

## ZONING COMMITTEE STAFF REPORT

**FILE NAME:** Olu's Home Inc.

**FILE #** 18-053-706

**APPLICANT:** Olu's Home Inc.

**HEARING DATE:** May 10, 2018

**TYPE OF APPLICATION:** Conditional Use Permit

**LOCATION:** 1850 7th St E, between Van Dyke & Hazel

**PIN & LEGAL DESCRIPTION:** 262922330200, Aurora Addition Lots 12 & 13 Blk 1

**PLANNING DISTRICT:** 2

**PRESENT ZONING:** RM2

**ZONING CODE REFERENCE:** §65.151; §61.501

**STAFF REPORT DATE:** May 3, 2018

**BY:** Bill Dermody

**DATE RECEIVED:** April 18, 2018

**60-DAY DEADLINE FOR ACTION:** June 17, 2018

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- A. **PURPOSE:** Conditional use permit for a 9-resident adult care home.
- B. **PARCEL SIZE:** 10,018 square feet
- C. **EXISTING LAND USE:** R-Single Family Dwelling
- D. **SURROUNDING LAND USE:**  
Multi-family residential to the north and northeast, a vacant City-owned parcel used for stormwater retention to the east, and single-family residential to the south, west, and northwest.
- E. **ZONING CODE CITATION:** §65.151 defines Adult Care Home and lists standards and conditions; §61.501 lists general conditions that must be met by all conditional uses.
- F. **PARKING:** Zoning Code § 63.207 requires a minimum of 1 parking space per 3 residents. In this case, the 9 proposed residents require 3 parking spaces. Two parking spaces are provided in a garage accessed via 7<sup>th</sup> Street, and a handicap accessible parking space is proposed to be provided behind the garage via the alley.
- G. **HISTORY/DISCUSSION:** The site has been zoned RM2 since 1975. Its use for at least the past decade has been as a single-family residence, sometimes vacant.
- H. **DISTRICT COUNCIL RECOMMENDATION:** As of this writing the District 2 Council has not provided a recommendation.
- I. **FINDINGS:**
1. The application requests conditional use permit approval for a 9-resident adult care home at 1850 7<sup>th</sup> Street East. The site contains an existing single-family residence that will be converted to the proposed use. No building additions are proposed to accommodate the use.
  2. §65.151 lists two standards that apply to adult care homes in the RM2 zoning district:
    - (a) *In residential and T1 traditional neighborhood districts, the facility shall have a minimum lot area of 5,000 square feet plus 1,000 square feet for each guest room in excess of four (4) guest rooms.* This condition is met. With nine (9) proposed guest rooms, the facility requires a minimum lot area of 10,000 square feet (the lot is 10,018 square feet).
    - (e) *In residential and T1 traditional neighborhood districts, a conditional use permit is required for facilities serving seven (7) or more facility residents.* This condition will be met if the subject application is approved.
  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 Comprehensive Plan in Figure LU-B designates the site as part of a Residential Corridor, which supports this type of use.
    - (b) *The use will provide adequate ingress and egress to minimize traffic congestion in the public streets.* This condition is met. Adequate ingress and egress are provided.
    - (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 9-resident adult care home will not impact the neighborhood's character.

- (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 not impact the development and 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. No variances are requested.*

J. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of the conditional use permit for a 9-resident adult care home.



**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 #: 18-053706  
 Fee: 840  
 Tentative Hearing Date:  
5-10-18

PD=2

2629 2233 0200

**APPLICANT**

Name Olu's Home, Inc. Email gfreeman@olushome.com  
 Address 1315 12th Ave. N.  
 City Minneapolis State MN Zip 55411 Daytime Phone 612-824-1142  
 Name of Owner (if different) Gloria Freeman, CEO  
 Contact Person (if different) David Hanks/FGAE Architects Phone 612-819-1835

**PROPERTY LOCATION**

Address/Location 1850 7th Street, St. Paul, MN  
 Legal Description AURORA ADDITION, Lots 12 & 13 Blk 1  
 Current Zoning RM2 Multiple-family  
 (attach additional sheet if necessary)

**TYPE OF PERMIT:** Application is hereby made for a Conditional Use Permit under provisions of  
 Chapter 66, Section 221, Paragraph Table, 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 PROPOSED USE DESCRIPTION PROJECT LETTER

ck11448  
840

Required Site Plan is attached

Applicant's Signature D Hanks Date 4.4.2018 City Agent odd 4/17/18

April 25, 2018 **REVISED**

Statement of proposed use and description of the project

Attn: Bill Dermody, City Planner  
Planning & Economic Development  
25 W. 4th St., 14th Floor; Saint Paul, MN 55102  
651-266-6617

Re: 1850 7<sup>th</sup> Street, District RM2/~~Supportive Housing Facility~~ **Adult Care Home**  
Conditional Use Permit (CUP)

Please accept this letter of description for the change of use residential project. The property has an existing residential 2 story, attached garage home on site, and the proposed change from a building code group R3 to an R4, Housing with Services. The current zoning district RM2 Multiple-family (section 66.216) permits this use and has a CUP requirement from city zoning ordinance 65.151 (e).

The proposed use is for an **Adult Care Home** (Housing with Supervised Facility, 6 to 16 adult residents  $\geq$  80% at 55 y.o. or older, 2015 MSBC). The residents will all be capable of taking appropriate action for self-preservation.

The MN Dept. of Health Class A building classification, requires a Comprehensive Home Care license, which the proposed facility owner currently operates. The owner is Olu's Home, Inc. located at 1315 12<sup>th</sup> Ave. N., Minneapolis, MN.

The current 6 bedroom, 4 bath home will be altered, with an additional 3 bedrooms, 2 bath, located in the basement, currently empty space. The first floor will be modified to provide 1 accessible bedroom and bathroom. Other modifications include providing fire rated walls between bedrooms, and a rated enclosed stairway. A total of 9 bedrooms (guestroom) meets the city lot area, 65.151(a) requirement, and the final resident count is proposed at 9, with 16 residents maximum per building code.

The rear of the home will provide accessible access via a ramp and new steps. The accessible parking space will be located at the rear parking drive, with access from the existing alley and Van Dyke St. The front of the home has an existing garage, with space to allow 2 parking spaces inside, via access from 7<sup>th</sup> Street. The zoning ordinance 63.207 for supportive housing facility requires 1.5 spaces per every 4 adult facility residents, and we are providing 3 total required spaces for the 9 proposed residents.

The exterior of the home will remain unchanged, except for the replacement of bedroom windows for the emergency egress requirement. The 2<sup>nd</sup> floor will have 4 windows replaced, and the 1<sup>st</sup> floor has 2 windows replaced and the basement requires 1 new window and well.

There are no known variance requests, with the project meeting current zoning standards as noted:

1. Zoning district RM2 Multiple-family 66.216, is existing with no change.
2. Principal Use 66.221 of RM2 Supportive housing facility **Adult Care Home** is a permitted use with CUP (d), (s), see chapter 65 for standards and conditions
3. Residential Uses 65.100
4. Congregate Living, division 3, 65.150
5. Adult Care Home 65.151 where aged, infirm, or terminally ill persons reside in order to receive nursing care, custodial care, memory care, Medicare-certified hospice services, or individualized home care aide services either by the management or by providers under contract with the management.
6. Lot Area 65.151(a) 5,000 sf + 5,000 sf (1,000 sf/guest room in excess of 4) = 10,000 sf max and allowed. We propose 9 guestrooms, with 5 in excess of 4.
7. Outdoor Space 65.151 (c) requires 150 sf per resident. 9 proposed residents x 150 = 1,350 sf required. The site plan indicates the 1,400 sf provided for the outdoor yard space.
8. Parking Table 63.207 of 1.5 spaces per every 4 adult facility residents required, and 3 spaces provided.
9. Dimensional Standards Table 66.231 RM2 Multiple-family, lot size, height and yard setbacks meet requirements of Table 66.221 Principal Uses. R1-R4 permit Housing for Elderly. R1 – R4 have side yard setbacks of 4ft to 10ft, and our existing east yard setback is approx. 6ft, which are within the range. RM2 doesn't require RM2 setbacks (9ft) because a group home can be established in a single-family dwelling. (per Patrick English CI-DSI)
10. Parking Setback 63.312 off-street parking spaces not to be within front or side yard setbacks or 4ft or any lot line. All proposed parking spaces are within yard setbacks.
11. Parking Space 63.305 require 9'x18' space min., and the 3 spaces shown meet standard size.
12. ~~Supportive housing facility 65.161, separation from any other congregate living facilities at 1,320 ft. Bob Spedding, Research GIS mapping PED is currently preparing map. VOID~~

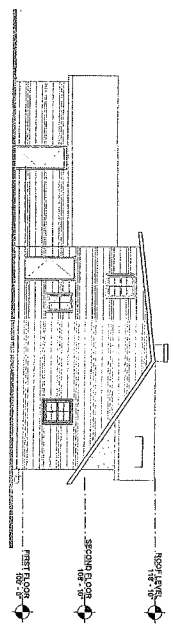
The attached site plan, and exterior elevations show the proposed project.

Please contact me with any comments or questions,

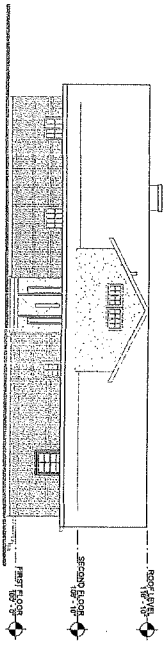
David Hanks, Senior Project Designer  
Firm Ground Architects & Engineers, Inc  
275 Market Street, suite 368  
Minneapolis, MN 55404  
612-819-1835



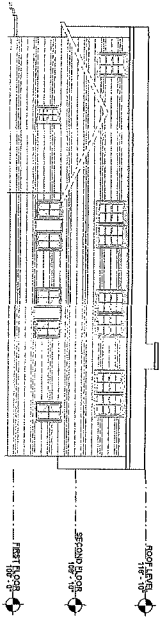
NOTES: EXTERIOR ELEVATION



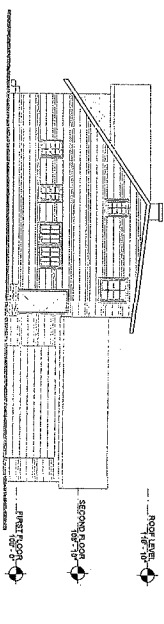
1 EXTERIOR ELEVATION EAST



2 EXTERIOR ELEVATION NORTH



3 EXTERIOR ELEVATION SOUTH



4 EXTERIOR ELEVATION WEST

THOMAS P. WASHINGTON ARCHITECTS  
 224 MARKET STREET, SUITE 208  
 PALM BEACH, FLORIDA 33480  
 561.838.8183 www.thomaspw.com

THOMAS P. WASHINGTON  
 ARCHITECT  
 LICENSE NO. 12951  
 REGISTERED ARCHITECT

PROJECT: OLIVE HOUSING WITH LIFE PLACES CHANGE OF PLAN, PHASE 2  
 11.14.12  
 DRAWN BY: X. SHAW  
 CHECKED BY: THOMAS P. WASHINGTON  
 DATE: 11.14.12

NOT FOR CONSTRUCTION

A401  
 FIRM GROUND

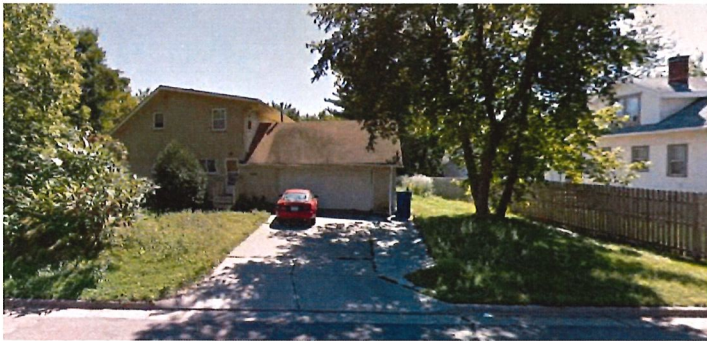
April 3, 2018

Property Photos

Attn: Bill Dermody, City Planner  
Planning & Economic Development  
25 W. 4th St., 14th Floor; Saint Paul, MN 55102  
651-266-6617

Re: 1850 7<sup>th</sup> Street, District RM2/Supportive Housing Facility Conditional Use  
Permit (CUP)

FRONT ELEVATION 7th STREET



EAST SIDE ELEVATION



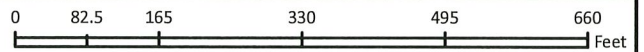
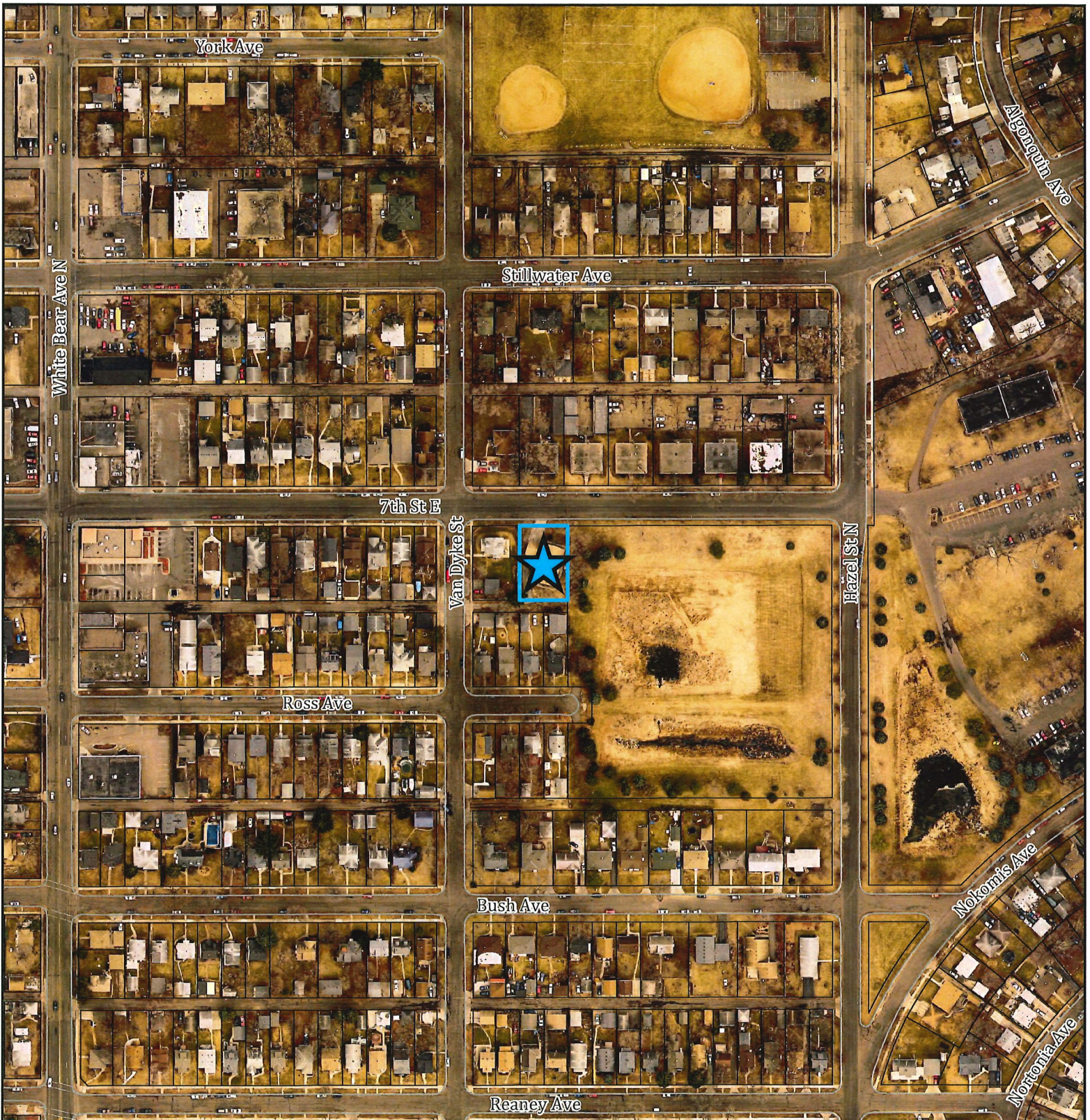
REAR ELEVATION ALLEY ACCESS



Please contact me with any comments or questions,

David Hanks, Senior Project Designer  
Firm Ground Architects & Engineers, Inc  
275 Market Street, suite 368  
Minneapolis, MN 55404  
612-819-1835





FILE NAME: Olu's Home Inc.

**Aerial**

APPLICATION TYPE: CUP

 Subject Parcels

FILE #: 18-053706      DATE: 4/18/2018

PLANNING DISTRICT: 2

ZONING PANEL: 12

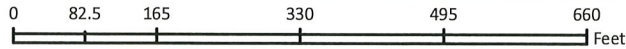


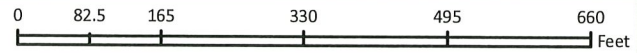


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 PLANNING DISTRICT: 2  
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**Land Use**

- Single Family Detached
- Single Family Attached
- Multifamily
- Office
- Retail and Other Commercial
- Mixed Use Residential
- Industrial and Utility
- Institutional
- Park, Recreational or Preserve
- Undeveloped
- Subject Parcels





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 PLANNING DISTRICT: 2  
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**Zoning**  
 Subject Parcels

