

ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** Hazel Assisted Living **FILE #** 18-093-449
 2. **APPLICANT:** Vue King Management LLC **HEARING DATE:** August 30, 2018
 3. **TYPE OF APPLICATION:** Conditional Use Permit
 4. **LOCATION:** 1105 Hazel St N, north of Magnolia Ave.
 5. **PIN & LEGAL DESCRIPTION:** 26.29.22.22.0045, Hazel Park Plat B Vacant Alley Accruing & Lots 1-8 Block 2
 6. **PLANNING DISTRICT:** 2 **PRESENT ZONING:** RM2
 7. **ZONING CODE REFERENCE:** §65.151; §61.501
 8. **STAFF REPORT DATE:** August 22, 2018 **BY:** Alena DeGrado
 9. **DATE RECEIVED:** August 10, 2018 **60-DAY DEADLINE FOR ACTION:** October 9, 2018
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- A. **PURPOSE:** Conditional Use Permit for a 24-resident adult care home.
- B. **PARCEL SIZE:** 42,612 sq. ft.
- C. **EXISTING LAND USE:** Single-family dwelling
- D. **SURROUNDING LAND USE:**
 - North: Single family dwelling and railroad
 - East: Industrial and utility (commercial warehouses)
 - South: Single-family dwelling
 - West: Multifamily apartments
- 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. For this case, 24 residents would require 8 parking spaces. As proposed, 14 parking spaces will be located south of the new building.
- G. **HISTORY/DISCUSSION:** The property has been zoned RM2 Medium-Density Multiple-family Residential since 1975. The structure on the site was built in 1998. In 2007, a CUP was granted for an assisted living facility for 40 residents under three conditions: 1) approved only for up to 40 frail and/or elderly residents; 2) the facility complies with all applicable zoning and building code requirements; and 3) the site plan is approved by City staff. This CUP expired before a site plan was approved.
- H. **DISTRICT COUNCIL RECOMMENDATION:** At this time, District 2 Council has not provided a recommendation.
- I. **FINDINGS:**
 1. The application requests a Conditional Use Permit for a 24-resident adult care home at 1105 Hazel Street North. The site contains an existing single-family residence that will remain on-site. An additional building is proposed to accommodate the use.
 2. §66.221 lists Adult Care Home as a conditional use in RM2 zoning districts.
 3. §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 24 proposed guest rooms, the facility requires a minimum lot area of 25,000 square feet. The single-family home requires 5,000 square feet. The combined minimum area needed is 30,000 square feet. The lot is 42,612 sq. ft.*
 - (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.*
 4. §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 an Established Neighborhood, which is a predominantly residential area with a range of housing types. Housing Policy 2.18 in the Plan calls to support the expansion of housing choices for seniors.
- (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 24-resident adult care home appears to be generally consistent with the diverse character of the neighborhood.
- (d) *The use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.* This condition is met. 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.

- J. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends of the Conditional Use Permit for an adult care home for 24 residents, subject to the following additional condition(s):
1. Final plans approved by the Zoning Administrator for this use shall be in substantial compliance with the plan submitted and approved as a part of this application.
 2. A sidewalk is constructed on the property per City specifications.
 3. A concrete apron is required for the driveway at the property site and shall be constructed per City specifications.



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 # 18-093449
Date 9-13-18

PD=2

2629 22220045

APPLICANT

Name Justin Fincher
Address 1335 Pierce Butler Route
City Saint Paul St. MN 55104 Daytime Phone 651-925-6423
Name of Owner (if different) Vue King Management LLC
Contact Person (if different) _____ Phone _____

PROPERTY LOCATION

Address / Location 1105 Hazel Street North, Saint Paul, MN 55119
Legal Description Lots 1, 2, 3, 4, 5, 6, 7, and 8, Block 2, HAZEL PARK PLAT B, according to the recorded plat thereof, Ramsey County, Minnesota together with the vacated alley accruing thereto.
Current Zoning RM2
(attach additional sheet if necessary)

TYPE OF PERMIT: Application is hereby made for a Conditional Use Permit under provisions of Chapter 65, Section 151, 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.

The RM2 medium-density, multiple-family residential district is intended to provide for extensive areas of multiple-family residential development and a variety of congregate living arrangements.

The applicant is proposing to build a new primary structure on the property for the intended use of what is categorized as an Adult Care Home per DSI staff. Under Table 66.221, Adult Care Homes are considered a conditional use under RM2 zoning code.

The applicant is proposed building fits within the density requirements under the RM2 zoning code.

The applicant believes the intended use and density of the project meets the requirements for modification of special conditions in Section 61.502 of the Zoning code and the health, morals and general welfare of the community will be consistent with the reasonable enjoyment of adjacent property.

Required site plan is attached

Applicant's Signature [Signature] Date 8/9/18 City Agent [Signature]



1105 Hazel Ave.



1105 Hazel Ave.



North of property



South of property



East of property



East of property



West of property





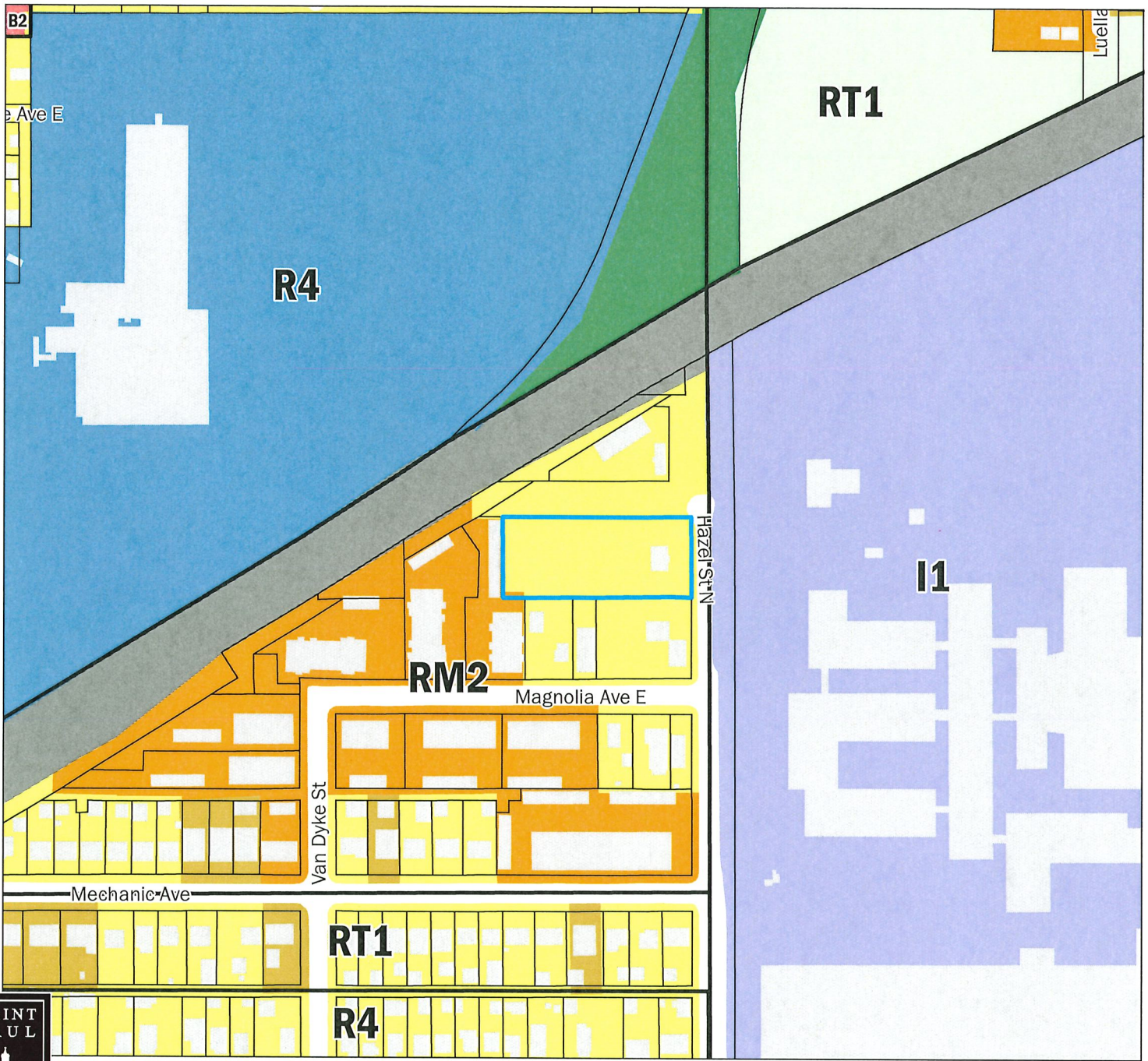
FILE #18-093449 | AERIAL MAP
Application of Hazel Assisted Living

Application Type: Conditional Use Permit for Adult Day Care
 Application Date: August 9th, 2018
 Planning District: 11

Subject Parcel Outlined in Blue



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. Data sources: City of Saint Paul, Ramsey County, Metropolitan Council, State of Minnesota.



FILE #18-093449 | LAND USE MAP
Application of Hazel Assisted Living

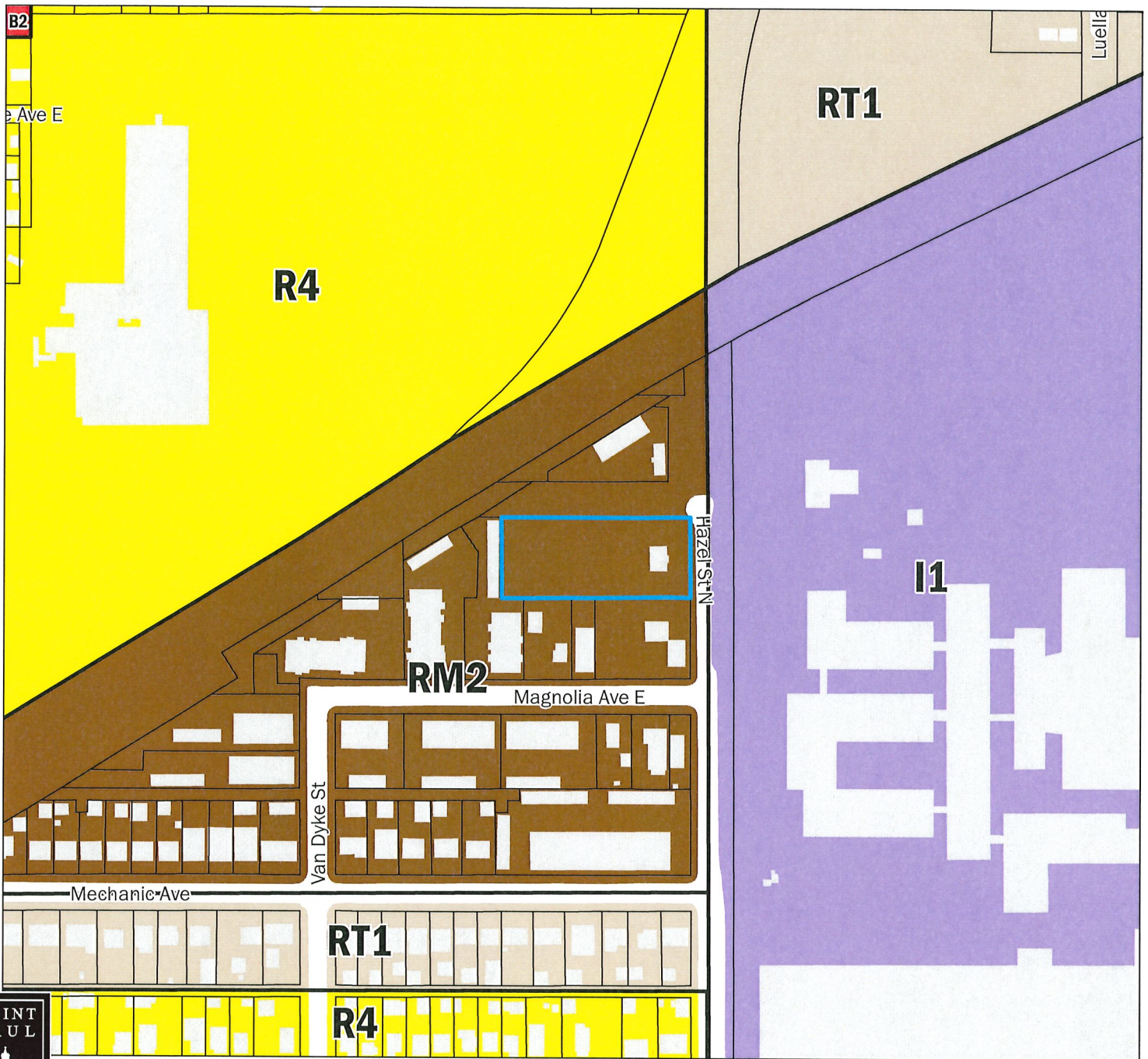
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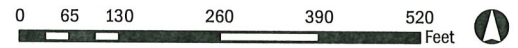
Subject Parcel Outlined in Blue

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|---------------------------|--------------------------------|--------------------------------|--------------|
| Farmstead | Office | Extractive | Airport |
| Seasonal/Vacation | Retail and Other Commercial | Institutional | Agricultural |
| Single Family Detached | Mixed Use Residential | Park, Recreational or Preserve | Undeveloped |
| Manufactured Housing Park | Mixed Use Industrial | Golf Course | Water |
| Single Family Attached | Mixed Use Commercial and Other | Major Highway | |
| Multifamily | Industrial and Utility | Railway | |



FILE #18-093449 | ZONING MAP
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Subject Parcel Outlined in Blue

RL One-Family Large Lot	RM3 Multiple-Family	BC Community Business (converted)	I3 Restricted Industrial
R1 One-Family	T1 Traditional Neighborhood	B2 Community Business	F1 River Residential
R2 One-Family	T2 Traditional Neighborhood	B3 General Business	F2 Residential Low
R3 One-Family	T3 Traditional Neighborhood	B4 Central Business	F3 Residential Mid
R4 One-Family	T3M T3 with Master Plan	B5 Central Business Service	F4 Residential High
RT1 Two-Family	T4 Traditional Neighborhood	IT Transitional Industrial	F5 Business
RT2 Townhouse	T4M T4 with Master Plan	ITM IT with Master Plan	F6 Gateway
RM1 Multiple-Family	OS Office-Service	I1 Light Industrial	VP Vehicular Parking
RM2 Multiple-Family	B1 Local Business	I2 General Industrial	PD Planned Development
			CA Capitol Area Jurisdiction