and WSCO's continuing endorsement of the program as offered. The BLU also fully anticipates that the Tapestry Program's principals will return to the BLU with regard to any future implementation of their proposed programming, for any changes to its proposals, and for any required presentations and/or requests for approval from city agencies. Finally, the BLU takes Tapestry Program's promise to create a viable oversight committee with members of the East Isabel Block Club at face value, and considers such representations to be fully binding and in good faith for all parties thereto.

Jan.15. 2008 8:42PM

No.0940 P. 2

Respectfully,  
  
Dan Adkins  
President  
West Side Citizens Organization

Cc: East Isabel Block Club  
Mike Bundy

## **Tapestry Neighborhood Commitments**

As we plan our move to the West Side, we want to do as much as possible to support our new neighborhood. We know it is a very vibrant and active area, and we want to do our part to help in maintaining and improving the West Side.

### **Recruiting.**

We expect that by expanding to the West Side, Tapestry will be bringing about 30 to 35 new jobs to the area. Our annual payroll will be over \$1,000,000. We expect to hire area residents for many of our positions, as well as for future replacements. We pledge to do everything possible to recruit West Side residents. It's just good business to recruit from the neighborhood as much as we can.

### **Neighborhood Projects.**

We will install security cameras to protect our property and our women residents. We understand that security is also a concern for many of our neighbors, and that there is a desire to install security cameras in the area. If this project moves forward, we pledge a \$5,000 contribution to be used for security cameras in our area.

### **Financial Support of the West Side.**

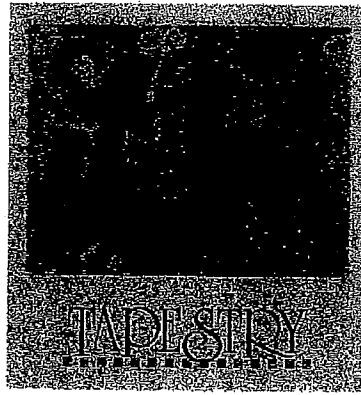
In addition to our payroll, we will spend another \$1,000,000+ per year on goods and services. Much of this will be spent in the neighborhood, at service businesses, stores, restaurants, coffee shops, banks, and other nearby businesses. Also, our use of the Phoenix Residence will put this property back on the tax rolls, thereby reducing the need to increase taxes on other properties.

### **Change of Use.**

We understand that many nearby residents have no problem with Tapestry's proposed use of the Phoenix property, but are concerned that the use could change in the future. The best hedge against other future uses is to be sure that the property is occupied by a financially strong, stable organization that will maintain and improve the property. We are such an organization. Also, Tapestry has been a women-only program for its entire existence, more than 10 years. Our sister program, Meadow Creek, has been women-only for more than 15 years. We expect to operate a women-only program here for many years to come. In the unlikely event of any proposed future change, we pledge to come back before this group for your input before making any such change.

### **Other Support.**

We are a service organization, and we are very open to other ideas as to how we can be of assistance to our community. When people work together towards common goals, there are no limits to what can be accomplished.



## About Tapestry

Women of all ages and backgrounds come to Tapestry to make a better life for themselves, their children and their families. They all struggle with addiction – abusing or becoming dependent on alcohol or drugs.

They know they need help.

They also need hope.

Over the years, the experienced and caring staff at Tapestry has helped hundreds of women rebuild their lives. Their healing journeys have been built on the combination of focused programming, offered by licensed professionals, and round-the-clock support provided by specially trained workers.

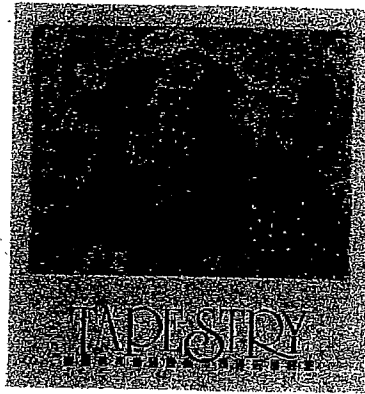
Our goal is to teach women the skills they need to be successful mothers, grandmothers, daughters and sisters. We recognize the important role that family and community connections play as they learn healthier ways of living.

We work closely with clergy, public safety and social service agencies to ensure the health and safety of our residents, staff and the community. Addiction can affect individuals of every age, gender, race, and economic and social background. We are committed to providing quality chemical health services in a manner that promotes safety and a higher quality of life for both our residents and our neighbors.

Women may be referred to Tapestry by social workers, health care providers, friends or family. Each candidate receives a thorough mental and physical health assessment. Some residents need help to address issues that arose from childhood experiences. Others are struggling with issues that began before the onset of their addictive patterns.

Our 48-bed facility meets resident's basic needs for food, clothing and shelter. As important to the resident's long-term success are the comprehensive services we provide:

- Literacy training
- Educational opportunities
- Legal assistance
- Parenting
- Family therapy
- Medical care
- Social services
- Family planning services
- Job counseling



## **Frequently Asked Questions**

### **What services does Tapestry provide?**

Tapestry is a residential chemical health treatment program that provides addiction education, health services, support and transition back into the community for women who are dependent on or abuse alcohol or drugs.

### **Who comes for treatment? Where do they come from?**

The women who come to Tapestry are grandmothers, mothers, daughters, sisters, aunts, and friends. Most are from counties in Minnesota; some are referred to us from outside the state.

### **Are residents screened for health problems?**

Each resident receives a thorough physical examination and testing as required by our licensing agencies. Our Medical Director provides direction regarding any health concerns. We don't provide services to women who need to be placed in isolation or restraint.

### **Are residents mentally ill or dangerous?**

People who abuse drugs and alcohol also may have mental health issues. Our professional staff evaluates each potential resident before they are admitted to the program. Our primary goal is to make sure that our residents, staff and neighbors are safe. We don't admit women who pose a threat to themselves or others.

### **What happens if someone slips past the tests?**

We closely monitor the behavior of our residents. Our psychiatrists, psychologists, medical personnel and licensed alcohol and drug counselors are on call 24 hours a day. If a resident shows any sign that she needs more help than our professionals can give, we quickly take steps to transfer her to a facility that can meet her needs.

### **What about sex offenders? Is our neighborhood safe?**

We want to provide a safe environment for our residents, staff and neighbors. The processes we use to screen residents are reviewed and approved by the Department of Human Services and Department of Health. We don't admit women who have a history of committing sexual offenses.

## **Tapestry: Frequently Asked Questions**

### **What types of security measures are in place at the facility?**

The building meets all city, county and state building and safety codes. It has a security system that alerts staff members if a resident tries to leave without permission. Sensor motion lights are triggered by anyone walking on the grounds after dark. Staff members are trained to observe and notify law enforcement if they see unknown vehicles or suspicious individuals on the grounds.

State licensing agencies establish and monitor our staff-to-resident ratio. The facility is staffed around the clock. Staff members are always awake when on duty. Managers are on call 24 hours a day to provide direction and consultation.

Our residents attend day and evening educational programming, counseling and group sessions seven days a week. Attendance is recorded at each session. Random bed checks are performed each evening.

### **How often do you call the police to assist you or your residents?**

Our licensing requirements clearly define the situations when law enforcement must be contacted. This includes when emergency medical services are needed. Our staff also reports any suspicious activity it observes to local authorities. Having these extra eyes in place 24 hours a day benefits everyone in the neighborhood.

### **What about people using drugs or dealing drugs at the facility?**

Residents receive random drug and alcohol screening tests. If a resident tests positive for drugs or alcohol, immediate action is taken. In addition, resident's belongings, visitors, and visitors' packages are searched to keep drugs and alcohol from being brought into the facility. All visiting is done in designated areas that can be monitored by staff members.

Staff members are trained to observe and investigate behavior that might indicate suspicious activity. Guests must present proper identification before they are allowed to enter the facility.

### **What about increased traffic and parking shortages?**

Tapestry has two generous parking lots that will easily accommodate staff vehicles and company-owned transport vans. Residents can have visitors twice a week. The current parking lots will accommodate the additional vehicles. Clients are not permitted to be around or in vehicles other than those owned by Tapestry.

### **What if I have a question or concern about a situation at Tapestry?**

Call us. The staff on duty can either respond to your question or direct you to the Manager on call. Telephone inquiries are responded to promptly 24 hours a day, seven days a week.



DEPARTMENT OF SAFETY AND INSPECTIONS  
Bob Kassler, Director



CITY OF SAINT PAUL  
Christopher B. Coleman, Mayor

COMMERCE BUILDING  
8 Fourth Street East, Suite 200  
St Paul, Minnesota 55101-1024

Telephone: 651-266-9090  
Facsimile: 651-266-9124  
Web: [www.sstpaul.gov/dsi](http://www.sstpaul.gov/dsi)

September 25, 2007

Peter K. Beck  
Gray, Plant, Mooty & Bennett  
500 IDS Center  
80 S. 8<sup>th</sup> St.  
Minneapolis, MN 55402-3796

Re: 135 E. Colorado St.

Dear Mr. Beck:

The referenced property is located in a RM1 zoning district. The previous use of this property, prior to its vacancy, was for the Phoenix House, a community residential facility, licensed human services, which is defined as:

**Sec. 65.153. Community residential facility, licensed human service.**

One (1) main building, or portion thereof, on one (1) zoning lot where one (1) or more children or persons with mental retardation or related conditions, mental illness, chemical dependency or physical handicaps reside on a 24-hour-per-day basis under the auspices of a program licensed by the state department of human services to provide lodging in conjunction with monitoring, supervision, treatment, rehabilitation, habilitation, education or training of the residents of the facility.

A community residential facility, licensed human services is a permitted use in the RM1 zoning district providing a conditional use permit is issued by the Saint Paul Planning Commission.

The Phoenix House received a conditional use permit from the Planning Commission and was licensed by the Minnesota Department of Human Services for 51 residents as a home for persons with developmental disabilities. Your client, Tapestry, LLC, proposes to relocate here from 1609 Jackson St. and would be licensed by the Minnesota Department of Human Services as a chemical dependency treatment facility for 51 female residents. Both the Phoenix House and Tapestry, LLC are community residential facilities, licensed human services.

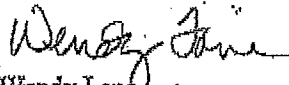
When a use that is permitted with a conditional use permit in the zoning district in which located changes to another use meeting the same definition, no new conditional use permit is required. The City Council recently adopted an ordinance (#07-348) that requires a conditional use permit to automatically expire if the use is discontinued or ceases to exist for more than one year. The one-year time frame starts from the effective date of the new

Peter Beck  
September 25, 2007  
Page 2

ordinance, June 30, 2007, or the date the use is discontinued or ceases to exist if after that time. The use of this property was vacant when this ordinance went into effect.

This property is properly zoned for a community residential facility, licensed human services and no conditional use permit is required for one year from the date of the new ordinance. Therefore, Tapestry, LLC may locate at 135 E. Colorado St. as a community residential facility, licensed human services for 51 residents without the need for a new conditional use permit providing the use is established prior to July 1, 2008.

Sincerely,

  
Wendy Lane  
Zoning Manager  
651-266-9081

December 11, 2007

Dan Adkins, Chair  
Building and Land Use Committee  
West Side Citizens Organization  
127 West Winifred Street  
Saint Paul, Minnesota 55107

Dear Mr. Adkins,

The purpose of this letter is to formally request a Letter of Support from the Building and Land Use Committee be issued at your meeting on December 18, 2007. As you know, we appeared before the committee on November 13<sup>th</sup>, when after some discussion the committee voted to defer until the meeting scheduled for Tuesday December 18.

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We have reached out to community members to share our mission and vision of Tapestry, respond to questions and concerns, and to learn how we may be of assistance within the community. Specifically we have:

- Introduced ourselves and Tapestry to the residents by canvassing the neighborhood and presenting informational material relating to our organization
- Attended the East Isabel Block Club Meeting
- Met with Sergeant Mary Nash and Sergeant Art Guerrero, City of Saint Paul Police Department
- Visited local business establishments
- Met with several religious leaders within the neighborhood
- Spoke with Sylvia Elrod of Torres Housing
- Visited the LaClinica
- Met with Carlos Garcia-Velasco, Executive Director, Lead Organizer and Monica Carbajal, Community Organizer, WSCO
- Attended the WESCO Annual Meeting
- Hosted an onsite tour of Tapestry for members of the community (Monica Carbajal, Kim Hall, and Zona Butler) to view our program at its current site

I have met many who support our intent to be a part of the solution in addressing the chemical health needs of Ramsey County.

We admire and respect the process your organization puts forth in order to gain knowledge regarding individual and business ventures coming into your community. We are certain you will not be disappointed in our endeavors and we, in turn, look forward to our involvement within the neighborhood!

Enclosed please find information about Tapestry and copies of letters of support. We would appreciate your forwarding a copy of this letter and the attachments to the Building and Land Use Committee members. Should any of the committee members have questions or concerns prior to the December 18<sup>th</sup> meeting, please contact me at 612-916-4878.

Once again, thank you very much!

Sincerely,

Connie Bombenger, Director  
Tapestry

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Enc: About Tapestry  
Frequently Asked Questions  
Letters of Support





FILE NAME: Meridian Behavioral Health

Aerial

APPLICATION TYPE: CUP

 Subject Parcels

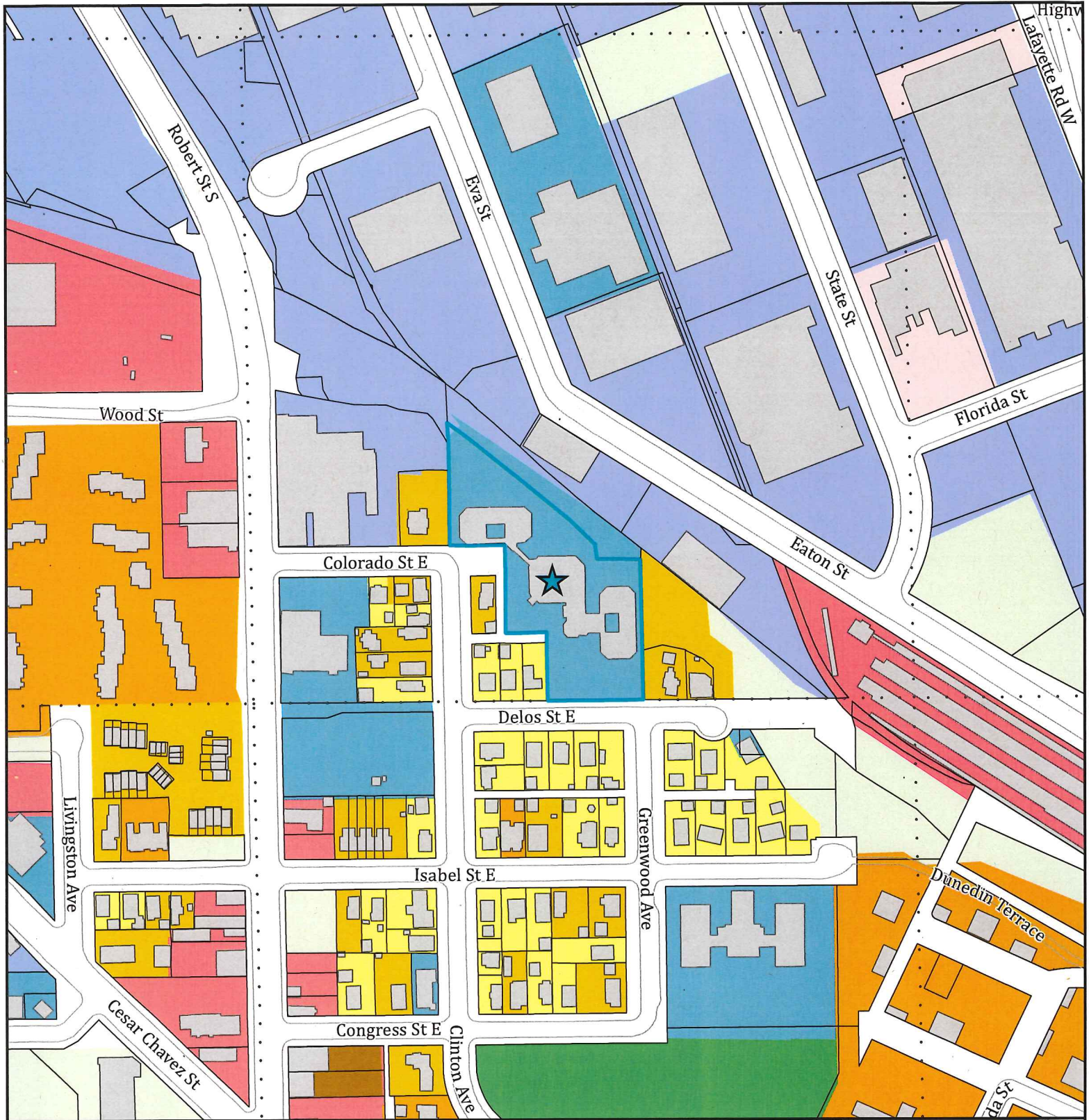
FILE #: 15-130256 DATE: 6/16/2015

PLANNING DISTRICT: 3

ZONING PANEL: 22







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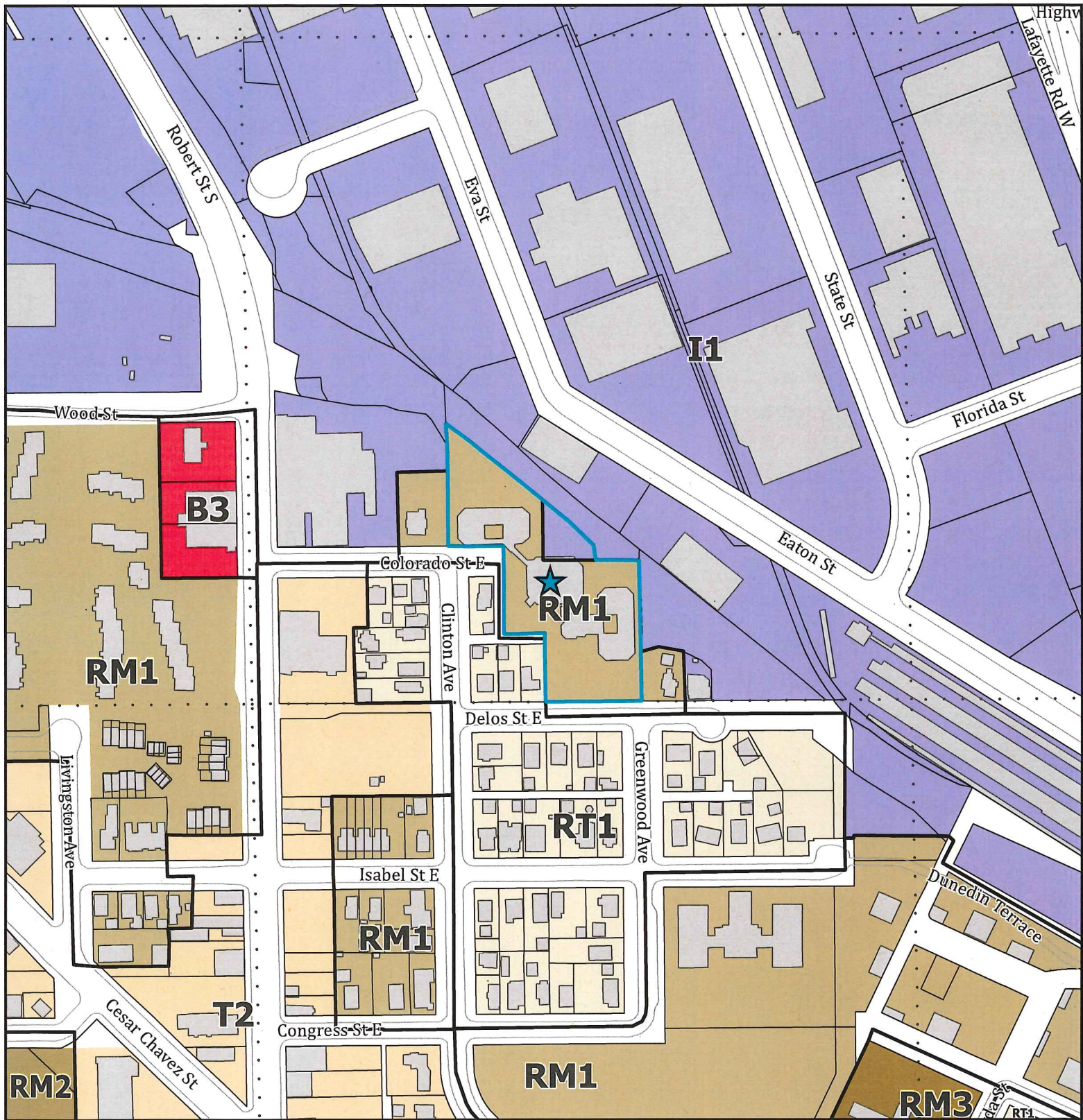
ZONING PANEL: 22

#### Land Use

- |  |  |
|--|--|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: yellow; border: 1px solid black;"></span> Single Family Detached    | <span style="display: inline-block; width: 15px; height: 15px; background-color: blue; border: 1px solid black;"></span> Institutional                   |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: orange; border: 1px solid black;"></span> Single Family Attached    | <span style="display: inline-block; width: 15px; height: 15px; background-color: green; border: 1px solid black;"></span> Park, Recreational or Preserve |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: lightpink; border: 1px solid black;"></span> Multifamily            | <span style="display: inline-block; width: 15px; height: 15px; background-color: lightyellow; border: 1px solid black;"></span> Undeveloped              |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: pink; border: 1px solid black;"></span> Office                      | <span style="display: inline-block; width: 15px; height: 15px; border: 2px solid blue;"></span> Subject Parcels  |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: red; border: 1px solid black;"></span> Retail and Other Commercial  | <span style="display: inline-block; width: 15px; height: 15px; border: 1px dotted black;"></span> Section Lines  |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: brown; border: 1px solid black;"></span> Mixed Use Residential      |  |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: lightblue; border: 1px solid black;"></span> Industrial and Utility |  |







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#### Zoning

- RT1 Two-Family
- RM1 Multiple-Family
- RM2 Multiple-Family
- RM3 Multiple-Family
- T2 Traditional Neighborhood
- B3 General Business
- I1 Light Industrial

- Subject Parcels
- Section Lines

