

ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** Evergreen Recovery **FILE #:** 17-042-160
 2. **APPLICANT:** Evergreen Recovery **HEARING DATE:** June 8, 2017
 3. **TYPE OF APPLICATION:** Conditional Use Permit & Variance
 4. **LOCATION:** 203 Robie Street E, NE corner at Ada
 5. **PIN & LEGAL DESCRIPTION:** 08-28-22-24-0025, Lots 11 and 12, Block 2, Blocks 1, 2 and 3 of Prospect Plateau
 6. **PLANNING DISTRICT:** 3 **PRESENT ZONING:** RT1
 7. **ZONING CODE REFERENCE:** §§ 65.161, 61.501, 61.601, 61.202(b)
 8. **STAFF REPORT DATE:** June 5, 2017 **BY:** Jake Reilly
 9. **DATE RECEIVED:** May 23, 2017 **60 DAY DEADLINE FOR ACTION:** July 22, 2017
-

- A. **PURPOSE:** Variance and conditional use permit for supportive housing for 16 residents
- B. **PARCEL SIZE:** 90 feet (Robie Street) x 126 feet (Ada Street), totaling 11,325 sq. feet
- C. **EXISTING LAND USE:** Single Family Dwelling
- D. **SURROUNDING LAND USE:**
 - North: Single- and multi-family housing (RT1, RM1, RM2)
 - East: One- and two-family housing (RT1)
 - South: Institutional and residential (RT1)
 - West: Park and community center (RT1, RM1, T2)
- E. **ZONING CODE CITATIONS:** § 65.161 lists requirements for supportive housing. § 61.501 lists general requirements for all conditional uses. § 61.202(b) authorizes the Planning Commission to act as the Board of Zoning Appeals and grant variances when related to permits granted by the Planning Commission when considered by the Planning Commission at the same public hearing. § 61.601 establishes requirements for granting variances.
- F. **HISTORY/DISCUSSION:** The house at 203 Robie Street was built in 1955 as the rectory for the church across the street, which at the time was Holy Family Maronite Catholic Church (now called St. Gabriel Eritrean Orthodox Church). The house was used as a rectory until its sale to a private party in 2014.
- G. **PARKING INFORMATION:** Zoning Code § 63.207 requires 1.5 off-street parking spaces per four adult residents in supportive housing facilities. The property currently has a 2-car garage. The applicant, Evergreen Recovery, is proposing to add a 20 ft. by 40 ft. parking pad off of the alley to accommodate 4 additional cars for a total of 6 off-street parking spaces, which would meet the minimum of 6 off-street parking spaces required by the Zoning Code for the proposed use.
- H. **DISTRICT COUNCIL RECOMMENDATION:** District 3 had not made a recommendation at the time this report was completed.
- I. **FINDINGS:**
 1. The applicant proposes to use the former rectory building as a human service-licensed supportive housing facility for 16 residents and a resident manager. Zoning Code § 65.161 defines a supportive housing facility as “one main building, or portion thereof, on one zoning lot where persons with mental illness, chemical dependency, physical or mental handicaps, and/or persons who have experienced homelessness reside and wherein counseling, training, support groups, and/or similar services are provided to the residents.” The building will have laundry facilities, two living rooms, a dining room, a kitchen, and a staff office.
 2. The RT1 two-family residential district allows a supportive housing facility serving six (6) or fewer residents as a permitted use; there is no provision in RT1 for a supportive housing facility with more than six residents. Evergreen Recovery has applied for a variance for the facility to have 16 facility residents and a resident manager.

3. Zoning Code § 65.161 lists standards and conditions for the establishment of supportive housing facilities:
 - (a) *The facility shall be a minimum distance of one thousand three hundred twenty (1,320) feet from any other of the following congregate living facilities with more than four adult residents, except in B5-B5 business districts where it shall be at least 600 feet from any other such facility: supportive housing facility, licensed correctional community residential facility, emergency housing facility, shelter for battered persons, or overnight shelter.* This condition is met. The facility is at least 1,320 feet from any such facility; the nearest is 1,775 feet away.
 - (b) *In RL-RT1 residential districts, the facility shall serve six or fewer facility residents. In RT2 residential, traditional neighborhood, OS-B3 business and IT-I2 industrial districts, the facility shall serve 16 or fewer facility residents.* This condition is not met. The facility is located in an RT1 residential district and may serve six or fewer facility residents. Evergreen Recovery has applied for a variance to serve 16 facility residents and a resident manager.
 - (c) *In residential and T1 traditional neighborhood districts, a conditional use permit is required for facilities serving seven or more facility residents.* This condition can be met. Evergreen Recovery has applied for a conditional use permit because the site is in the RT1 residential district.
 - (d) *In residential and T1 traditional neighborhood 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 six guest rooms. In T2-T4 traditional neighborhood districts, the density shall be regulated as for multifamily uses.* This condition is met. The lot area is 11,325 square feet. The house currently has six bedrooms and the applicant is proposing to add a seventh bedroom by adding a basement egress window to convert a former basement "heating room" into a bedroom.
4. Zoning Code § 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. Goal 3.4 of the Housing Chapter in the Saint Paul Comprehensive Plan calls for increased locational choice and distribution of supportive housing facilities. Goal UA1.3 of the West Side Community Organization addendum to the Saint Paul Comprehensive Plan calls for an increase in the number of backyard gardens in the West Side district. The applicant may consider creating a garden in order to increase compliance with the plan.
 - (b) *The use will provide adequate ingress and egress to minimize traffic congestion in the public streets.* This condition is met. The property currently has a 2-car garage with a driveway to Ada Street. The applicant is proposing to add a 20 ft. by 40 ft. parking pad off of the alley to accommodate 4 additional cars for a total of 6 off-street parking spaces (which would meet the minimum of 6 off-street parking spaces required by the Zoning Code for the proposed use), and residents are not expected to have cars.
 - (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, consistent with the residential/institutional character of development in the area, and will not 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 use is consistent with allowed uses in the district, and will not impede investment in 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 not met. Evergreen Recovery has applied for a variance of the standard in Zoning Code § 65.161(b) limiting supportive housing facilities in the RT1 zoning district to no more than six facility residents.

5. Section 61.601 states that the Planning Commission shall have the power to grant variances from the strict enforcement of the provisions of this code upon a finding that:

(a) *The variance is in harmony with the general purposes and intent of the zoning code.* The purpose of the provision in Zoning Code § 65.101(b) limiting supportive housing facilities in the RT1 two-family residential district to no more than six facility residents is to be in harmony with the RT1 district intent stated in Zoning Code § 66.213 for the RT1 district to provide an environment of predominantly low density one- and two-family dwellings along with civic and institutional uses. For this large house on a double lot, this finding can be met subject to the condition that occupancy of the house is limited to no more than twelve (12) facility residents and one resident manager, double the six facility residents allowed by Zoning Code § 65.101(b).

(b) *The variance is consistent with the comprehensive plan.* This variance is consistent with Goal 3.4 of the Housing Chapter in the Saint Paul Comprehensive Plan that calls for increased locational choice and distribution of supportive housing facilities. It is also consistent with goal H1 of the West Side Community Organization addendum to the Comprehensive Plan, which calls for a range of housing options on the West Side.

(c) *The applicant has established that there are practical difficulties in complying with the provision; that the property owner proposes to use the property in a reasonable manner not permitted by the provision. Economic considerations alone do not constitute practical difficulties.* Limiting use of this 4100 square foot house to six facility residents is impractical. It would be reasonable to allow up to two facility residents per bedroom (including the proposed additional basement bedroom) plus the resident manager in a seventh bedroom, double the six facility residents allowed by Zoning Code § 65.101(b) in the RT1 residential district, for this house on a double lot that is roughly twice the size of a more typical one-family house. This finding can be met subject to the condition that occupancy of the house is limited to no more than 12 facility residents and one resident manager.

(d) *The plight of the landowner is due to circumstances unique to the property not created by the landowner.* This finding is met. This large house on a double lot was built for a unique purpose that it no longer serves.

(e) *The variance will not permit any use that is not allowed in the zoning district where the affected land is located.* This finding is met. The variance will not permit any use that is not allowed in the RT1 zoning district where the affected land is located.

(f) *The variance will not alter the essential character of the surrounding area.* This finding is met. The use is consistent with past uses.

J. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of a variance and conditional use permit for a supportive housing for twelve (12) facility residents and a resident manager subject to the following additional conditions:

1. No more than twelve (12) facility residents and one resident manager shall reside in the facility.
2. A paved parking pad for three (3) cars must be added off of the alley.
3. 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.



APPLICATION FOR ZONING VARIANCE

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 number: _____

Fee: \$ 315⁰⁰

Tentative hearing date: _____

Section(s): _____

City agent pdd
5/22/17

APPLICANT

Name David Backus Company Evergreen Recovery
 Address 1400 Energy Park Dr. Suite 21
 City St. Paul State MN Zip 55108 Daytime Phone 651-468-1307
 Property interest of applicant (owner, contract purchaser, etc.) lease
 Name of owner (if different) -

PROPERTY

Address/Location 203 Robie St. E St. Paul MN 55107
 Legal description Prospect Plateau Block 5, 2, 3 lot 11 812 block 2
 (attach additional sheet if necessary)
 Lot size 90' x 127' 11,430 sq ft Present Zoning RT1 Present Use Single Family home
 Proposed Use supportive living with special services

Variance[s] requested:

Supporting Information: Supply the necessary information that is applicable to your variance request, provide details regarding the project, explain why a variance is needed. Duplex/triplex conversions may require a pro forma to be submitted. Attach additional sheets if necessary.

see attached.

pdd
5-22-17
315
CK 3057

Attachments as required: Site Plan Attachments Pro Forma

Applicant's signature DOB Date 5-22-17



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 # 17-042160
Fee 840.00
Permit Hearing Date 6-8-17

PD=3

082822240025

APPLICANT

Name Evergreen Recovery - Dave Backus
 Address 1400 Energy Park Dr, Suite 21
 City St. Paul St. MN Zip 55108 Daytime Phone 651-468-1303
 Name of Owner (if different) same
 Contact Person (if different) same Phone -

PROPERTY LOCATION

Address / Location 203 Robie St E St. Paul, MN 55107
 Legal Description Prospect Plateau Blocks 1, 2 and 3, lot 11 and lot 12 block 2 PID# 08-28-22-24-0025 Current Zoning RT 1
 (attach additional sheet if necessary)

TYPE OF PERMIT: Application is hereby made for a Conditional Use Permit under provisions of Chapter 65, Section 161, 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

CK3056

Required site plan is attached

Applicant's Signature [Signature] Date 5-17-17 City Agent [Signature]
5/18/17

David M. Backus
1400 Energy Park Drive Suite 21
St. Paul MN, 55108
651-468-1303

a. 203 Robie St. E
St. Paul, MN 55107
Prospect Plateau, Blocks 1,2 and 3
Lot 11 and lot 12, Block 2
PID# 08-28-22-0025

b. Evergreen Recovery seeks to use the property in question as supportive living for individuals participating in our outpatient chemical health program. Individuals can be expected to reside in the house for 3-4 months per stay, and a maximum of 16 clients can be expected to reside in the house at any given time. Client's residing in the house will be supervised 24 hours a day as required by law. This property fits all legal requirements for the proposed purpose; however, a variance is being requested to allow for an increase in capacity (from 6 to 16) in order to accommodate the overwhelming need for additional supportive living in the community.

c. This type of supportive living residence is allowed in the RT-1 district, and the zoning code allows for 6 or fewer clients. However, due to the overwhelming need for additional supportive living resources in the community, a variance is being requested to increase the capacity to 16 individuals. This property meets the square footage, and parking requirements to accommodate this increased number of residents. This is a double-lot, corner property, bordering the Paul Wellston Center, which offers a variety of community-based programs including community health, family center, food support program, adult education and youth leadership programs.

The home will have a total of 9 off-street parking spaces, which will accommodate all staff and client parking. Clients do not typically have vehicles, and as such, it is estimated that most of this parking will remain vacant, and nearby traffic will be affected minimally, if at all.

The property is large enough, and will have adequate staffing to ensure that the occupancy of this residence will have minimal impact on the surrounding neighborhood. These resident's of this facility will be individuals seeking to improve their lives, and will be active participants in a nearby chemical health program. Client's will be under 24 hour supervision while in the residence, and as a condition on staying in the residence, will be required to attend a Evergreen Recovery's outpatient chemical health program. This property is located in a relatively business-oriented area, with many restaurants, parking lots, apartment buildings,

and a church nearby. It is not likely this residence will impact the existing character of the immediate neighborhood, or endanger the public health, safety, and general welfare.

Evergreen recovery does not foresee any circumstances in which the operation of this residence would impede any further development and improvement of the surrounding property. The use of this property will conform to the applicable regulations of the district in which it is located.

David M. Backus
1400 Energy Park Drive Suite 21
St. Paul MN, 55108
651-468-1303

203 Robie St. E
St. Paul, MN 55107
Prospect Plateau, Blocks 1,2 and 3
Lot 11 and lot 12, Block 2
PID# 08-28-22-0025

1. This type of supportive living residence is allowed in the RT-1 district, and the zoning code allows for 6 or fewer clients. However, due to the overwhelming need for additional supportive living resources in the community, a variance is being requested to increase the capacity to 16 individuals. This property meets the square footage, and parking requirements to accommodate this increased number of residents. This is a double-lot, corner property, bordering the Paul Wellston Center, which offers a variety of community-based programs including community health, family center, food support program, adult education and youth leadership programs.

2. See above.

3. Supportive living facilities are allowed in the RT1 district but only up to 6 residents. Evergreen Recovery provides housing and chemical dependency treatment to individuals seeking to improve their lives. Due to the overwhelming need for client beds Evergreen Recovery is requesting an exception to the zoning code to allow us to better serve the needs of our current and future clients.

4. See attached letter from homeowner.

5. Supportive living facilities are allowed in RT1 district.

6. This property is located in a relatively business-oriented area, with many restaurants, parking lots, apartment buildings, and a church nearby. It is not likely this residence will impact the existing character of the immediate neighborhood, or endanger the public health, safety, and general welfare.

A&M Rentals, LLC
George Younes
1501 Keller Lake Rd
Burnsville, MN 55307

May 17, 2017

To Whom it May Concern,

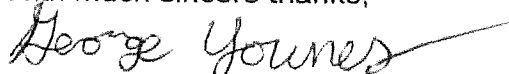
My name is George Younes and I am the property owner of 203 Robie Street East (PID 08-28-22-24-0025). I am writing this letter in support for the variance application being submitted to turn this home into a supportive living facility.

Understandably, this home is an entirely unique property in the neighborhood. Close to 5,000 sq feet, it must be the biggest home around it for many blocks. The property was built for the Church across the street by Art Nasseff, the brother of John Nasseff, who has donated generously to numerous causes for the city of St. Paul, such as the Nasseff Heart Center. I attended the same church and come from the same cultural background as these great men. When it came time to sell the property, I felt captivated by the beauty, quality, and size of the property. My hope was to eventually try and continue the use of the home for something that can serve the community. I now feel that opportunity has come.

Renting a home of this size in an area where no homes around are like it, can be financially burdensome. The rents, therefore, are under value for the caliber and size of this home when just used as a single family home. The area has commercial businesses, schools, parks, apartments, and the Wellstone Center is right across the street. Naturally, renting this property where the tenant is able to take advantage of the size, space and surroundings of this home, will attract a much more suitable rental use and income for the quality and uniqueness of this home. The quality of the home is there, the size and space of the home is clearly there, the neighborhood surroundings supporting a variance is there, and the willingness of the applicant and owner is there. The last piece of the puzzle to make it all happen, is an approved variance.

I am therefore willing to work with the city and the applicant to produce and strong and well-maintained supportive living facility. I would invite the city to share its support with this project, and give permission for the variance to allow the potential good work we all have here the opportunity to grow.

With much sincere thanks,



George Younes

A&M Rentals, LLC

Alley

20x40
Parking Pad

20x30
Driveway

20x20
Garage

58.8x32.8
House

203 Robie St E.
St. Paul, MN 55107
Prospect Plateau, blocks 1, 2 and
3 Lot 11 and Lot 12, Block 2
PID # 08-28-22-24-0025

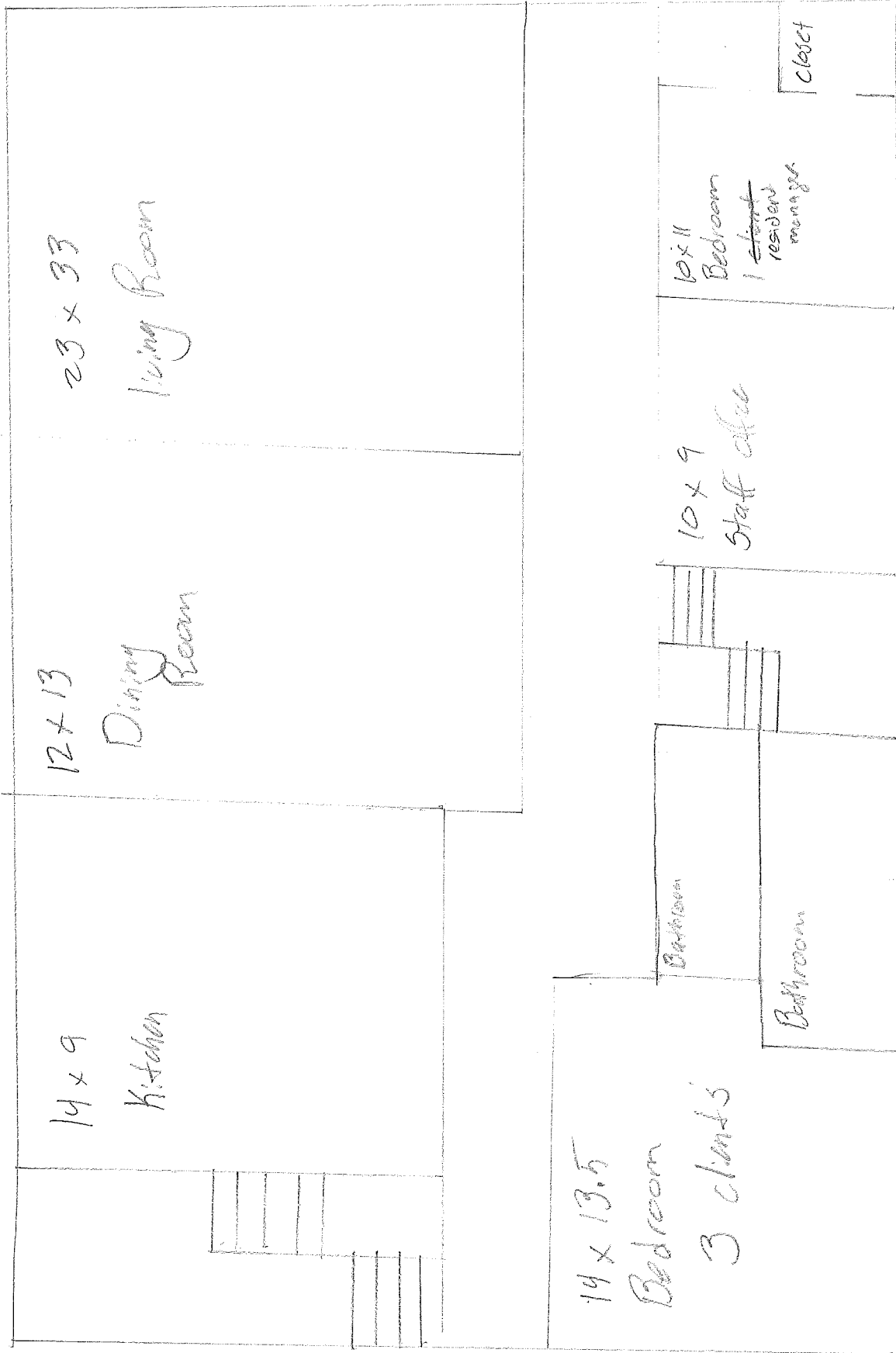
South Ada St

Side walk

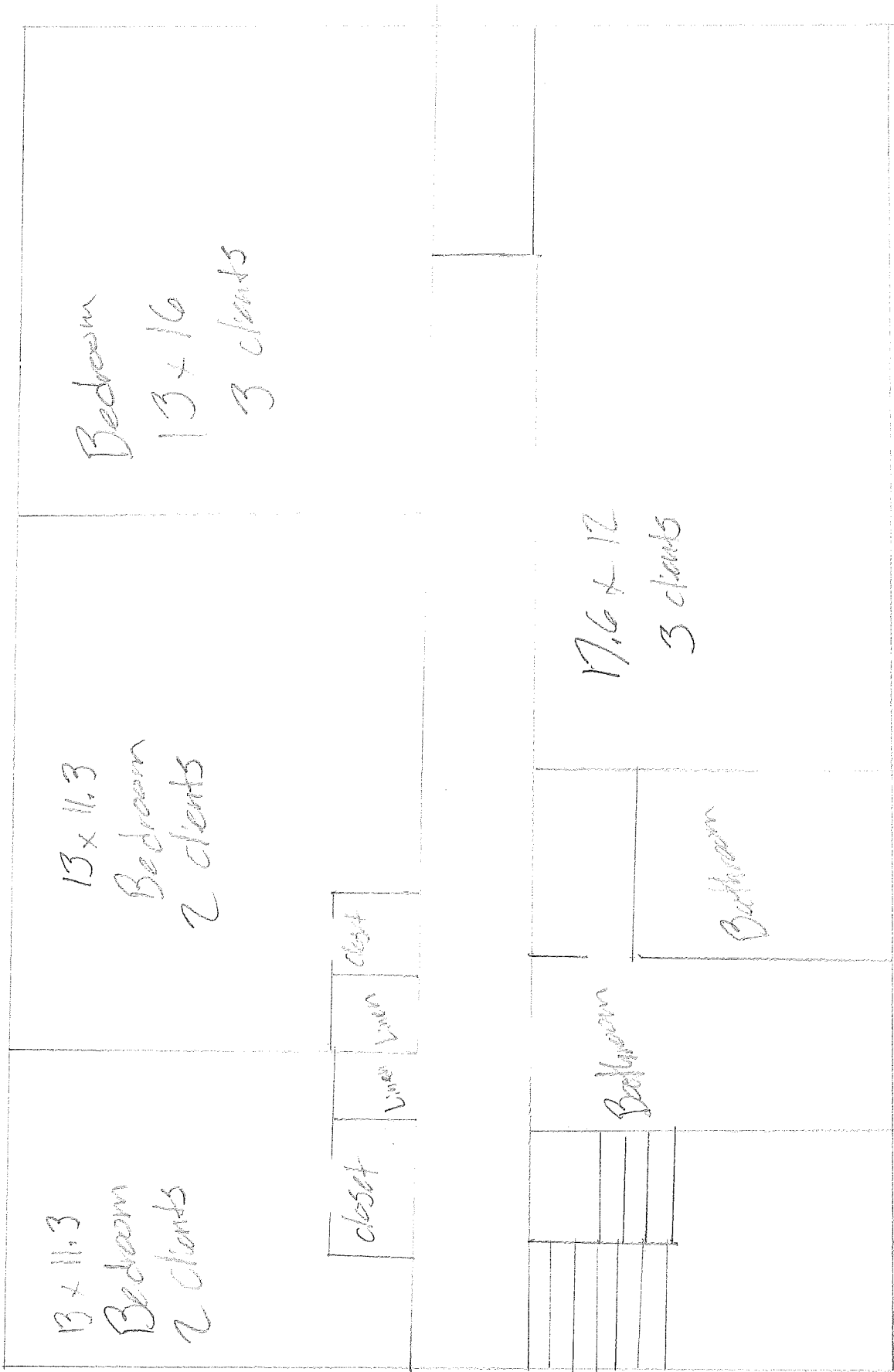
Paul will stone center

Side walk

Robie St



1st Floor 58.8 x 32.8
1929 Sq. Ft.



2nd Floor 34 x 32
1058 sq. ft.

Laundry

Down Stairs
Living Room

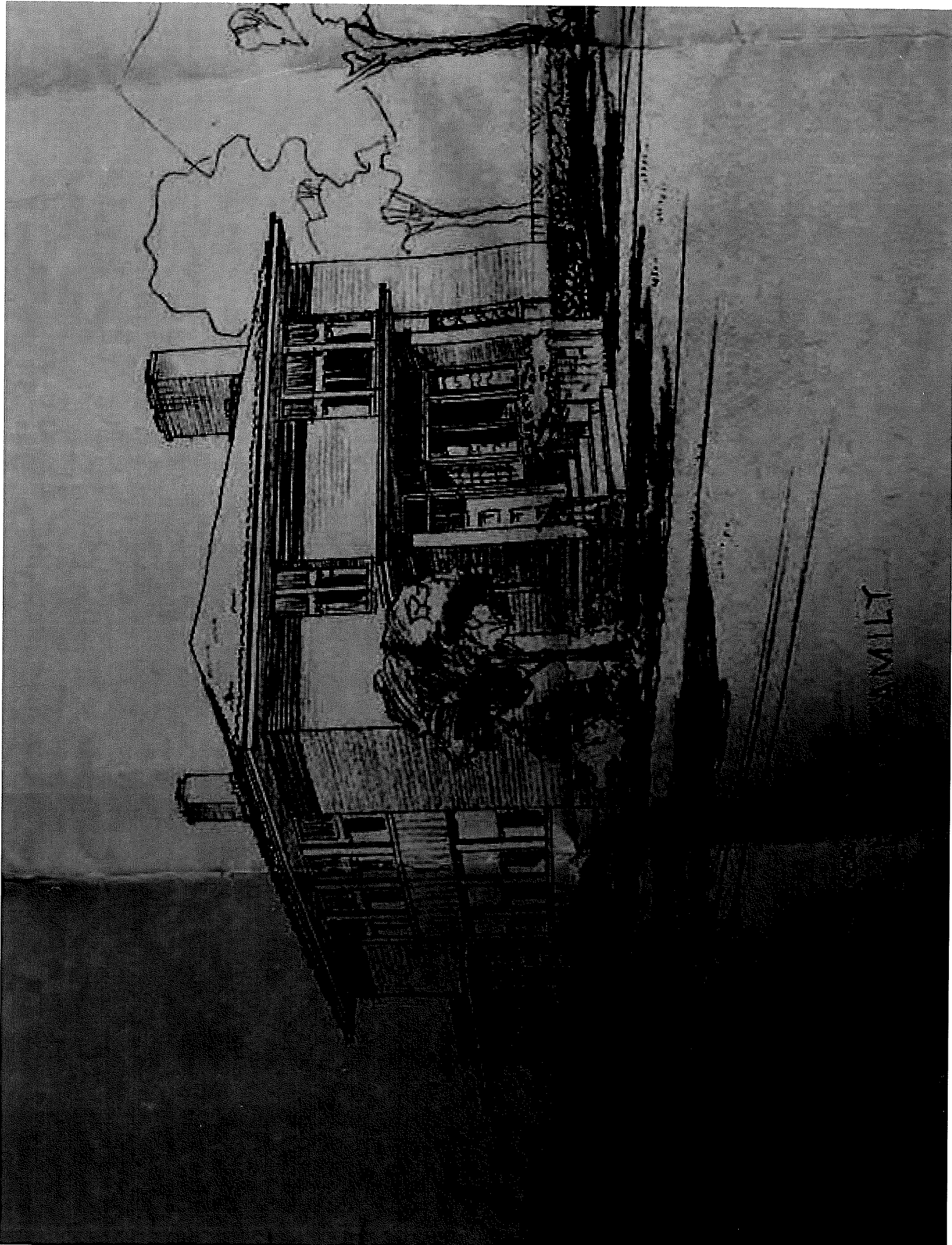
closet



Bedroom
25 x 16
3 closets

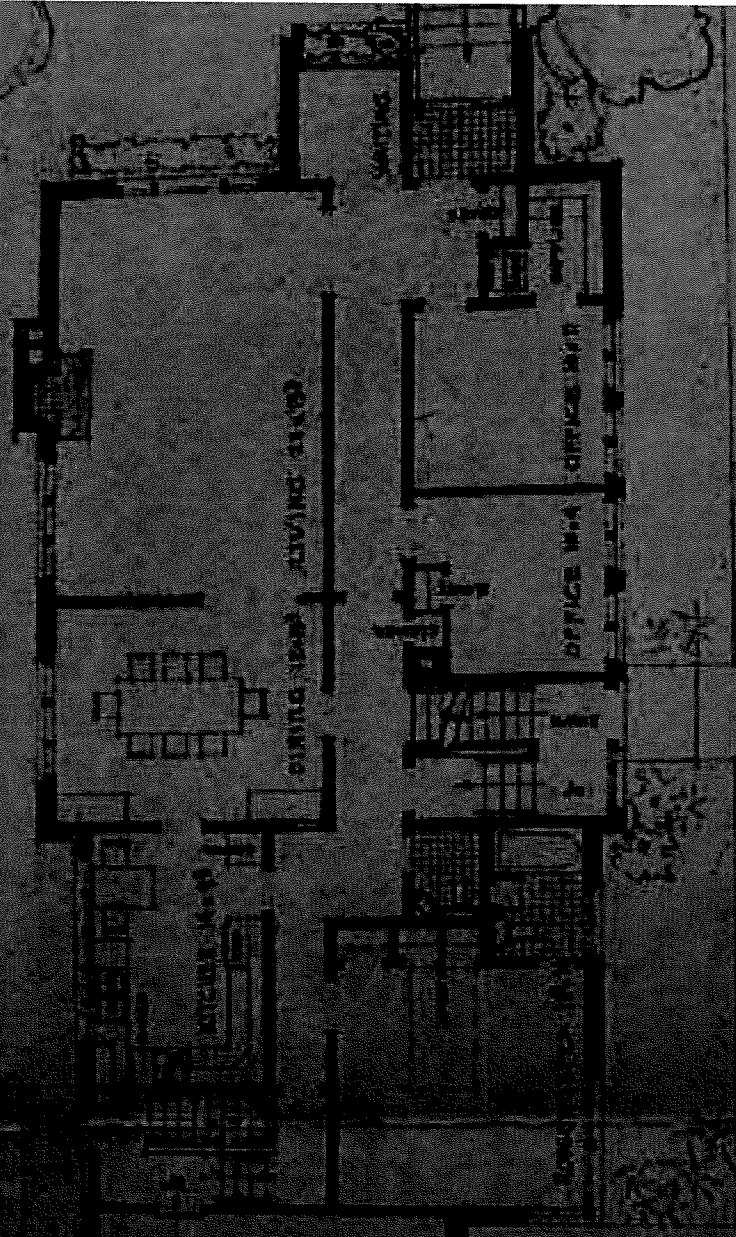
Storage

Basement
58.8 x 32.8



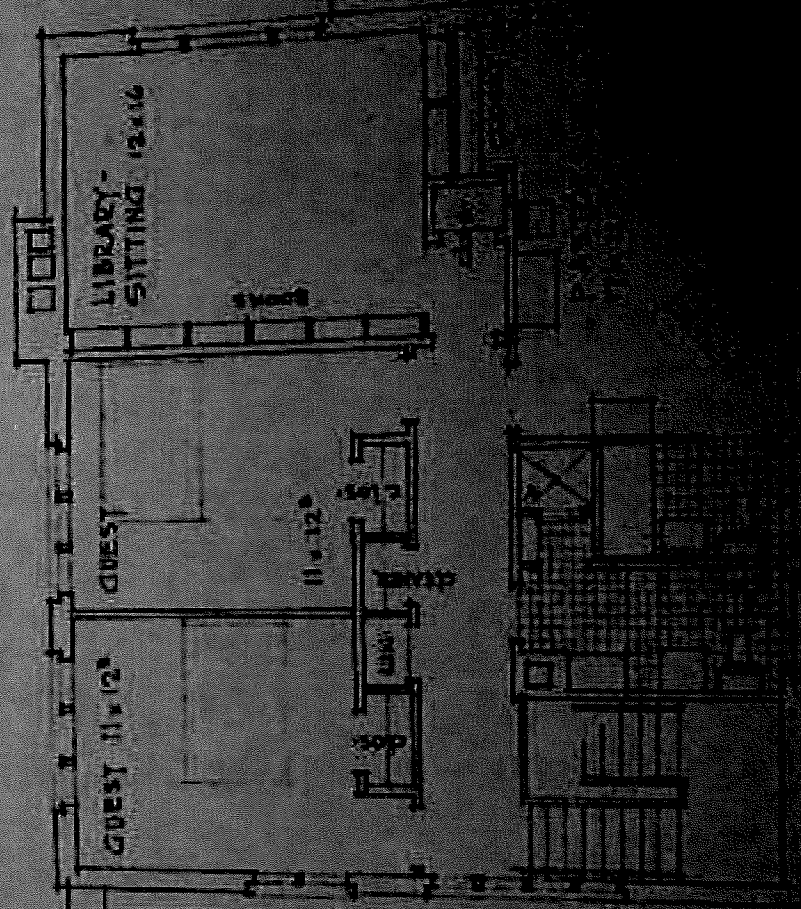
MILL

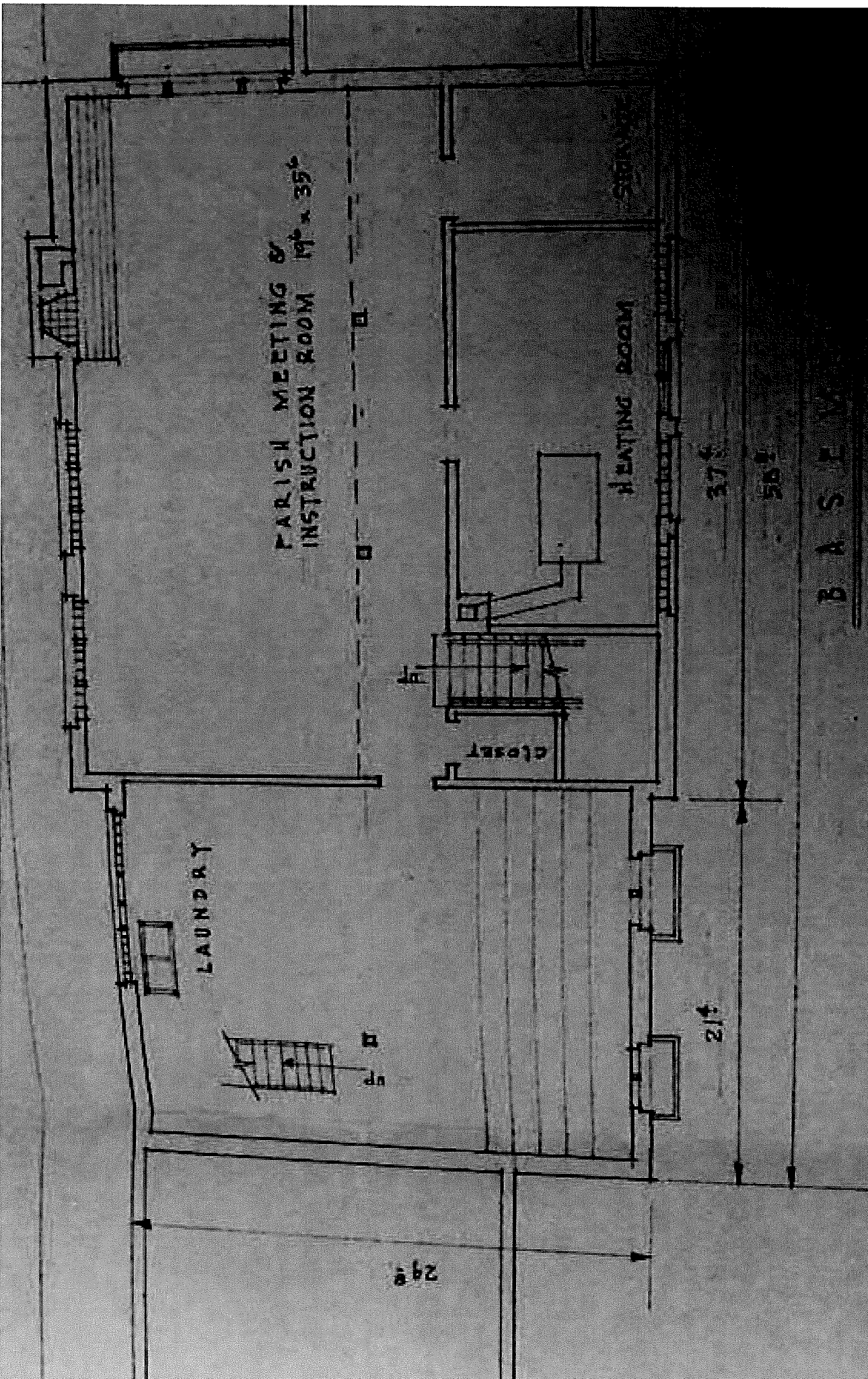
1115 ALICE ST. WASH.



FIRST FLOOR

5800 S. 30th St. = 1927 or later
 4 400 sq. ft.
 1327 1/2





58.8

From: Nancia Santine <nanciasantine@hotmail.com>

Sent: Friday, June 2, 2017 5:47 PM

To: Reilly, Jake (CI-StPaul)

Subject: 203 Robie St. E., NE corner at Ada

As discussed I am against the request for Variance for supportive housing for 16 residents. This use to be a Priest residence for the church across the street from there. In all the years of being in this neighborhood we never experienced requests like this if memory serves I think there is a residence on the other side of the Wellstone Center. The person who bought this property has not maintained it very well, the grounds are not kept, trash all over, loud dogs and strange people. Now this is suppose to be a decent neighborhood with a lot of children and also a Senior High Rise on the next block and not to mention Housing Project across from that. Now don't you think we have enough in our neighborhood? Our family has been on East Winifred since 1971 I just feel this is not a proper place for this it should be somewhere else. I also feel if someone is in treatment they do not need to be around somewhere they are not wanted oh and not to mention you have a bar just a block away and a liquor store also. Bottom line I am totally against this, the neighborhood just has enough here on the lower West Side which the City of St Paul needs to address the betterment of our area in better ways. Will see you at the meeting on the 8th.

Sincerely;

Nancia Santine
234 E Winifred St
St Paul, MN 55107
651-458-8088
Sent from Outlook

Paul D. City of St Paul Zoning

Concerning property at 203E Robie
the owner has not lived there
he bought it to rent out but it
didn't work so now he found
a new way to make money by
having 16 people from a recovery
home. There is no way it should
happen. There is no parking except
on the street no thank you
we say no way take it someplace
else. This is a neighborhood with
alot of sm. children that catch
their bus in front of this place
& get dropped off there alot of
retired people live around here
myself included I am 83 years young
and live in my home since 1963
across the street from 203E Robie
I raised my 5 children here & some
are still with me I have gone
to many homes & they have signed
with me we do not want this
in our neighborhood we know this
would change the scope of the
neighborhood for many years not
aday or a week so we say no
to this & our neighbors

May Yang
209 Winifred St. E.
St. Paul, MN 55107
651-334-6475

Don't want it in the neighborhood.

1. Jessica Isaac
203 Robie St. E
651-888-2904
Have a 3 year old

2. Steven Renner
203 Robie St E Don't want it in neighborhood
612-644-4956

3. Clarice Skaug
203 Robie St E
651-888-2904
Have grandson in home

4. Lisa Isaac
203 Robie St E
651-888-2904
Grandson in home

Steve Scott 214 Winifred St. E (651) 387-4952
St. Paul, MN 55107

Jeff McArthur 469 Adair St. Paul
651-222-0646

Al Dallett 216 E. WINIFRED ST.
ST. PAUL MN - 55107
651 298 86 16

Charity Vaillancourt 222 Winifred St. Paul
Saint Paul, MN
612 244 0528

Saul Silva 226 E Winifred
Saint Paul MN
Kids on the block

Nancia Austin 234 E. Winifred
651-458-8088

Nancy Wilson - 234 E. Winifred St
John Dugger 651-458-8088

Joe Vne 651-900-5777
240 Winifred

Alicia Caceres - 651-755-9478

1 doory Espasa
210 E Robie 651-242-7377

Nanna Olad NOR
260 Winifred St East
MN 55107 - 612-442-0448
We dont want Thai.

Sheyla Velazquez
262 Winifred St E 651-338-7268
MN St. Paul 55107

KERRY PACCOD
288 E Winifred St
St Paul, MN 55104 651 707-5529

Shari & Isaiah Sutherland
294 Winifred St. E #2
St. Paul, MN 55107
612 806 3057

John Rodriguez
793 E Winifred
St. Paul, MN 55107

Johanna Serrano
317 Robie St E
Saint Paul MN 55107

Jesus Naranjo
Kristina Sanchez, Jose Luis Sampedro
235 Robie St E Saint Paul, MN 55107
(651) 307-2137

Rene Vang
239 Robie St east
St. Paul MN 55107

Crystal Lewis unwanted Because
Eddie Frazier of small children
255 Robie St e
Saint Paul mn
55107

Alberto Diaz (651) 332-0445
263 E Robie St. St. Paul (MN 55107
unwanted Because of small children

Xai Vang
285 Winifred St E
St Paul MN 55107

Kevin Barnett
277 Winifred St E
Saint Paul MN 55107

Doug Capron
2102 Robie

Rich Borgon
273 E. Winifred
St. Paul, MN. 55107
224-4916

Jane Vasquez
271 E. Winifred St.
St. Paul, MN. 55107
651-290-9884

We don't want this in our
Neighborhood.

J. Vasquez
223 Winifred St. St. Paul MN 55107
651-289-978

Mona Mohamed 651-772-2202
241 Winifred Street East St Paul MN 55107

RYPPO

213 Winifred St E

There are small kids here

612-204-2042

Carrie Hardy 210 Robie St Just don't want

#16 Rita Maranjo
n. Robie

651-276-9658

turn over

#4 Diana M Hoban 236 E. Robie 763-219-5995
Jpe Ltg, Jr 236 E. Robie 651-366-9628

#5 Maria v Ohjein
517 Anita St Paul, Pa
651-298-8623

#6 Eric E. Soto
517 Anita St. Peol

#7 Jerry Bjerkstet
651-295-2264

522 Anita

ST PAUL MN 55107

#8 Sheryl Wendell
252 Robie St. E
ST. PAUL MN 55107

Have a 11 year old GRANDSON
who catches a bus to school
and he has friends on that block
he plays with.

Sheryl Wendell 651-230-~~1288~~ 1288

#9 I'm Tou Mousa I don't wanted

I have small children.

Tou Mousa 258 Robie St. 651-356-~~1715~~
1517

Lee Sorkyo
311 E. Robie St.

ST. PAUL MN 55107

← (TURN OVER) →

11 Fred Molina 262 E. Robie St.
412-584-7681

we don't need THAT type of stuff
in the neighborhood because of the kids.

12 DAVE BERGMAN 278 E. ROBIE
651-297-8140

13 Rosa Lucio
301 E. Robie St
651-292-0430

We have many children
that walk to Robie &
the school is very near.

14 Ana Ramirez
317 Robie St Paul
Paul MN 55107
we don't have Ant

311

15 Darlene Winters
249 E Robie St
St. Paul, MN 55107

To close to the Well stone + school
to many kids walk this area
651-284-8122

Thomas Lopez
210 Robie street east
St Paul MN 55107
651-285-9484

Sonia Rivera
215 Cesar Chavez st
St Paul MN 55107

Because we have small
children

241 E Robie Rham Arick Bring the Power
valve down

Rebeca Rivera
215 Cesar Chavez st
St Paul MN 55107

1 Child

Timothy Lopez

210 E Robie

ST Paul, MN 55107

651 2978833

DURENA VILLAMOR

233 ROBIE ST

SAINT PAUL MN 55107

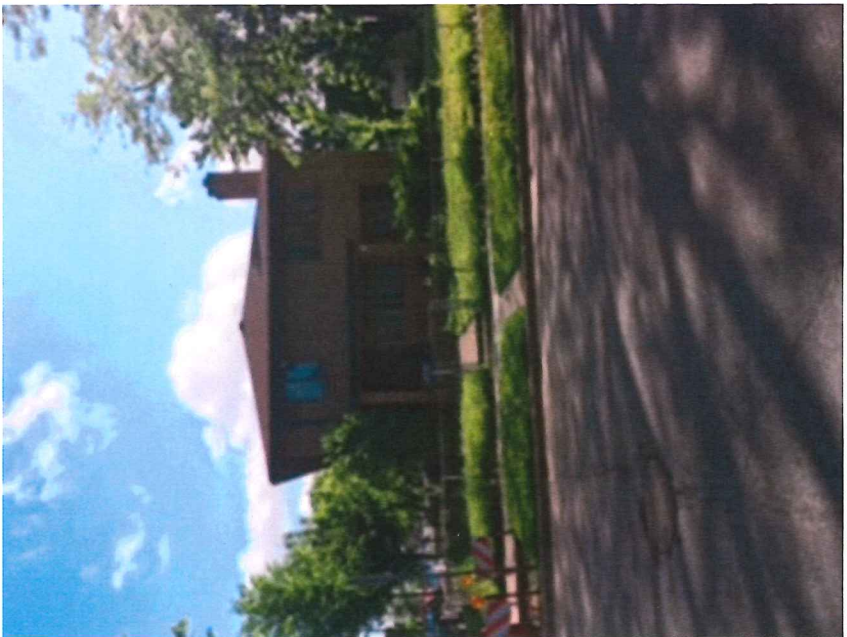
651-235-7176

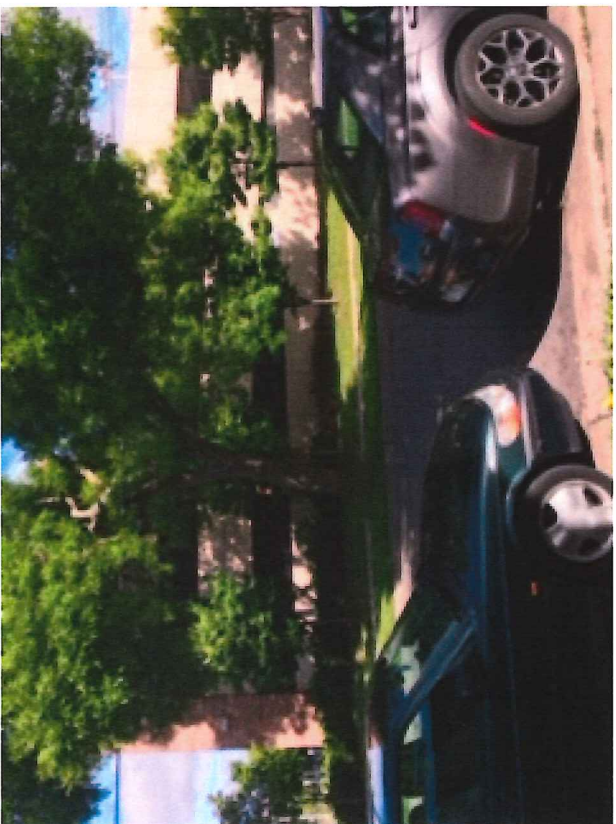
Alvaro Vill

DIONISIO VILLAMOR

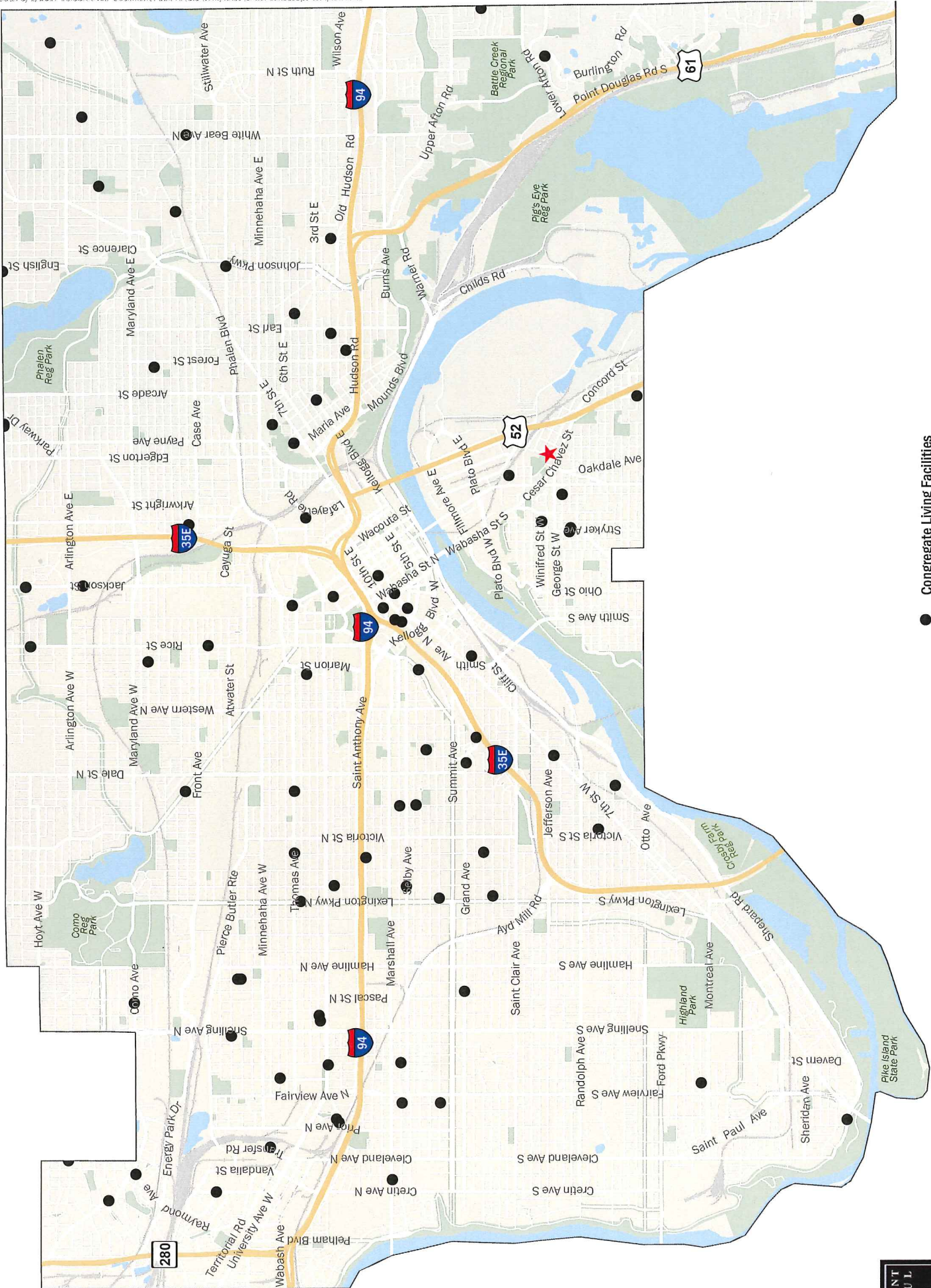
233 ROBIE ST

SAINT PAUL MN 55107 - 651-235-7176



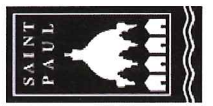






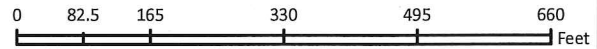
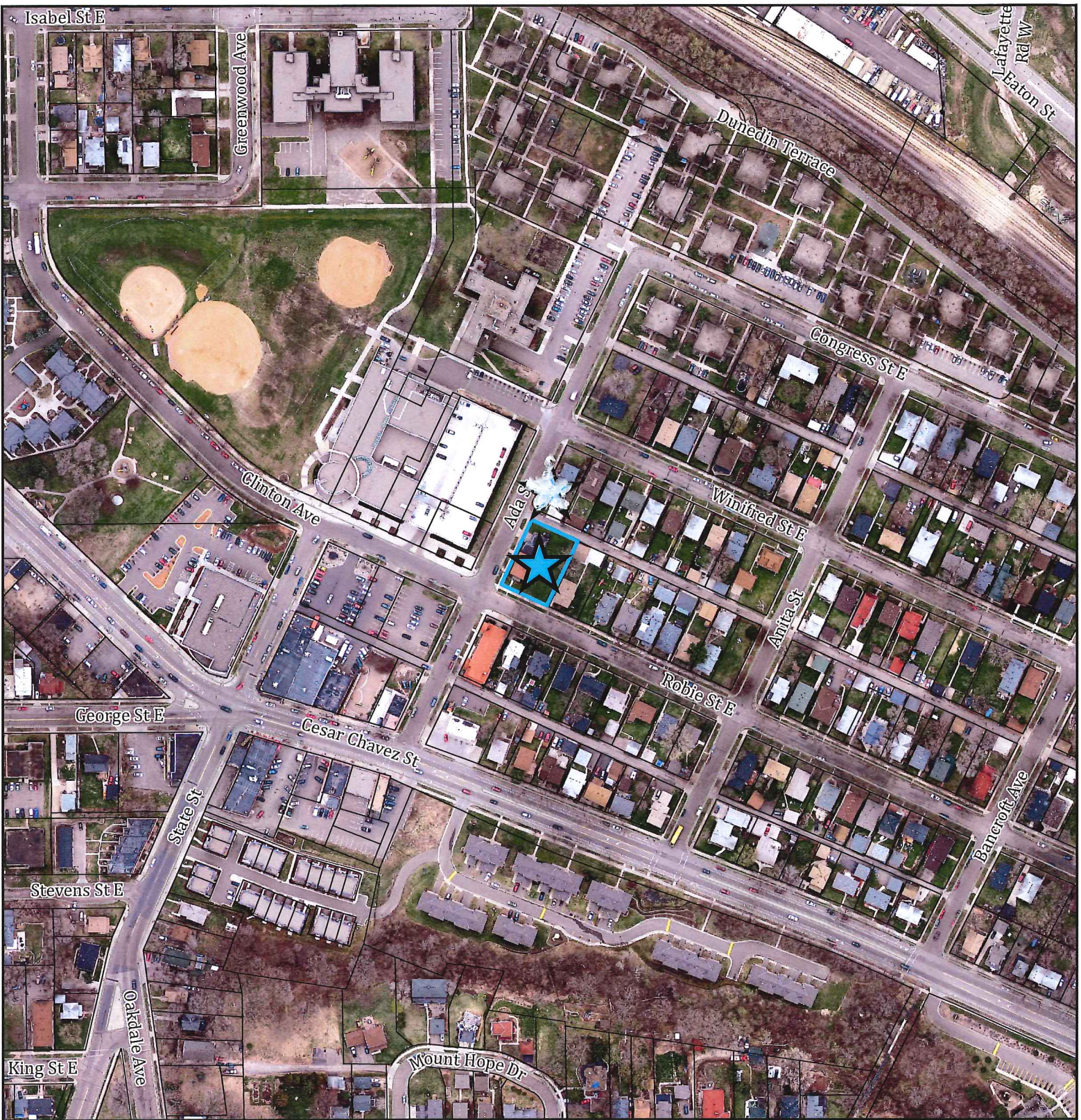
- Congregate Living Facilities
- ★ Evergreen Recovery Proposed Facility
- Parks
- Water Bodies

Saint Paul, MN Map



This document was prepared by the Saint Paul Planning and Economic Development Department and is intended to be used for reference and illustrative purposes only. This drawing is not a legally recorded plan, survey, official tax map or engineering schematic and is not intended to be used as such.





FILE NAME: Evergreen Recovery

Aerial

APPLICATION TYPE: CUP w/Variance

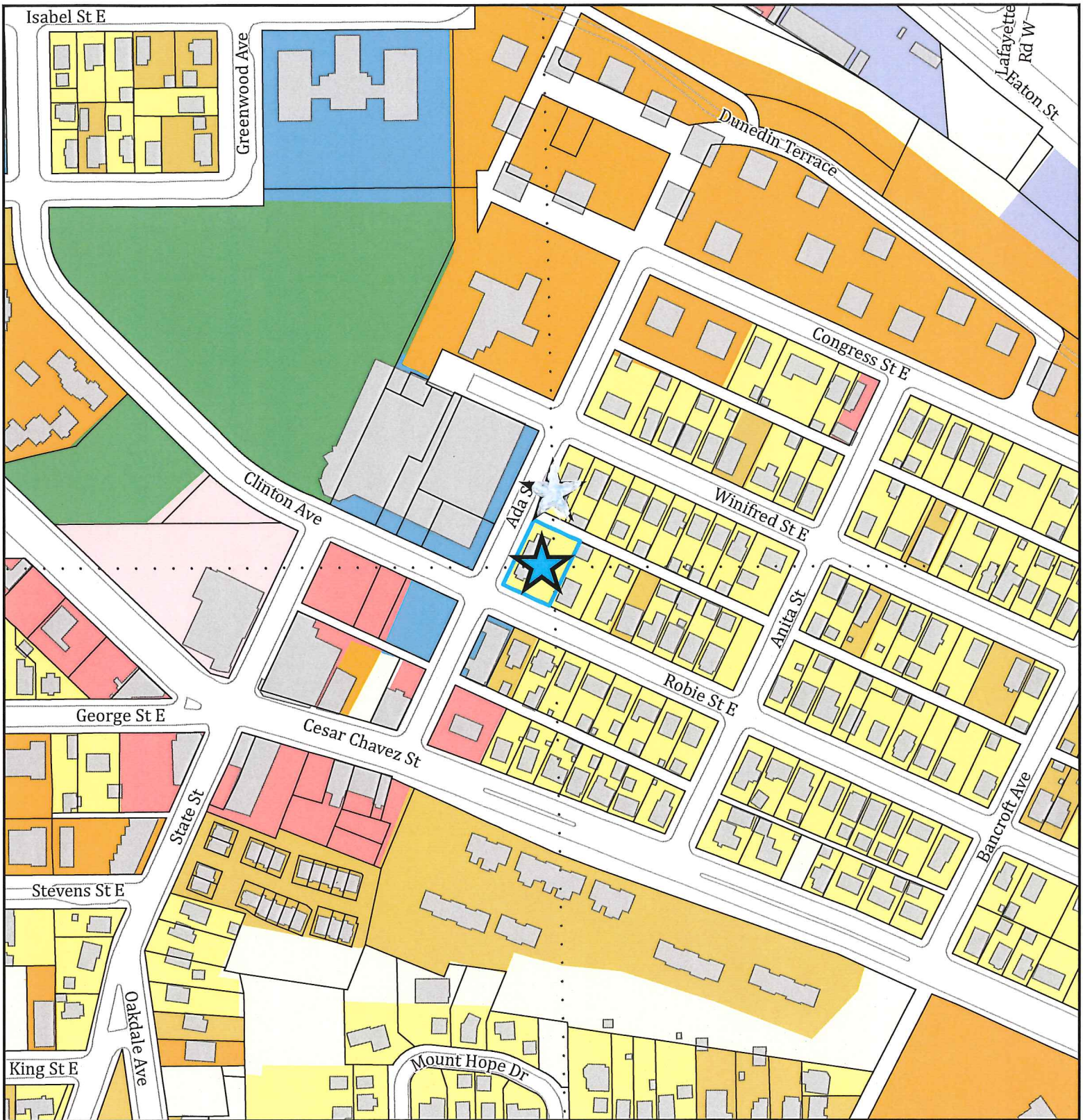
 Subject Parcels

FILE #: 17-042160 DATE: 5/23/2017

PLANNING DISTRICT: 3

ZONING PANEL: 22





FILE NAME: Evergreen Recovery

APPLICATION TYPE: CUP w/Variance

FILE #: 17-042160

DATE: 5/23/2017

PLANNING DISTRICT: 3

ZONING PANEL: 22

Land Use

Single Family Detached

Single Family Attached

Multifamily

Office

Retail and Other Commercial

Industrial and Utility

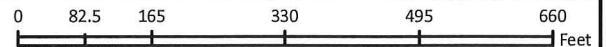
Institutional

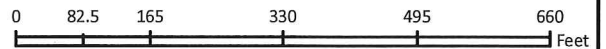
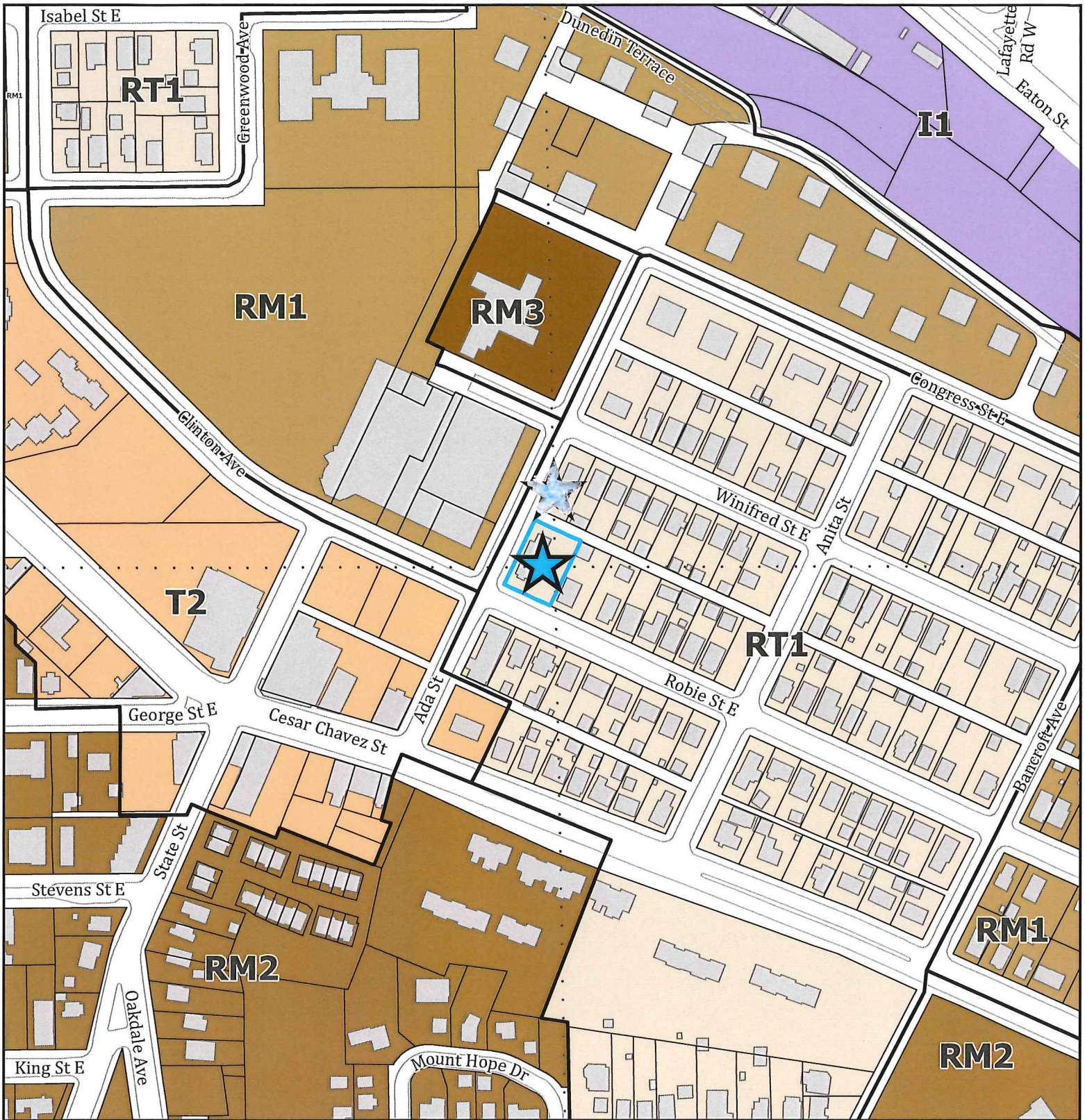
Park, Recreational or Preserve

Undeveloped

Subject Parcels

Section Lines





FILE NAME: Evergreen Recovery

APPLICATION TYPE: CUP w/Variance

FILE #: 17-042160 DATE: 5/23/2017

PLANNING DISTRICT: 3

ZONING PANEL: 22

Zoning

- Subject Parcels
- · Section Lines
- RT1 Two-Family
- RM1 Multiple-Family
- RM2 Multiple-Family
- RM3 Multiple-Family
- T2 Traditional Neighborhood
- I1 Light Industrial

