

ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** Transition Homes Corporation **FILE #** 18-033-224
 2. **APPLICANT:** Transition Homes Corporation **HEARING DATE:** March 29, 2018
 3. **TYPE OF APPLICATION:** Conditional Use Permit and Variances
 4. **LOCATION:** 1947 Roblyn Avenue, NE corner at Prior Avenue
 5. **PIN & LEGAL DESCRIPTION:** 33.29.23.33.0001; Part of Lots 7 and 8 south of a line from a point on the west line of and 120.8 feet from the south corner of Lot 7 to a point on the east line of and 114.5 feet from the southeast corner of Lot 8, Block 8, Merriam's Rearrangement of Merriam Park
 6. **PLANNING DISTRICT:** 13 **PRESENT ZONING:** RT1
 7. **ZONING CODE REFERENCE:** § 65.161; § 61.501; § 61.601
 8. **STAFF REPORT DATE:** March 22, 2018 **BY:** Kady Dadlez
 9. **DATE RECEIVED:** March 1, 2018 **60-DAY DEADLINE FOR ACTION:** April 30, 2018
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- A. **PURPOSE:** Conditional use permit for a supportive housing facility for up to 10 program residents and 1 resident manager, variance of the 1320 foot minimum separation from other congregate living facilities (698 and 936 feet proposed), and variance of the 6-resident maximum in the RT1 district.
- B. **PARCEL SIZE:** 11,761 square feet
- C. **EXISTING LAND USE:** The property is currently used as women's sober housing and licensed for 11 residents (10 program residents and 1 resident program manager)
- D. **SURROUNDING LAND USE:**
North: Office uses and interstate I94 in an RT1 zone.
East: Residential uses in an RT1 zone.
South: Office and residential uses in an RT1 zone and office uses in an OS zone.
West: Merriam Park Recreation Center ballfields and skateboard park.
- E. **ZONING CODE CITATION:** § 65.161 defines and provides standards for supportive housing facilities. § 65.161(a) requires a minimum distance of 1320 feet from other congregate living facilities housing more than 4 adult residents. § 65.161(b) states that in RL-RT1 residential districts, the facility shall serve 6 or fewer facility residents. § 65.161(c) requires a conditional use permit for supportive housing facilities serving 7 or more facility residents. § 61.501 lists general conditions that must be met by all conditional uses. § 61.601 lists the findings that must be met for the planning commission to grant variances.
- F. **PARKING:** Zoning Code § 63.207 requires 4 parking spaces for the proposed use. Both the existing sober house and proposed supportive housing facility require 1.5 parking spaces per every 4 adult facility residents. The applicant is requesting a permit for 10 facility residents plus 1 resident manager. Five off-street parking spaces are provided on the east side of the house. The applicant states that most residents in supportive housing do not have vehicles since the program has an asset limit requirement.
- G. **HISTORY/DISCUSSION:** A request for reasonable accommodation for a sober house was approved by the Department of Safety and Inspections in 2016. A nonconforming use permit was approved in 1997 for use of the building as a 4-family dwelling.

Zoning Code § 66.221 lists *supportive housing facility* as a permitted use in the RT1 district, and § 65.161(b) limits this use to six or fewer facility residents in the RT1 district. The applicant requests a variance from this standard for a supportive housing facility with 10 program residents

and 1 resident manager. Such a variance would trigger the requirement in § 65.161(c) for a conditional use permit for facilities serving 7 or more facility residents.

H. **DISTRICT COUNCIL RECOMMENDATION:** The Union Park District Council voted to support the conditional use permit, variance to exceed 6 facility residents, and the variance to allow the supportive housing facility to be within 1320 feet of an existing supportive housing facility.

I. **FINDINGS:**

1. The applicant currently operates a women's sober house facility licensed for 11 residents (10 program participants and 1 resident manager) at 1947 Roblyn Avenue and is seeking to convert the use to a supportive housing facility with 10 program residents plus 1 resident manager for women aged 18 years or older who are chemically dependent and/or have a co-occurring mental illness and chemical dependency. It would be a Group Residential Housing Facility licensed by the Minnesota Department of Human Services. This change will allow residents who cannot afford the current program to be funded by the Minnesota Department of Human Services. The facility will also be licensed by the Minnesota Department of Health for Boarding and Lodging and by Ramsey County Human Services for Women's Supportive Housing. The only physical change needed to the existing facility is the addition of a hand wash sink in the kitchen that was identified during a pre-inspection by the Minnesota Department of Health.

The application states that facility staff will work in close cooperation with the applicant's out-patient treatment office located immediately north of the subject property at 366 Prior Avenue to establish treatment plans, plans for chemical dependency recovery, and identify any other areas of need. This close proximity provides an ideal supportive program environment. A resident's average length of stay is 90 to 180 days, although it is possible for a resident to stay up to one year with Ramsey County approval. The applicant submitted letters from two nearby property owners expressing support for the plans to establish a supportive housing facility.

2. Zoning Code § 65.161(a) requires that a supportive housing facility with more than four adult residents *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: supportive housing facility, licensed correctional community residential facility, emergency housing facility, shelter for battered persons, or overnight shelter.* The applicant requests a variance of this requirement to allow the proposed supportive housing facility to be 698 feet from a men's group residential housing facility at 1956 Feronia and 936 feet from a licensed correctional community residential facility for women at 1929 Feronia/444 Lynnhurst. The applicant operates the men's group residential housing facility at 1956 Feronia.

Zoning Code § 65.161(b) requires that a supportive housing facility *in RL-RT1 residential districts ... shall serve six (6) or fewer facility residents.* The applicant requests a variance of this requirement for a supportive housing facility with 10 program residents plus 1 resident manager.

The planning commission has the power to grant variances from the strict enforcement of the provisions of the code provided the findings in § 61.601 and discussed below are met.

- (a) *The variance is in harmony with the general purposes and intent of the zoning code.* This finding is met. General purposes of the zoning code include § 60.103(a) "to implement the policies of the comprehensive plan" and § 60.103(j) "to provide housing choice for all". The intent of the minimum distance requirement is to prevent a concentration of congregate living facilities in a small area, and the intent of the occupancy limit is to be in harmony with the smaller-scale character of development in RL-RT1 districts. The other congregate living facilities within 1320 feet of 1947 Roblyn, which is south of I94, are both located north of I94, which creates a substantial separation of uses. The higher occupancy would be in an existing building that is in harmony with the character of development in the area.

- (b) *The variance is consistent with the comprehensive plan.* This finding is met. Policy 3.4 in the Housing Chapter of the comprehensive plan states, "Assist in the preservation and production of homeless and supportive housing."
 - (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.* This finding is met. The applicant currently operates a sober house facility for women with 10 program residents and 1 resident manager in this large residence, which once had a permit for use as a 4-family dwelling. The variances would allow the supportive housing facility to continue to serve the same number of program residents under the new license, which is a reasonable use of the property.
 - (d) *The plight of the landowner is due to circumstances unique to the property not created by the landowner.* This finding is met. The existing residence on the property is large enough that in 1997 a permit was approved for its use as a 4-family dwelling. It currently houses 10 program residents and 1 resident manager. Given the demand for supportive housing for women and the property's ability to provide it, it is prudent to use the property to its full capacity.
 - (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. Supportive housing is a permitted use in the RT zoning district.
 - (f) *The variance will not alter the essential character of the surrounding area.* This finding is met. An existing women's sober house facility for 10 program residents and 1 resident manager is currently in operation. The proposed use is similar to the existing use and will not alter the essential character of the surrounding area.
3. Zoning Code § 65.161(c) requires a conditional use permit for supportive housing facilities serving seven (7) or more facility residents. 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. Policy 3.4 in the Housing Chapter of the comprehensive plan states, "Assist in the preservation and production of homeless and supportive housing."
 - (b) *The use will provide adequate ingress and egress to minimize traffic congestion in the public streets.* This condition is met. Ingress and egress are from an existing driveway on Roblyn Avenue. The proposed use requires 4 off-street spaces. There are 5 off-street parking spaces on the east side of the house. The applicant states that most residents in supportive housing do not have vehicles since the program has an asset limit requirement.
 - (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 applicant operates a sober house facility for women at this site, with 10 program residents and 1 resident manager. The proposed change in licensure and use is similar to what is currently permitted and will not be detrimental to the existing character of 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.* This condition is met. The existing facility is professionally run and owners of several properties in the immediate area

submitted letters in support of the proposed use and the way in which the applicant operates the facility.

(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.

J. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of a variance of the 1320 foot minimum separation from other congregate living facilities (698 and 936 feet proposed), variance of the 6-resident maximum in the RT1 district, and conditional use permit for a supportive housing facility for up to 10 program residents and 1 resident manager.



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 #: 18-033224
 Fee: _____
 Tentative Hearing Date: 3-29-18

PD=13

3329 2333 0001

APPLICANT

Name Transition Homes Corporation Email mikem@transitions.pro
 Address 366 Prior Avenue, Suite #204
 City St. Paul State MN Zip 55104 Daytime Phone 651-529-8905
 Name of Owner (if different) 1947 Roblyn LLC
 Contact Person (if different) Michael Mugaas Phone 612-819-7207

PROPERTY LOCATION

Address/Location 1947 Roblyn Avenue, St. Paul, MN 55104
 Legal Description _____
 Current Zoning RT1
 (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.

Required Site Plan is attached

Applicant's Signature [Signature] Date 2-27-2018 City Agent [Signature]



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: \$ _____
Tentative hearing date: 3-29-18
Section(s): _____
City agent _____

APPLICANT

Name TRANSITION HOMES CORP. Company _____
Address 366 PRIOR AVENUE #204
City ST. PAUL State MN Zip 55104 Daytime Phone 651-529-8905
Property interest of applicant (owner, contract purchaser, etc.) 1947 ROBLYN LLC
Name of owner (if different) _____

PROPERTY

Address/Location 1947 ROBLYN AVENUE
Legal description _____
(attach additional sheet if necessary)
Lot size _____ Present Zoning _____ Present Use _____
Proposed Use _____

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

add
2-27-18

Attachments as required: Site Plan Attachments Pro Forma

Applicant's signature _____

Date 2-27-2018

Transitions

Information Supplement to Conditional Use Permit/ Variance application

Transition Homes Corporation (Transitions) is seeking a Conditional Use Permit to operate a Supportive Housing Facility. This zoning designation will allow for a Group Residential Housing Facility licensed by the MN Department of Human Services at 1947 Roblyn Avenue, St. Paul 55104. This facility will provide 10 program beds for women age 18 years or older who are chemically dependent (CD) and/or have a co-occurring mental illness and chemical dependency (MI/CD).

This facility has been recently renovated and is currently used as women's sober housing. It is licensed for 11 residents (10 program participants and 1 resident manager). Changing the licensing to Supportive Housing/ Group Residential Housing will allow residents who cannot afford the program, to become residents funded by the Department of Human Services. The occupancy number will not change. This facility has had a pre-inspection by the Minnesota Department of Health. No changes will need to be made, other than the addition of a hand wash sink in the kitchen.

In zoning district RT1, a conditional use permit and variance is required for a Supportive Housing facility exceeding 6 residents. We are requesting a variance to accommodate ten program residents, and one resident manager.

There is a minimum distance requirement of 1320 feet from other Supportive Housing facilities in RT1 zoning. 1947 Roblyn Avenue is 729 feet from Transition Homes Corporation's men's Group Residential Housing facility at 1956 Feronia Avenue. This facility is across the Prior Avenue bridge on the north side of Highway 94. This will require a variance because the minimum distance requirement is not met.

This facility will be licensed by the Minnesota Department of Health for Boarding and Lodging, as well as Ramsey County Human Services for Women's Supportive Housing.

This will not be considered a medical facility.

There is accessible Ingress and egress on Roblyn Avenue.

Proposed Average Length of Stay (ALOS)

The GRH staff will work in close cooperation with Transitions Outpatient Program (located next door at 366 Prior Avenue), to establish treatment plans and GRH Service Plans for chemical dependency recovery, and identify other areas of need. The average length of stay (ALOS) will be from 90 to 180 days. It is possible for residents to stay up to one year with county approval.

Prior to anyone being accepted into the program, a rule 25 assessment will be reviewed by our clinical director. This information is very comprehensive and gives all the information necessary to define the client as appropriate. This assessment outlines any criminal history as well as mental health dimensions. The client must be deemed appropriate for the safety of the client, residents as well as the surrounding community. No residents will be allowed to be admitted with any violent criminal activity or incidents of theft. Residents appropriate for this program may have mild mental health issues, generally depression related to chemical use.

Location and Accessibility

The building is on the corner of Prior Avenue and Roblyn Avenue. There are office buildings on the north and south sides. There is a park on the west side and a residence on the east side. The office building that shares the north lot line is Transition Homes Corporation's administrative office and Outpatient Treatment office. This close proximity provides the ideal supportive program environment.

There is easy access to public transportation including bus and light rail. There are five parking spots in the main building lot. There are two parking spots behind the building, and additional parking in our lot next door at our administrative/ outpatient treatment building for staff, visitors, and the few residents who may have a car to use to go to work or school. Most residents in Supportive housing do not have vehicles as this program has an asset limit requirement.

Staffing will include:

Program Manager who is responsible for all aspects of the program.

Resident Manager who will live on site.

There will be a part time nurse who will identify health issues, provide medication management oversight, educate residents on health care and nutrition, and help direct residents to outside resources.

Technical staff will assist in directives from Program Manager, as well as assist the residents in all aspects from transportation, employment and volunteer opportunities, to education and future housing.

Kitchen staff will transport meals from our commercial kitchen and provide on site meal prep.

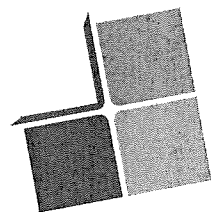
There will also be cleaning and maintenance staff.

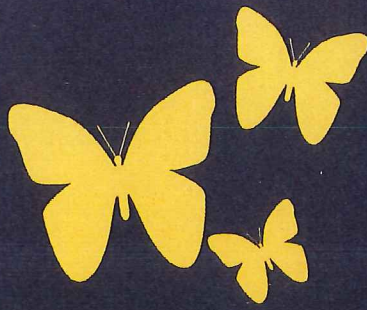
The overall goal of Transitions Programs can be described within our peer support services offered as a continuing care program to support persons recovering from substance use disorders. This program is a response to the increasing need for longer term, individualized options to sustain successful recovery, especially for women.

Transitions provides an evidence-based, individualized, person-centered program offering leader guided, peer supported small groups focused on living and coping skills to sustain long-term recovery. Clients will develop and strengthen skills to manage the day-to-day challenges of life. Staff reinforces positive behaviors and provides on-going motivational support, enhancing a client's recovery and overall quality of life. Topics include: employment challenges, personal motivation, self-care, stress management, social reengagement, emotional stability, and relapse prevention. Continuing care for substance use disorders is very important because of the nature of addiction. Addiction is a chronic disease characterized by relapse. Most people leaving acute care settings are precariously perched somewhere between continued recovery and relapse. Recovering addicts not receiving some form of clinical support are at an extremely high risk for relapse. Continuing care increases the probability of sustained recovery.

Transitions helps keep the sober resident engaged in recovery activities, which reduces probability of relapse. Additionally, continued reinforcement of behavioral change is necessary for sustained benefit. While there is no predetermined length of treatment and/or aftercare services, research has shown that the longer the engagement in some level of continuing care, the better the outcomes.

Please contact Michael Mugaas at 612-819-7207 or email mikem@transitions.pro with any additional questions.





CORNERSTONE for WOMEN

Saint Paul, MN
www.transitions.pro
651-529-8900



*"Environment is of supreme importance.
It is greater than will power."
– Paramhansa Yogananda*

Transitions

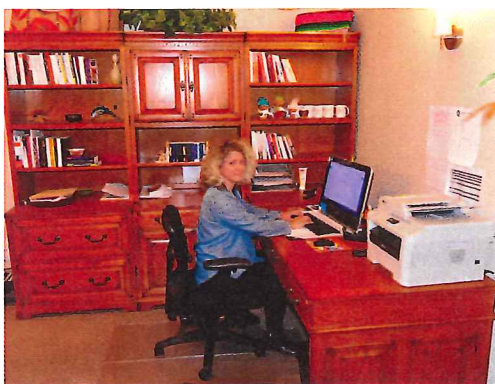


Each resident comes to Cornerstone with varying life experience and personal challenges, the program is designed to meet clients where they are and tailor the experience to their specific needs. Our staff will work with residents to identify areas of focus, create a personalized Transitions progress and recovery plan, and provide the structure, accountability, and skills necessary for growth in recovery.

The Cornerstone program offers:

- **daily in-house support groups** designed to reinforce positive recovery thought processes and relationships led by experienced, knowledgeable, and licensed Transitions Outpatient Program and Cornerstone staff
- **individual sessions** with Transitions Outpatient Program licensed alcohol and drug counselor (LADC) to assess progress and for the resident to discuss issues related to recovery, relapse prevention, goal setting, and personal development
- **guidance around healthful living, self care, and coping mechanisms** for lasting, ongoing recovery and emotional stability
- **community building and social reengagement** through 12-step meetings, service opportunities, sober fun, Transitions sponsored recreational activities, and monthly medallion meetings celebrating recovery milestones
- **vocational and educational assistance** in researching employment opportunities, acquiring skills necessary for employment, enrolling in an educational program, or finding volunteer opportunities
- **time management direction** and help with maintaining a productive and meaningful weekly schedule

Cornerstone also includes:



- coordination with resident's recovery support system, including referring treatment centers and continuing care service providers to ensure continuity and efficacy of care
- communication with family on progress as needed or requested
- morning wake-ups, resident sign in/out sheets, curfew, and evening check-ins
- daily self-administered medication management
- client fund and/or basic money management such as budgeting or instruction on how to open and maintain a bank account
- public transportation instruction--transportation to clinical visits such as doctor and mental health appointments is available with 24-hour advance notice
- frequent UA drug screening and breath testing to help ensure the safety of the Transitions community while assisting residents in developing a willingness to accept responsibility, take accountability for their actions, and remain in integrity with themselves and their community
- full-time program coordinators, part-time support staff, and live-in managers at each residential property
- staple groceries delivered to the house weekly with lunch and dinner available at our nearby Arches location daily
- on-call healthcare
- bedding, wireless Internet, cable TV, phone, shared computer, printer, and free in-house laundry

Every resident is expected to participate in a mandatory weekly house meeting, attend a minimum of 3 recovery meetings per week outside of the house, obtain an AA/NA sponsor with whom they meet on a weekly basis, be productive (school, work, volunteer, outpatient/day treatment) with their time for at least 20 hours per week, and complete and maintain an assigned house chore and kitchen duty.

To whom it may concern:

Michael Mugaas contacted us to discuss his petition for a Conditional Use Permit to operate a Supportive Housing Facility and obtain a zoning designation at 1947 Roblyn Avenue as a Group Residential Housing Facility.

We have been neighbors of 1947 Roblyn Avenue for 3 years. During that time there have been no issues related to the owner or occupants of that property. Mike has made substantial renovations to the property. All of this has improved the overall look and quality of the property, and improved the quality of the neighborhood around Roblyn and Prior.

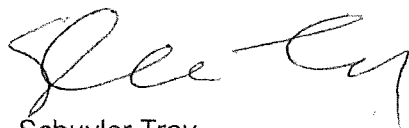
Transitions has implemented a rigorous vetting program for its participants and excludes individuals that have violent criminal backgrounds. The program employs on site managers and has high standards for the occupants to adhere to, including expectations on cleanliness, sober living, and participation in treatment activities.

Mike has always contacted us with any changes he plans to make to the property and everything he has done has added value to our neighborhood. We have no concerns about his application.

Sincerely,



Ryan Greiner



Schuyler Troy

Owners of:
1935 Roblyn Ave
St. Paul, MN 55104

Owner of 1927 Roblyn Avenue- Alan Hupp

Begin forwarded message:

From: Alan Hupp <awhupp@gmail.com>

Subject: Re: Board and Lodge at 1947 Roblyn

Date: February 12, 2018 at 3:23:29 PM Chicago Time

To: Michael Mugaas <mikem@transitions.pro>

Cc: Alan Hupp <awhupp@huppholdings.com>

Mike,

As the owner of two properties in close proximity to your 1947 property, I am writing to express my support of your request for a board and lodge license. You have done a great job of improving the property since you purchased it a few years ago we have never had any issues with your residents.

Good luck.

Alan Hupp
952-334-2250



**CROWS
NEST
DESIGN**

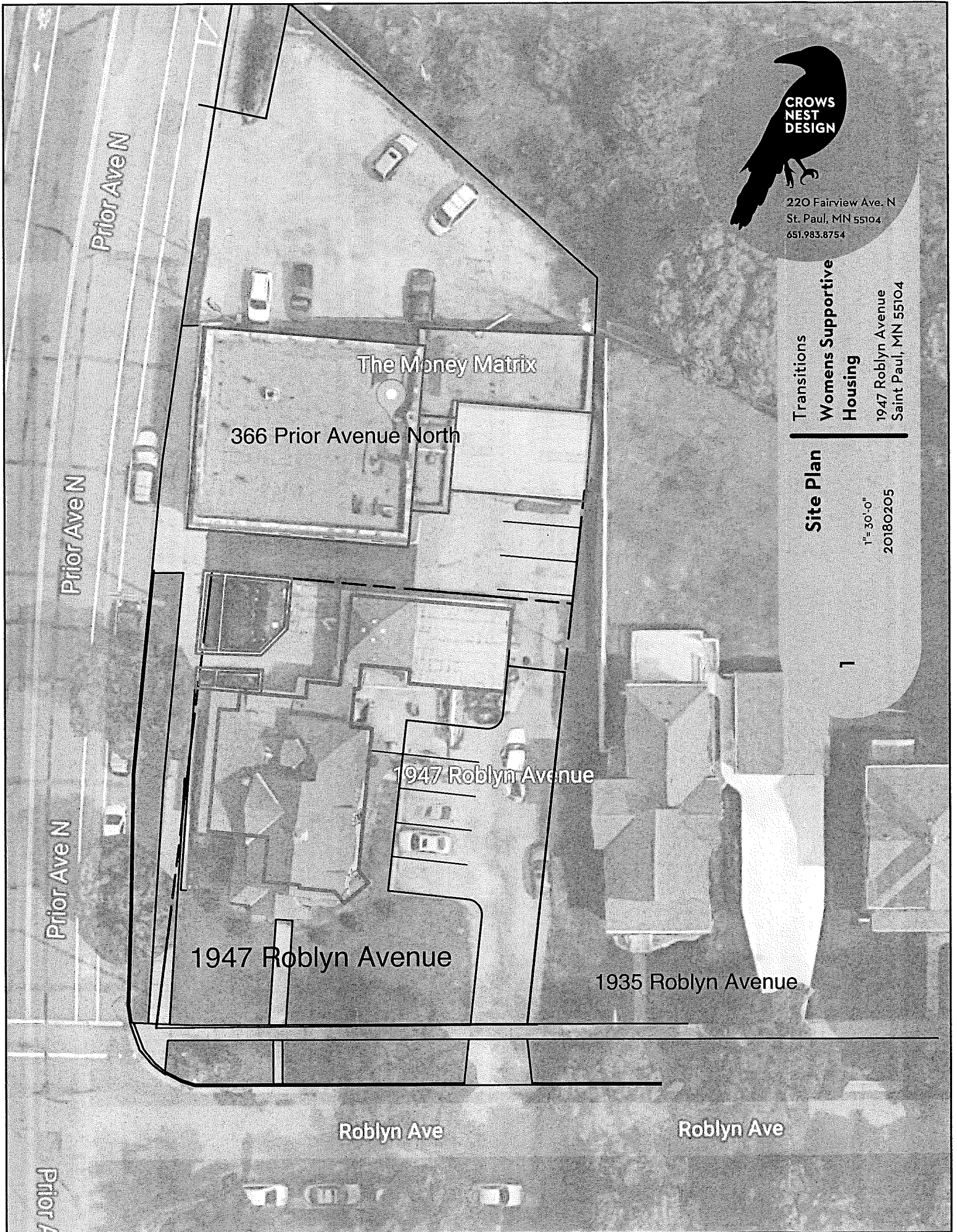
220 Fairview Ave. N
St. Paul, MN 55104
651.983.8754

Transitions
**Womens Supportive
Housing**
1947 Roblyn Avenue
Saint Paul, MN 55104

Site Plan

1"
1"=30'-0"
20180205

1



The Money Matrix

366 Prior Avenue North

1947 Roblyn Avenue

1947 Roblyn Avenue

1935 Roblyn Avenue

Roblyn Ave

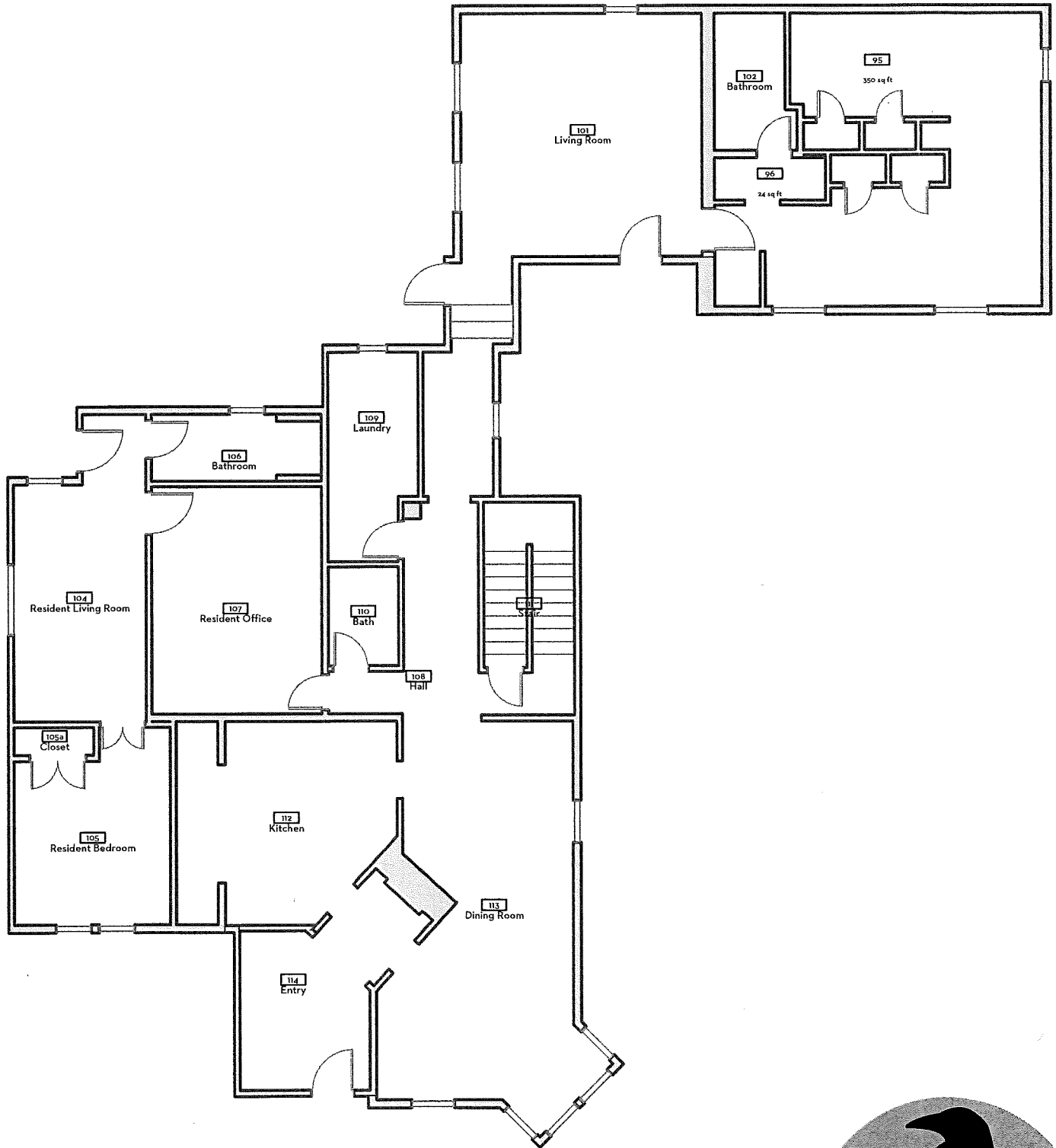
Roblyn Ave

Prior Ave N

Prior Ave N

Prior Ave N

Prior A



3

First Floor Plan

1" = 10'-0"
20180205

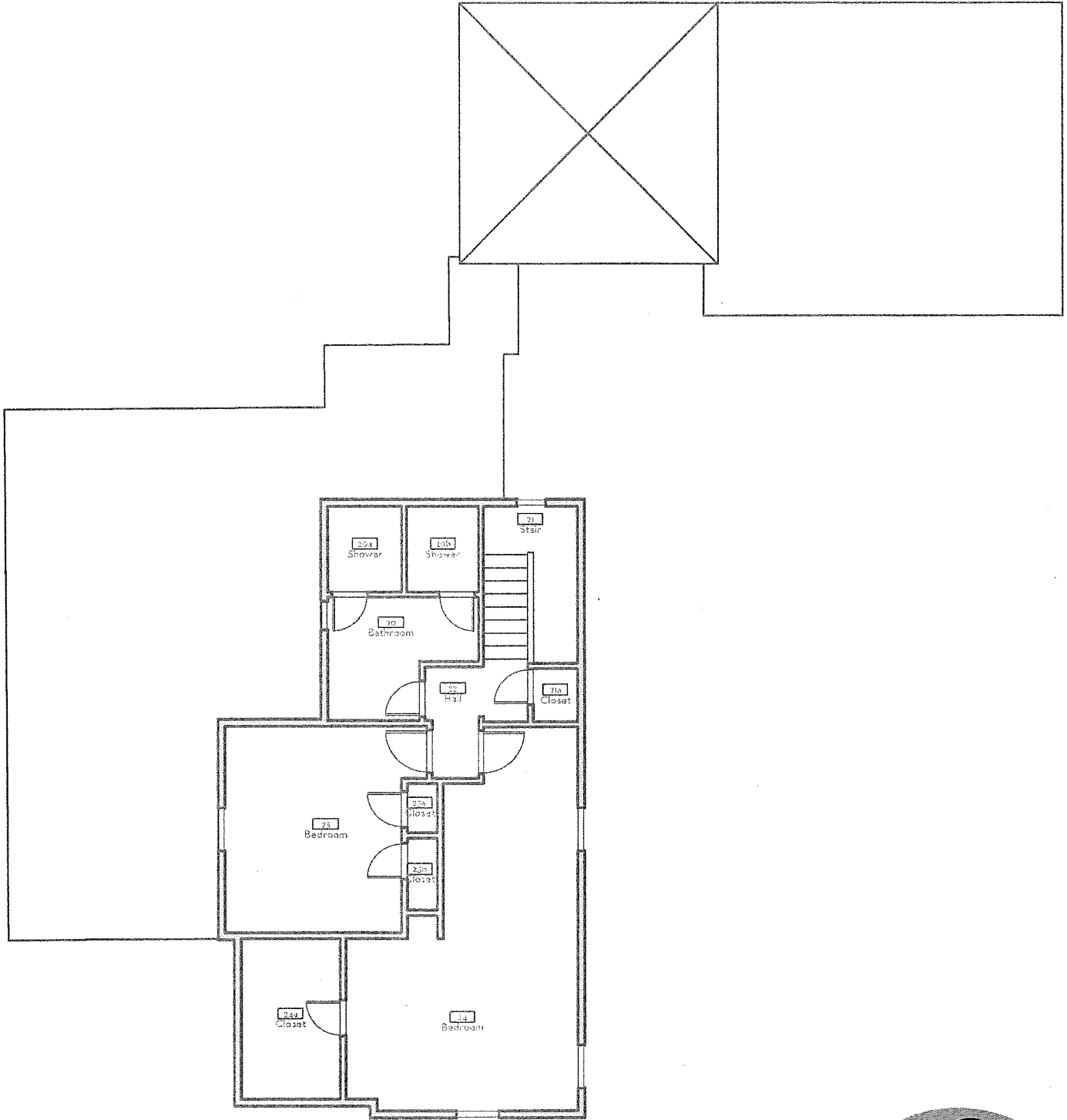
**Transitions
Womens Supportive
Housing**

1947 Roblyn Avenue
Saint Paul, MN 55104



**CROWS
NEST
DESIGN**

220 Fairview Ave. N
St. Paul, MN 55104
651.983.8754



4

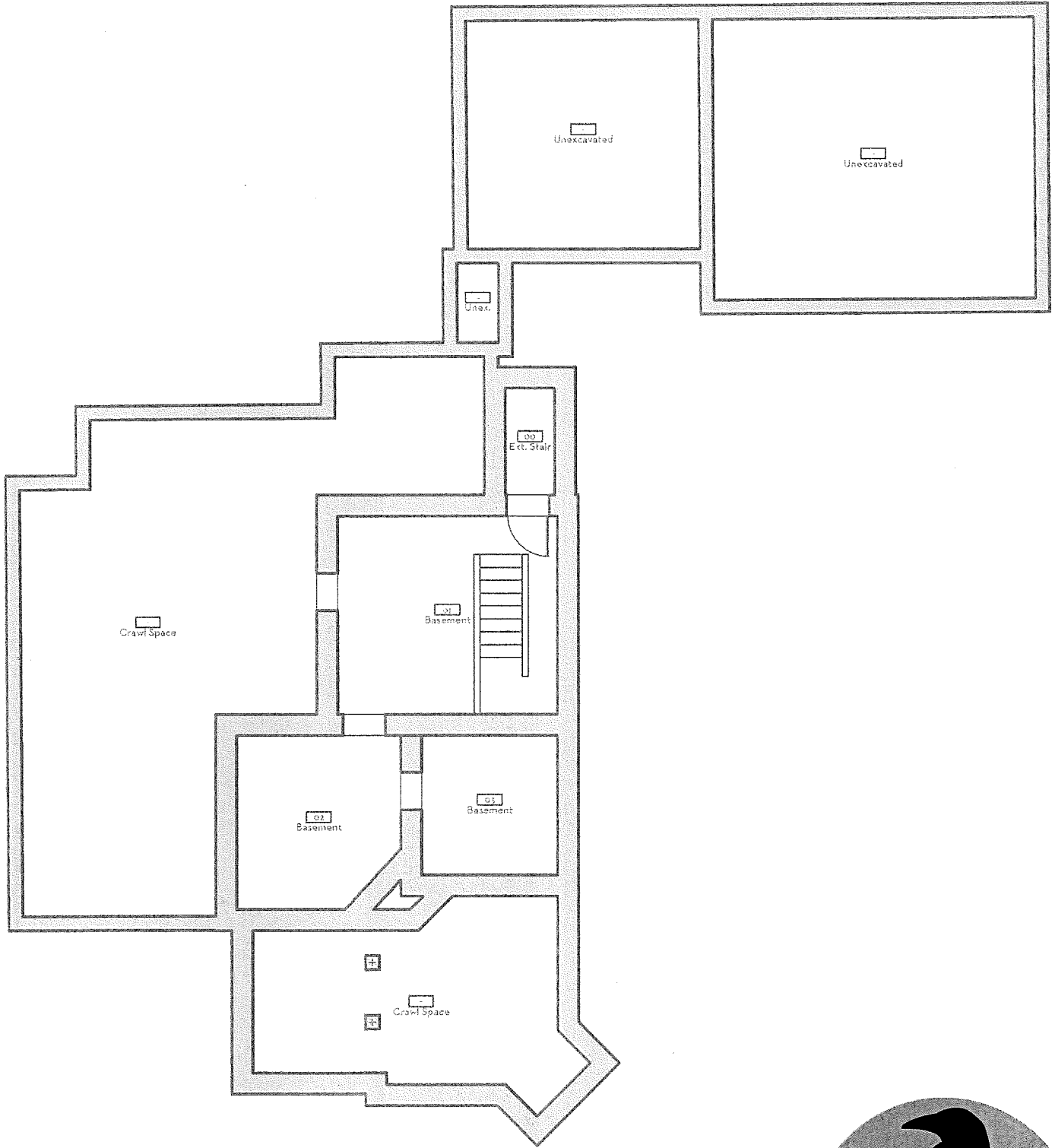
Second Floor Plan

1" = 10'-0"
20180205

**Transitions
Womens Supportive
Housing**

1947 Roblyn Avenue
Saint Paul, MN 55104





2

Basement Plan

1" = 10'-0"
20180205

Transitions
**Womens Supportive
Housing**

1947 Roblyn Avenue
Saint Paul, MN 55104





UNION PARK DISTRICT COUNCIL
161 Snelling Avenue North, Saint Paul, MN 55104
651.645.6887 | info@unionparkdc.org | www.unionparkdc.org
An Affirmative Action, Equal Opportunity Employer

February 20, 2018

Kady Dadlez
Department of Planning and Economic Development
City of Saint Paul
25 West 4th Street
St. Paul, MN 55102

Dear Kady:

At its regular meeting on February 19, 2018, the Union Park District Council Committee on Land Use and Economic Development reviewed Conditional Use Permit and variance requests that will be made by Transition Homes Corporation for its property at 1947 Roblyn Avenue. Michael Mugaas presented on behalf of Transitions.

The Committee voted to support the proposed change of use at 1947 Roblyn Avenue.

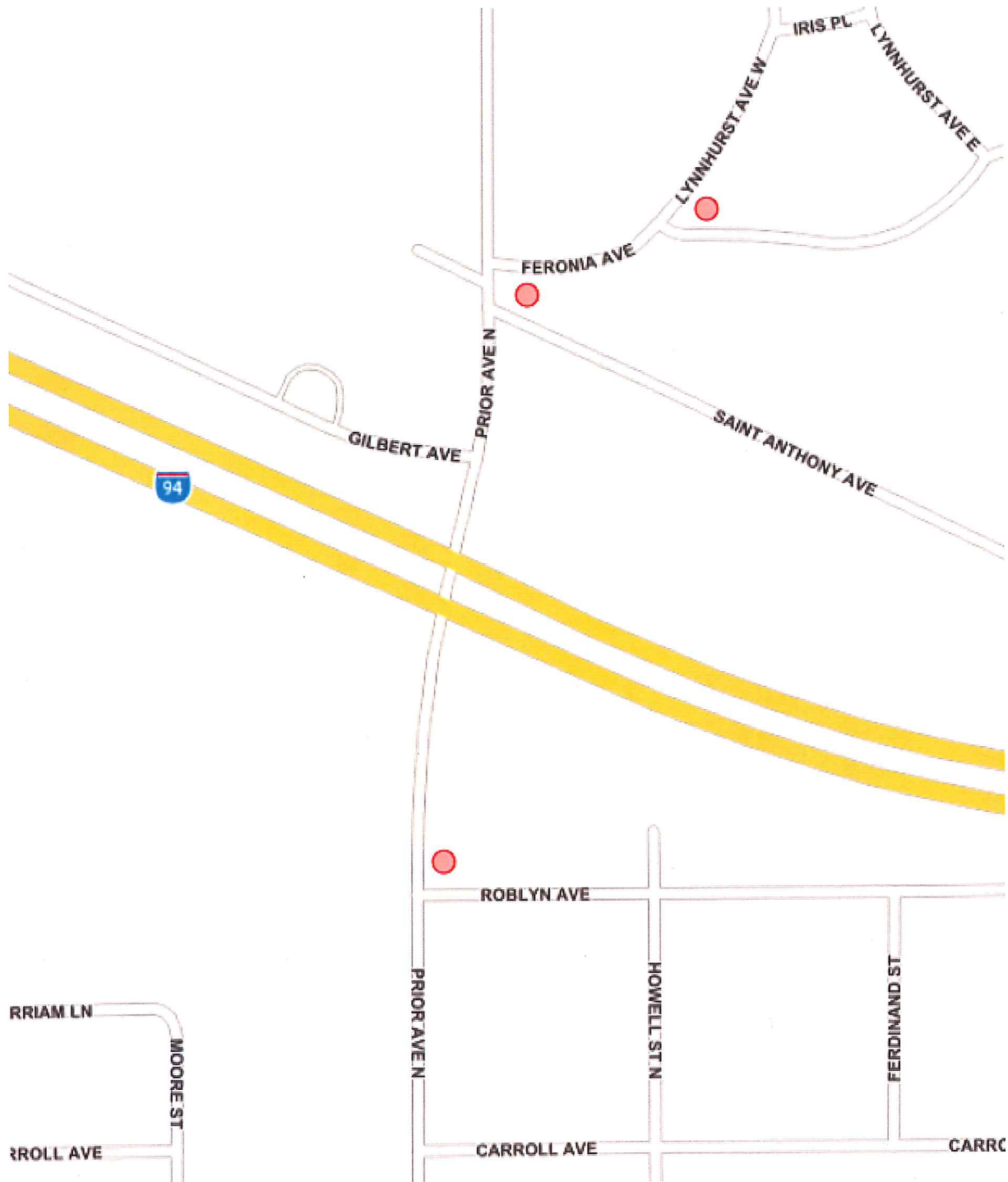
Specifically, the Committee recommends approval of the Conditional Use Permit required to allow for a Group Residential Supportive Housing Facility licensed by the Minnesota Department of Human Services at that address. Additionally, the Committee recommends approval of the variance required for a supportive housing facility exceeding six residents, and the variance required to allow for a supportive housing facility within 1320 feet of an existing supportive housing facility (in this case, at 1956 Feronia Avenue).

Please let me know if you have any questions.

Sincerely,

Julie Reiter, Executive Director
Union Park District Council

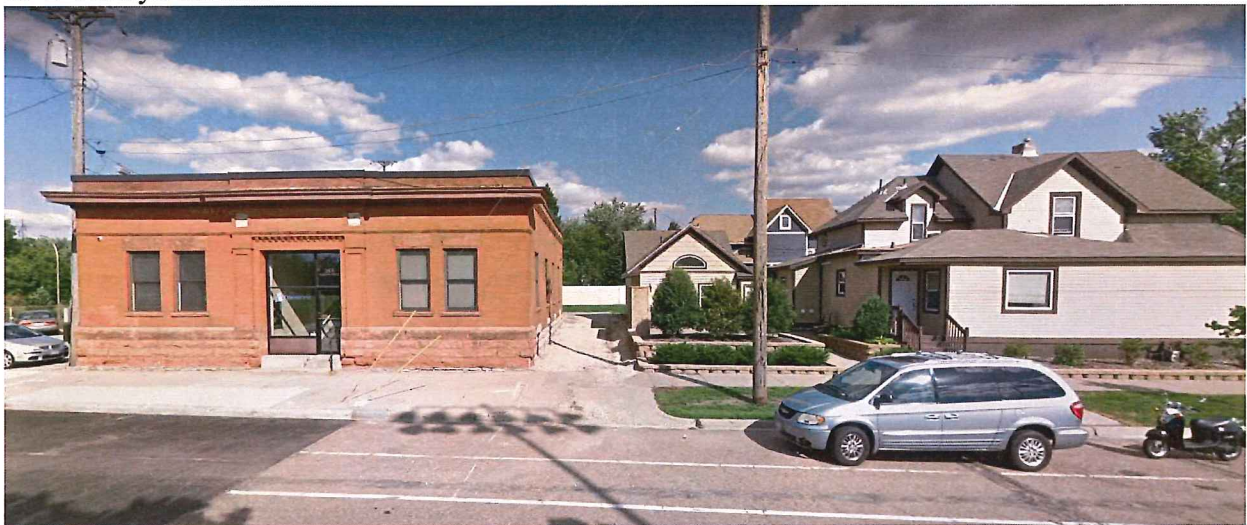
cc: Michael Mugaas, Transition Homes Corporation



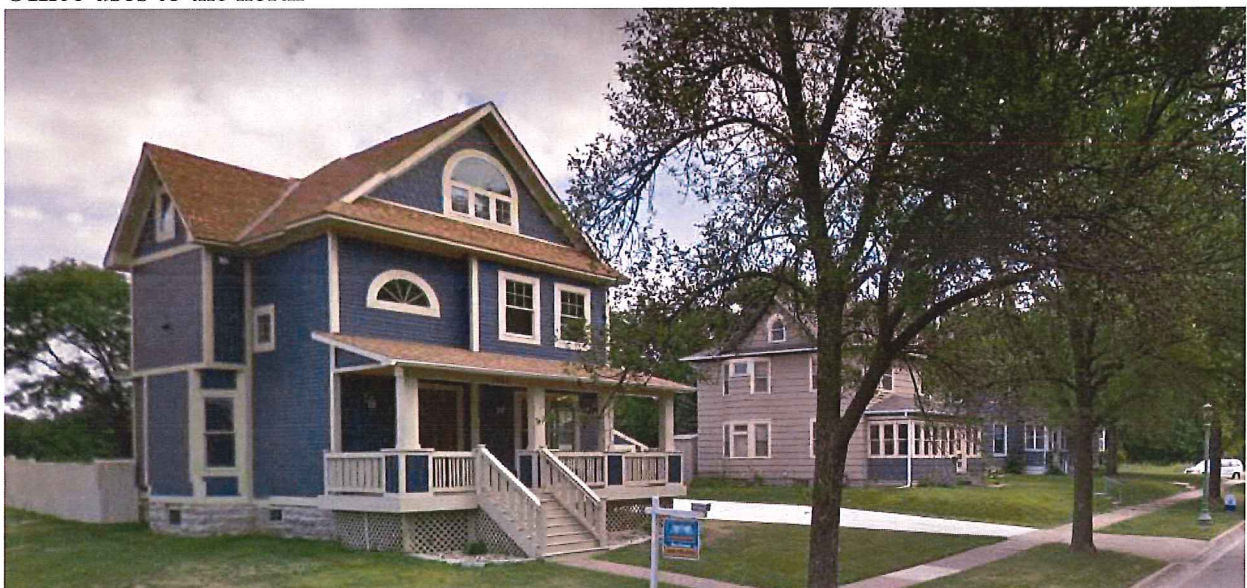
Location of 1947 Roblyn, 1956 Feronia, and 1929 Feronia are shown by red dots on the map. The distance between 1947 Roblyn and 1956 Feronia is 698 feet. The distance between 1947 Roblyn and 1929 Feronia/444 Lynnhurst is 936 feet.



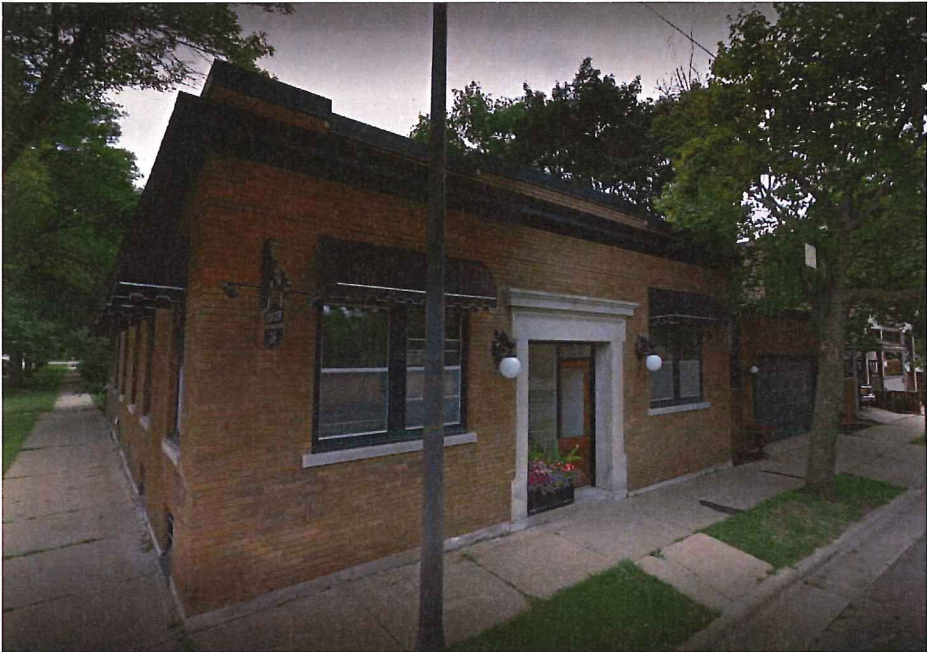
1947 Roblyn Avenue



Office uses to the north



Residential uses to the east



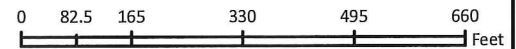
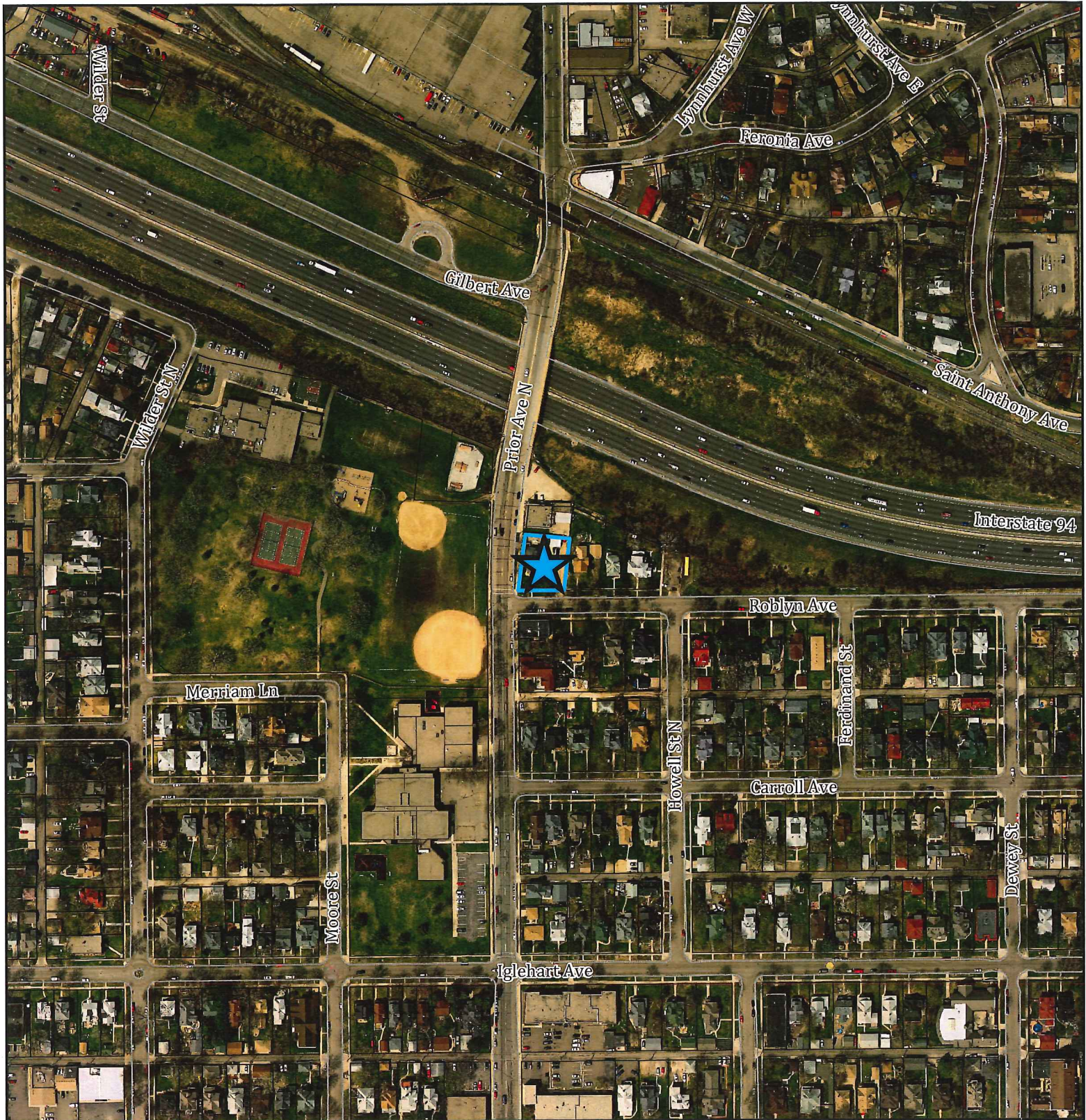
Office use to the south



Residential uses to the south




Ballfields and skate park to the west



FILE NAME: Transitions

Aerial

APPLICATION TYPE: CUP/Var

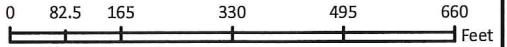
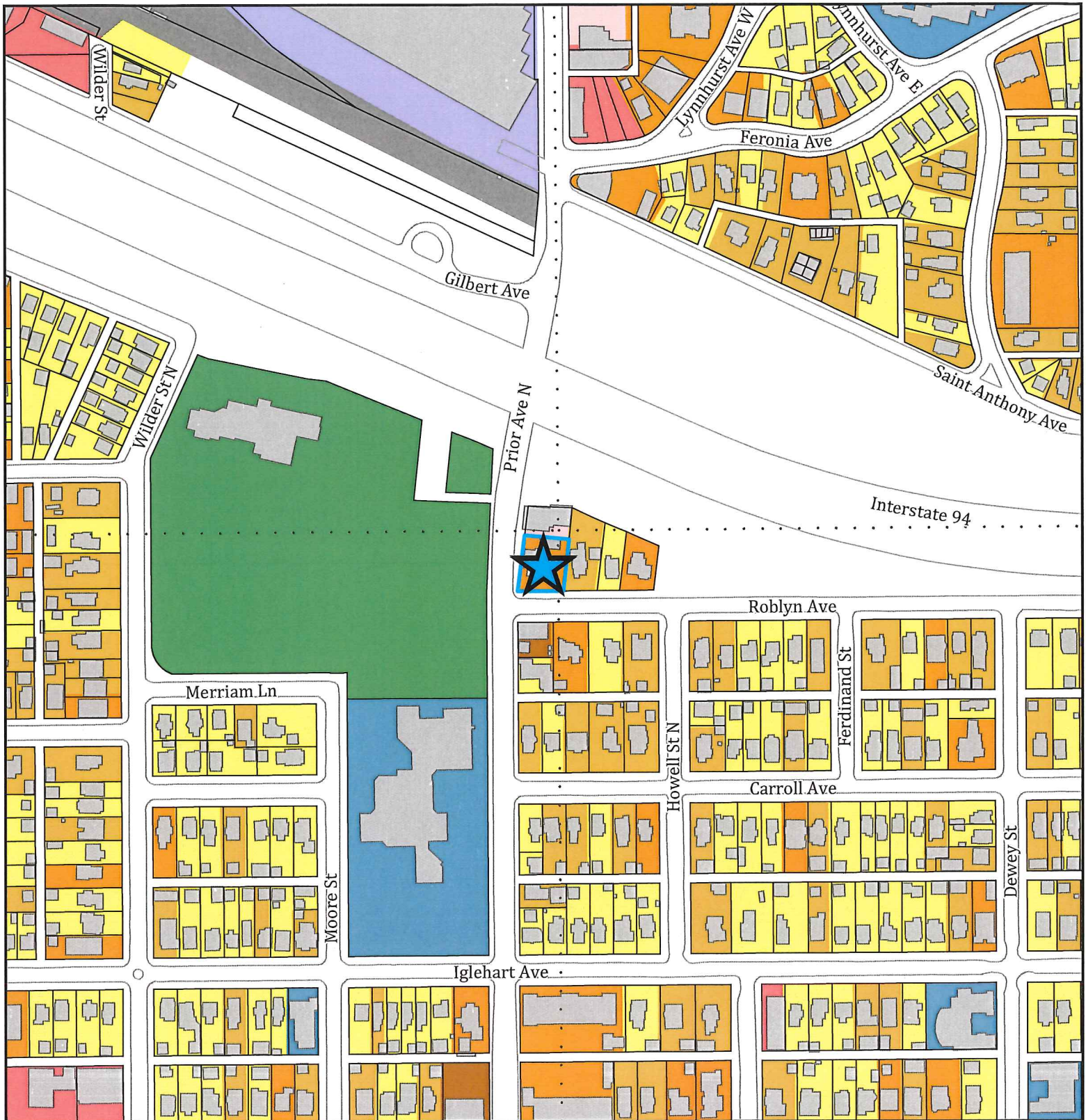
 Subject Parcels

FILE #: 18-033224 DATE: 3/1/2018

PLANNING DISTRICT: 13

ZONING PANEL: 13





FILE NAME: Transitions

APPLICATION TYPE: CUP/Var

FILE #: 18-033224 DATE: 3/1/2018

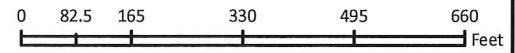
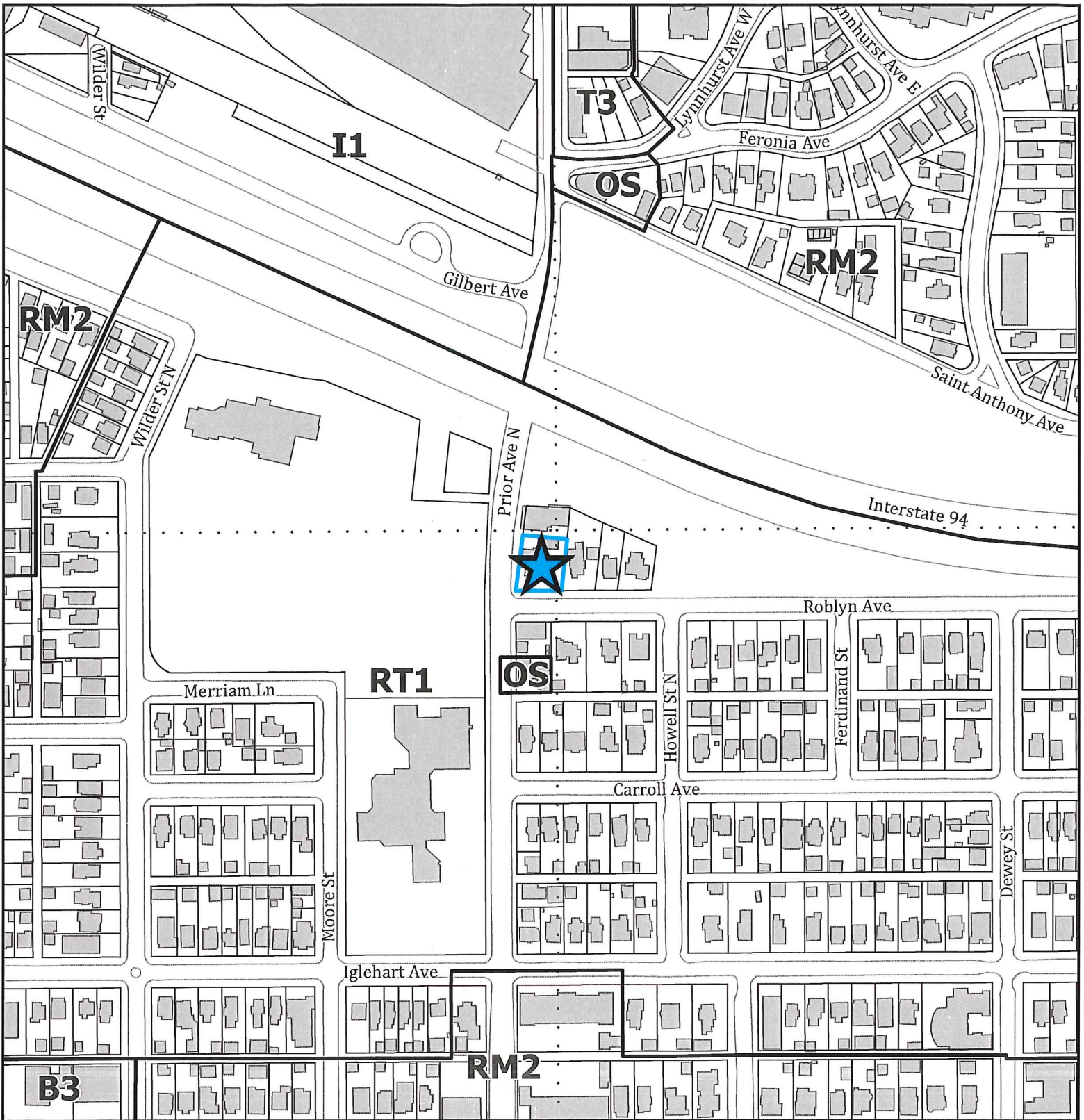
PLANNING DISTRICT: 13

ZONING PANEL: 13

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
- Railway
- Subject Parcels
- Section Lines





FILE NAME: Transitions

Zoning

APPLICATION TYPE: CUP/Var

- Subject Parcels
- · · Section Lines

FILE #: 18-033224 DATE: 3/1/2018

PLANNING DISTRICT: 13

ZONING PANEL: 13

