

ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** ResCare Minnesota Inc. **FILE #** 17-031-496
 2. **APPLICANT:** ResCare Minnesota Inc **HEARING DATE:** May 11, 2017
 3. **TYPE OF APPLICATION:** Conditional Use Permit
 4. **LOCATION:** 700 Transfer Road, NE of intersection at Charles
 5. **PIN & LEGAL DESCRIPTION:** 33.29.23.22.0009, Section 33 Town 29 Range 23 Beg On E Line Of Transfer Road & 145 Ft S From N Line Of Nw 1/4; Th E 125 Ft; Th S 218 Ft; Th W To E Line Of Sd Road; Th Nly Thereon To Beg In Sec 33 Tn 29 Rn 23
 6. **PLANNING DISTRICT:** 11 **PRESENT ZONING:** I2
 7. **ZONING CODE REFERENCE:** §65.161; §61.501, §61.502
 8. **STAFF REPORT DATE:** May 3, 2017 **BY:** Josh Williams
 9. **DATE RECEIVED:** April 21, 2017 **60-DAY DEADLINE FOR ACTION:** June 20, 2017
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- A. **PURPOSE:** Conditional use permit for a supportive housing facility with 16 residents
- B. **PARCEL SIZE:** 28,749 sq. ft. (approx. 0.66 acres)
- C. **EXISTING LAND USE:** Office/vacant
- D. **SURROUNDING LAND USE:**
 - North: Industrial/vacant (I2)
 - East: Industrial/railroad (I2)
 - South: Mixed commercial/industrial (I1)
 - West: Industrial (I2)
- E. **ZONING CODE CITATION:** §65.161 defines "supportive housing facility" and lists standards and conditions for same; §61.501 lists general conditions that must be met by all conditional uses.
- F. **HISTORY/DISCUSSION:** No recent zoning history. Property has been in commercial use since approximately 1980.
- G. **DISTRICT COUNCIL RECOMMENDATION:** The District 11 Council has not made a recommendation as of the date of this report.
- H. **FINDINGS:**
 1. ResCare Minnesota, Inc. is proposing to operate a residential treatment facility at 700 Transfer Road. The facility will provide mental health services to up to 16 individuals at any time, helping to prepare individuals for transition to long-term accommodation elsewhere in community-based settings. The proposed use is a "supportive housing facility" as defined under §65.161 of the Saint Paul zoning code.
 2. §65.161 lists standards and conditions for 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 (4) adult residents, except in B5-B5 business districts where it shall be at least six hundred (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 nearest congregate living facility is approximately 2,400 feet away.*

- (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-I2 industrial districts, the facility shall serve sixteen (16) or fewer facility residents. This condition is met. The applicant has proposed to accommodate a maximum of sixteen (16) residents at any time.*
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. On balance, this condition is met. The future land use map identifies the area where the subject property is located as the transition from a mixed-use corridor along University Avenue to an industrial zone to the north. It is also within the area covered by the West Midway Industrial Area Plan. Both the Land Use Chapter of the Comprehensive Plan and the West Midway Industrial Area Plan emphasize retention of industrial land for job-creating uses. The Comprehensive Plan also identified the need for a zoning study to examine the range of allowed uses in industrial districts to ensure that they are being used in a way that achieves this goal. The study resulted in all uses which would include more than 6 dwelling units requiring a conditional use permit for location in an I2 general industrial district, but did not prohibit them in the district. While the subject property is located in an I2 district and an area guided for industrial use, it is located near the junction with a mixed-use corridor. The property, at under an acre, is likely too small to support most industrial uses without combination with another parcel. Finally, the underlying zoning of the property will not change with the granting of a conditional use permit, nor will the existing building form change. On balance, the proposed use is in substantial compliance with comprehensive plan.*
- (b) *The use will provide adequate ingress and egress to minimize traffic congestion in the public streets. This condition is met. The applicant is not proposing any site alterations. The subject property is located on Transfer Road, which provides one southbound and two northbound vehicular travel lanes and a dedicated center turn lane. Ingress and egress to the site is via two curb cuts on the east side of Transfer Road, one for ingress and one for egress. Based on a comparison of the current and proposed uses, it is anticipated that the new use will generate similar or reduced amounts of vehicular traffic.*
- (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 character of the neighborhood is industrial/commercial in nature, characterized by uses equally or more intense in nature to the proposed use, which is allowed in a range of residential and mixed-use districts.*
- (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 met.*

I. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of a conditional use permit for a supportive housing facility with up to 16 residents at 700 Transfer Road.



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 #: 17-031496
Fee: 840.00
Tentative Hearing Date: 5-11-17

PD = 11

33292322009

APPLICANT

Name Thomas R. Alf, Executive Director, ResCare Minnesota, Inc.
Address ResCare, 6120 Earle Brown Drive
City Brooklyn Center St. MN Zip 55430 Daytime Phone 763-277-1026
Name of Owner (if different) ResCare Minnesota, Inc.
Contact Person (if different) Marilyn Green, Director of Property Management Phone 828-433-7068

PROPERTY LOCATION

Address / Location 700 Transfer Road, St. Paul, MN 55114
Legal Description See attached Exhibit A.
Current Zoning I 2
(attach additional sheet if necessary)

TYPE OF PERMIT: Application is hereby made for a Conditional Use Permit under provisions of Chapter 65, Section 65.161, 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 Exhibit B.

28749 *

Required site plan is attached

Applicant's Signature Thomas R. Alf Date 4/18/17 City Agent 4/18/17
pd

Kelly & Lemmons, P.A.

A T T O R N E Y S A T L A W

• Patrick J. Kelly
pkelly@kellyandlemmons.com
Licensed in Minnesota and Wisconsin

City of St. Paul
Department of Planning and Economic Development
Zoning Section
1400 City Hall Annex
25 W. Fourth Street
Saint Paul, MN 55102

April 19, 2017

VIA HAND DELIVERY

RE: 700 Transfer Road, St. Paul, MN 55114 – CUP Application
Our Client: ResCare Minnesota, Inc.

Dear Sirs,

Enclosed, please find a Conditional Use Permit Application along with applicable attachments and a check in the amount of \$840.00 for the CUP fee.

If you have any questions, please contact me.

Respectfully yours,

KELLY & LEMMONS, P.A.

/s/ Patrick J. Kelly

Patrick J. Kelly

PJK/tab
Enclosures

EXHIBIT A

That part of the Northwest Quarter of the Northwest Quarter of Section 33, Township 29 North, Range 23 West, Ramsey County, Minnesota, described as follows: Commencing at the point of intersection of the North line of said Section 33, and the East line of Transfer Road; thence Southerly along the East line of Transfer Road on an (assumed bearing) of South 0 degrees 19 minutes 37 seconds East a distance of 145.0 feet to the point of beginning of the parcel to be described herein; thence continuing South 0 degrees 19 minutes 37 seconds East along the East line of Transfer Road 90.36 feet to a point of curve; thence along a tangential curve of Transfer Road concave to the West with a radius of 445.0 feet and a delta angle of 16 degrees 40 minutes 05 seconds for an arc distance of 129.46 feet to a point; thence North 89 degrees 40 minutes 23 seconds East 143.69 feet; thence North 0 degrees 19 minutes 37 seconds West 218.0 feet; thence South 89 degrees 40 minutes 23 seconds West 125.0 feet to the point of beginning.

Abstract Property

EXHIBIT B

The Applicant's proposed use meets all of the general standards as listed in Section 61.501:

- (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.
- (b) The use will provide adequate ingress and egress to minimize traffic congestion in the public streets.
- (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.
- (d) The use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
- (e) The use shall, in all other respects, conform to the applicable regulations of the district in which it is located.

ResCare Minnesota, Inc. is proposing to use the property located at 700 Transfer Road to operate an Intensive Residential Treatment Services facility ("IRTS") under a proposed contract with the Ramsey County Human Services and Public Health Department.

The IRTS facility will provide time-limited mental health services to adults in a residential setting. The IRTS facility will accommodate up to sixteen (16) residents at a time. The duration of the stay for each individual will vary, but is typically for a period of 60-90 days as they prepare to transition into longer term community based settings. The IRTS program uses an inter-disciplinary team to provide recovery-focused, evidenced-based services and support to individuals with a primary diagnosis of mental illness. These services are designed to achieve psychiatric stability, personal and emotional adjustment, self-sufficiency and skills to live in more independent settings. While the individuals reside in the IRTS facility, they receive services such as assessment and planning; illness management and recovery; independent living skills and vocational supports; mental health treatment services; family education; nurse monitoring and supervision; and peer support groups.

ResCare Minnesota has been a leading provider of IRTS residential programs in Minnesota since 1982 through the operation of four other IRTS programs: Northwest Residence (Brooklyn Center); Community Options (St. Paul) Livingston Residence (St. Paul); Community Options (Fridley); and Transitions on Broadway (Robbinsdale).



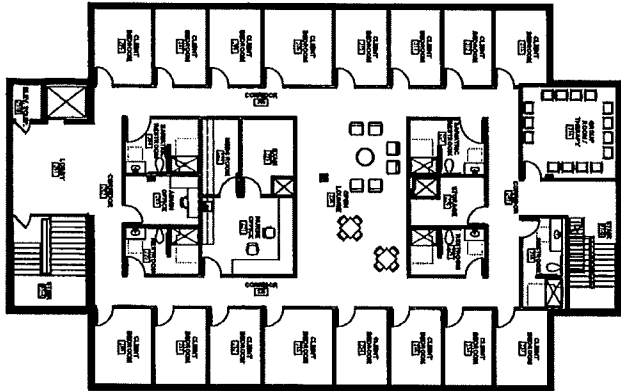
ResCare - St. Paul, MN
SPACE PROGRAM
April 6, 2017



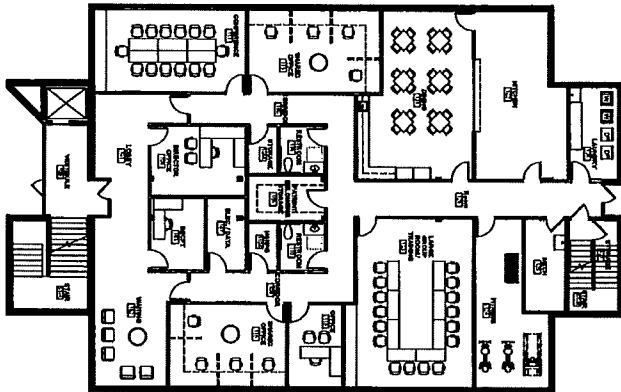
Program Component	Robbinsdale Facility			Suggested - Transfer Road			Comments
	No Rms	Room Size	Total NSF	No Rms	Room Size	Total NSF	
Admissions							
Entrance Vestibule	1	35	35	1	80	80	
Waiting/Lobby Space	0	0	0	1	200	200	allow 15s.f. per person = 10 chairs
Receptionist Check in	0	0	0	1	80	80	Is this desired?
Workroom	0	0	0	0	0	0	
Consult/Intake	0	0	0	0	0	0	
Coats	0	0	0	1	40	40	
Admissions			35			400	
Administration							
Director's Office	1	120	120	1	120	120	
Administration Office	1	85	85	1	120	120	
Shared Staff Office	2	205	410	2	240	480	(4) people per each
Nurse Office	1	135	135	1	180	180	60 sq feet per person - Space for 3 people
Exam Room adjacent to Nurse Office	0	0	0	1	120	120	
Medication Room adjacent to Nurse Office	1	37	37	1	60	60	
Storage	0	0	0	2	80	160	
Workroom	1	85	85	1	100	100	
Conference Room	1	275	275	1	275	275	
Administration			1147			1,615	
In-Patient Unit							
Bedrooms	16	130	2080	16	120	1,920	Robbinsdale number = average
Restrooms/showers	7	80	560	7	100	700	Robbinsdale number = average
Laundry	1	95	95	1	100	100	
Open Group Space/Lounge	1	235	235	2	240	480	Assumed (1) per floor. Robbinsdale number = average
Group Therapy/Conference Room	1	320	320	1	320	320	
Focus or Small Group Room	0	0	0	1	120	120	
Fitness	0	0	0	1	200	200	
Multi-purpose group or art therapy	0	0	0	1	200	200	
General Storage	0	0	0	1	80	80	
Dining	1	385	385	1	400	400	
Commercial Kitchen	1	235	235	1	300	300	
Kitchen Storage	0	0	0	1	80	80	
Client Belongings Storage	1	60	60	1	60	60	
In-Patient Unit			3970			4,960	
Facilities							
Mechanical Room	1	165	165	1	320	320	Existing
Sump/Water Room	1	43	43	0	0	0	
Electrical Room/Closet	0	0	0	1	60	60	
Janitor Closets	0	0	0	0	0	0	Combined with Mechanical above - Existing
General Storage	0	0	0	1	80	80	
Server Room	0	0	0	1	100	100	
Secondary Entrance/Exit Vestibule	1	43	43	1	60	60	
Elevator	2	42	84	2	105	210	Existing (One elevator needed, square footage on 2 floors)
Elevator Equipment Room	1	28	28	1	75	75	Existing
Stairs	1	70	70	2	390	780	Existing
Facilities			433			1,685	
Total Departmental Net Square Footage			5,585	8,660			
Net to Gross Factor			1.38	1.38			
Total Gross Square Footage			7,707	11,951			



Site Map of Property Parcel

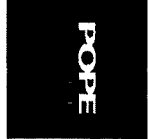


2 SECOND LEVEL FLOOR PLAN
1/8" = 1'-0"



1 FIRST LEVEL FLOOR PLAN
1/8" = 1'-0"

NOT FOR CONSTRUCTION



ResCare
Residential Services

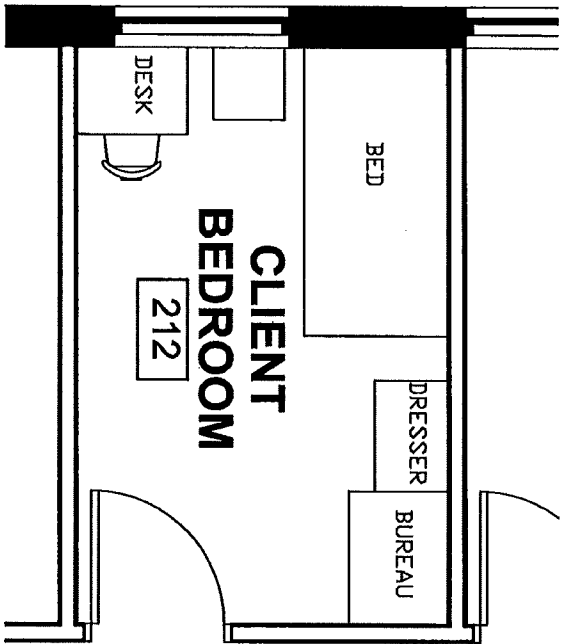
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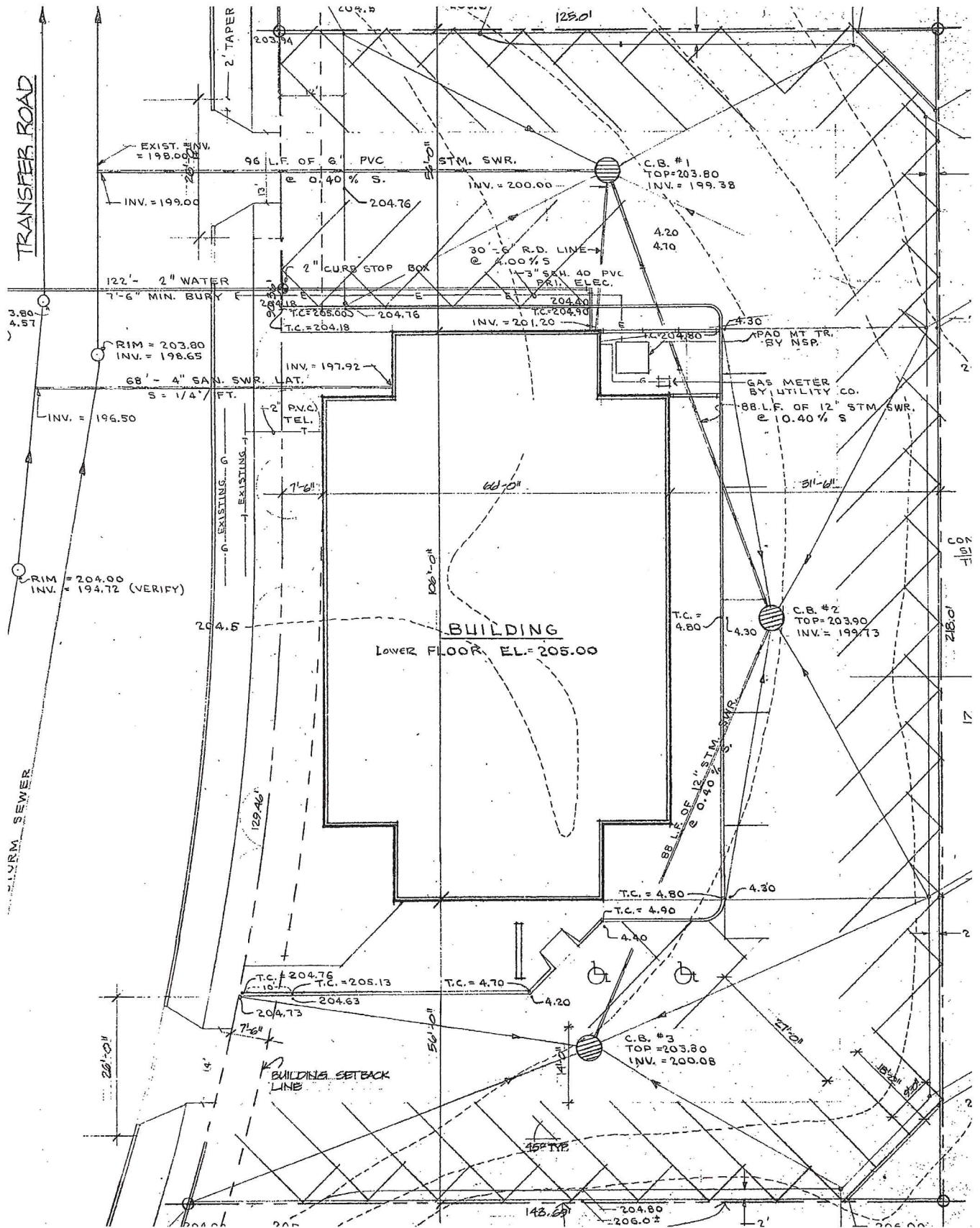
FLOOR PLAN

DATE	
BY	
CHECKED	
APPROVED	

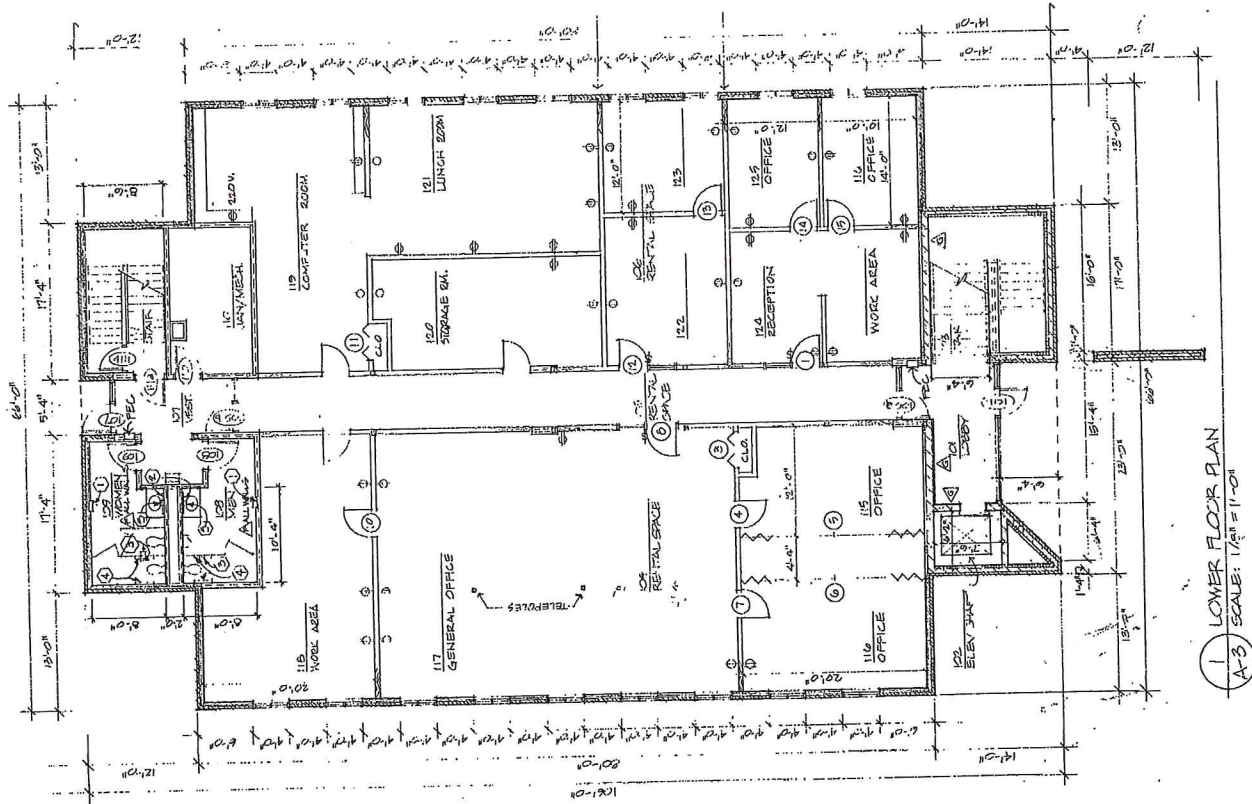
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CLIENT	AMER
ARCHITECT	CH2M
DATE	

A2.1

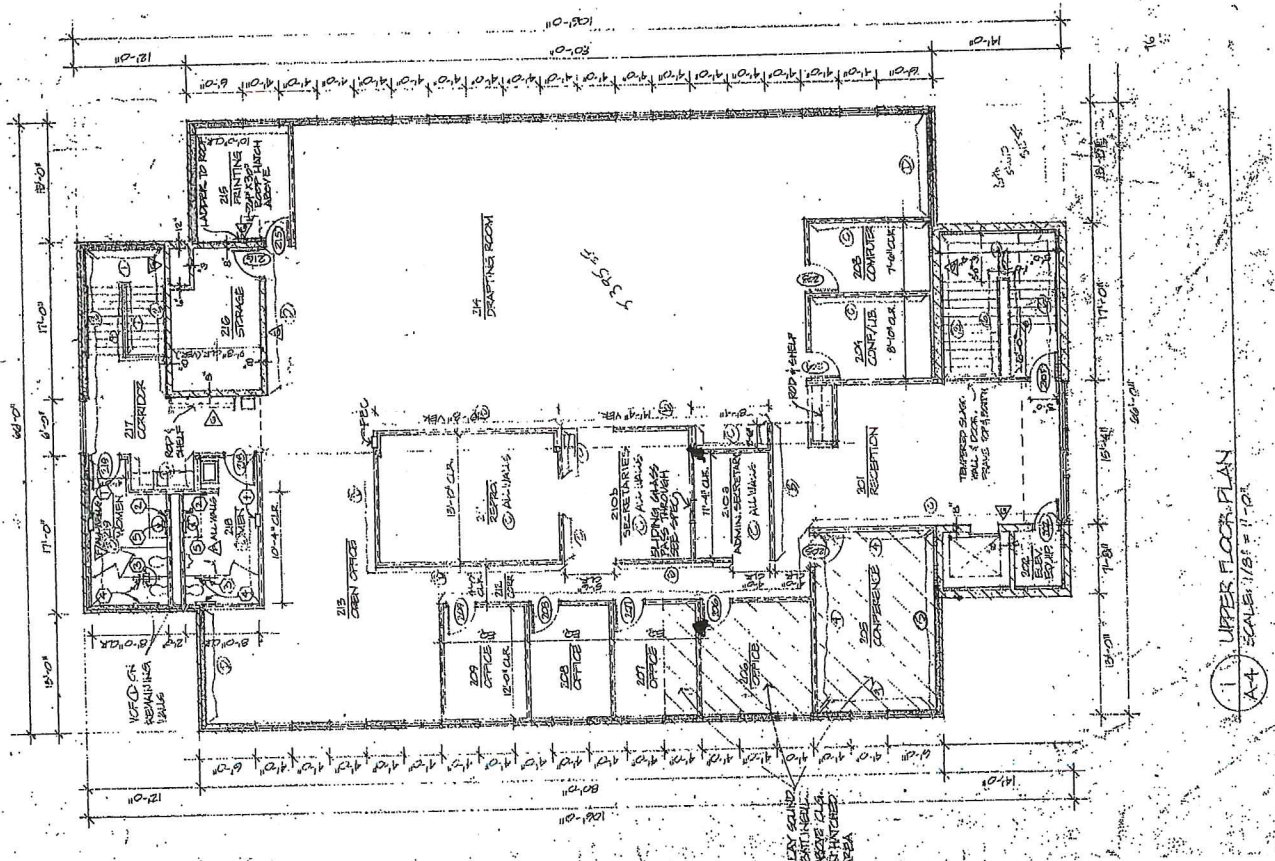




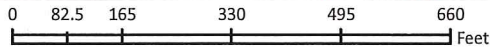
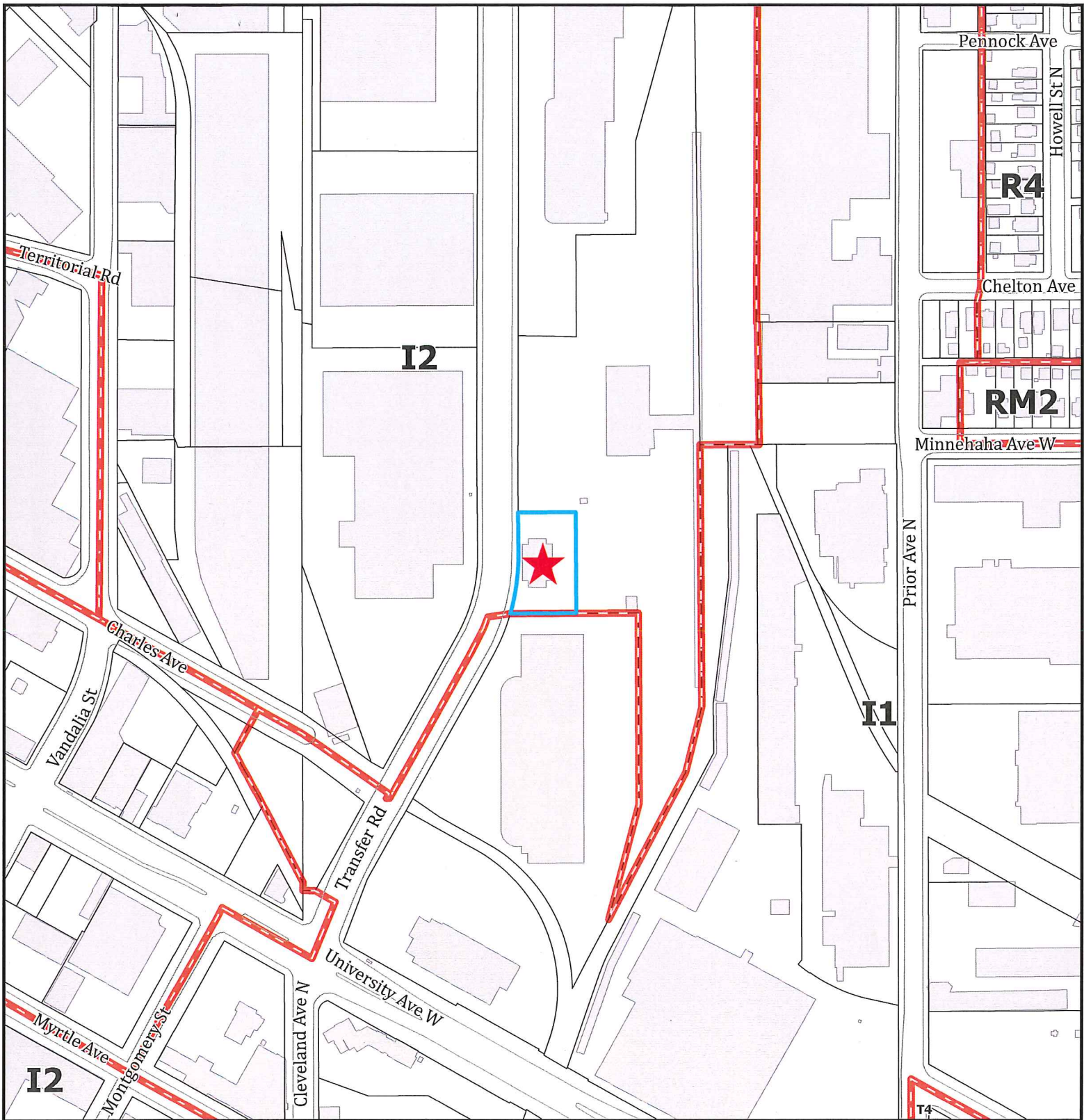
Site Plan with Parking



First Floor - Approximately 6,250 SF



Second Floor - Approximately 6,250 SF



APPLICANT: ResCare Minnesota

APPLICATION TYPE: _____

FILE #: To Be Assigned DATE: 4/21/2017

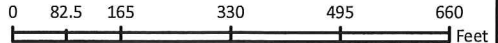
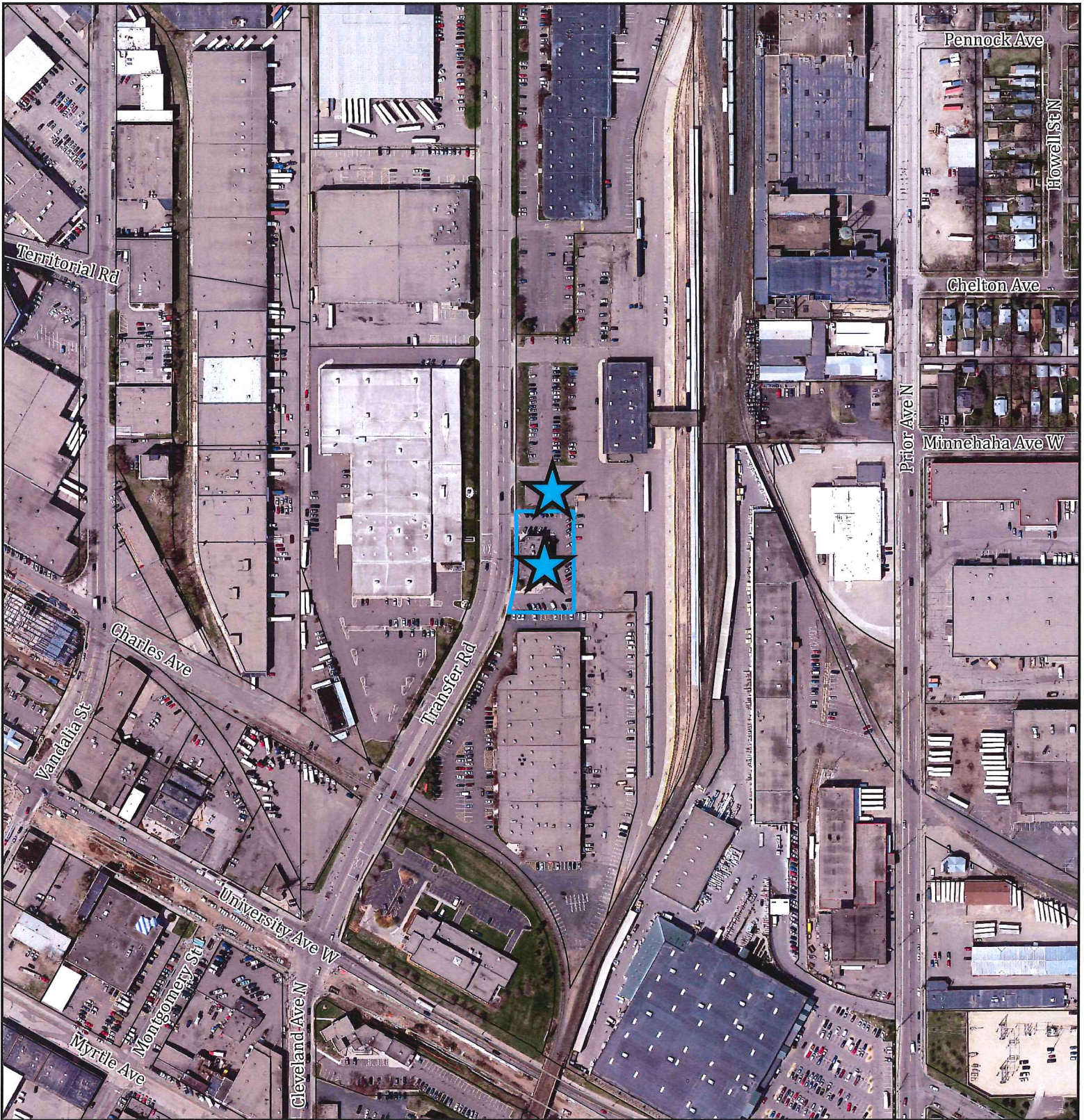
PLANNING DISTRICT: _____

ZONING PANEL: _____

ENS

- R4 One-Family
- RM2 Multiple-Family
- T4 Traditional Neighborhood
- IT Transitional Industrial
- I1 Light Industrial
- I2 General Industrial





FILE NAME: ResCare Minnesota Inc

Aerial

APPLICATION TYPE: CUP

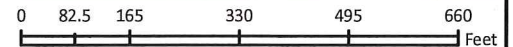
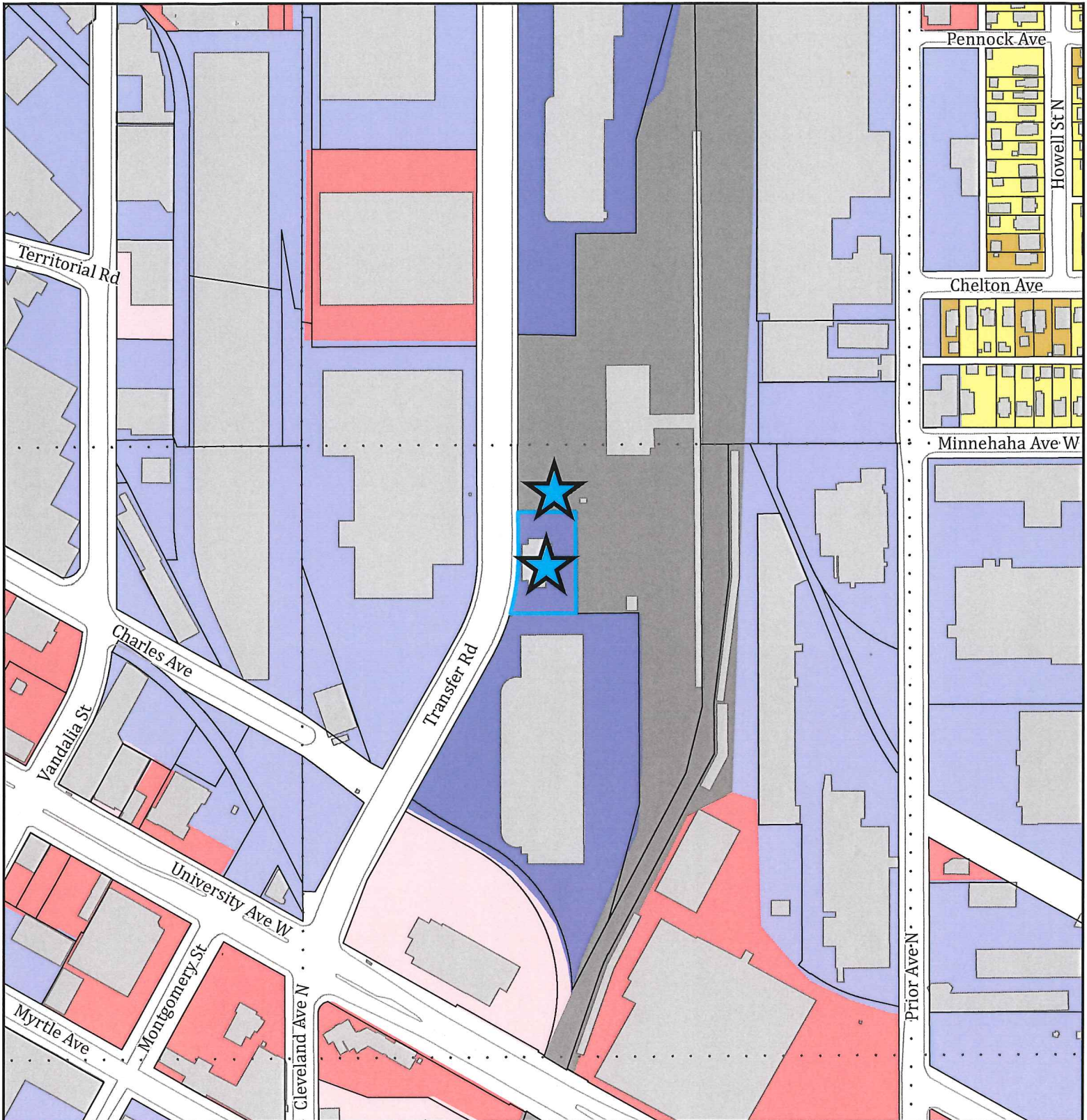
 Subject Parcels

FILE #: 17-031496 DATE: 4/21/2017

PLANNING DISTRICT: 11

ZONING PANEL: 7





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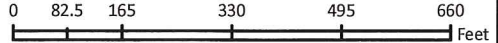
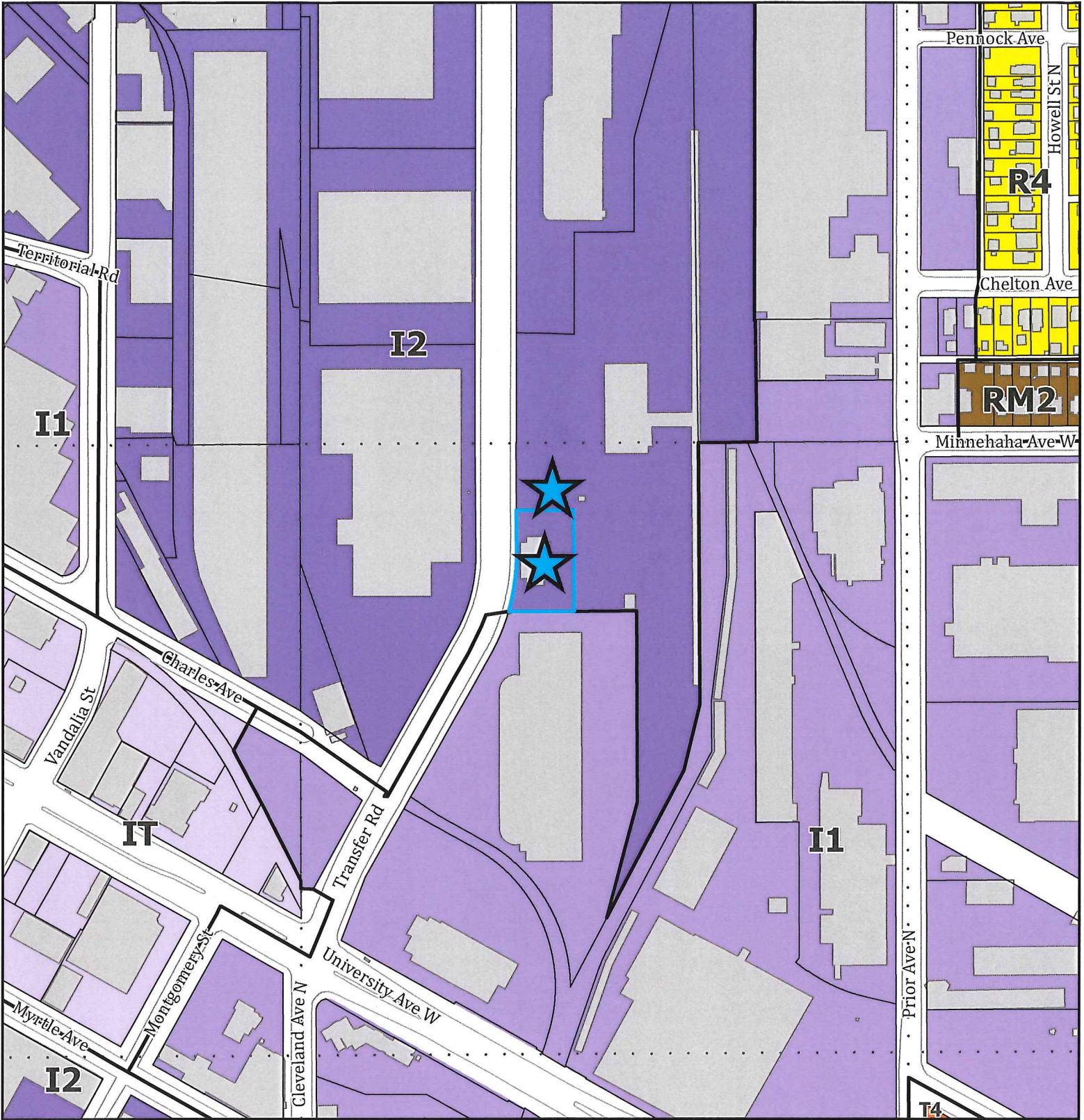
PLANNING DISTRICT: 11

ZONING PANEL: 7

Land Use

- Single Family Detached
- Single Family Attached
- Office
- Retail and Other Commercial
- Mixed Use Industrial
- Industrial and Utility
- Institutional
- Railway
- Subject Parcels
- Section Lines





FILE NAME: ResCare Minnesota Inc

APPLICATION TYPE: CUP

FILE #: 17-031496 DATE: 4/21/2017

PLANNING DISTRICT: 11

ZONING PANEL: 7

- Zoning**
- Subject Parcels
 - · Section Lines
 - R4 One-Family
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