

**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 # _____

Fee: 1200⁰⁰

Tentative Hearing Date:

4-2-15

PD = 10

222923330018

APPLICANTName Carlson CRE GroupAddress 25785 190th Street NWCity Big Lake St. MN Zip 55309 Daytime Phone 320-267-5250Name of Owner (if different) Daryl LinzContact Person (if different) Ken Piper Phone 612-998-8100**PROPERTY
LOCATION**Address / Location 1554 Midway ParkwayLegal Description See attached surveyCurrent Zoning RM2

(attach additional sheet if necessary)

TYPE OF PERMIT: Application is hereby made for a Conditional Use Permit under provisions ofChapter 65, Section 180, 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 narrative.

CK
8624⁰⁰
1200☒ Required site plan is attached

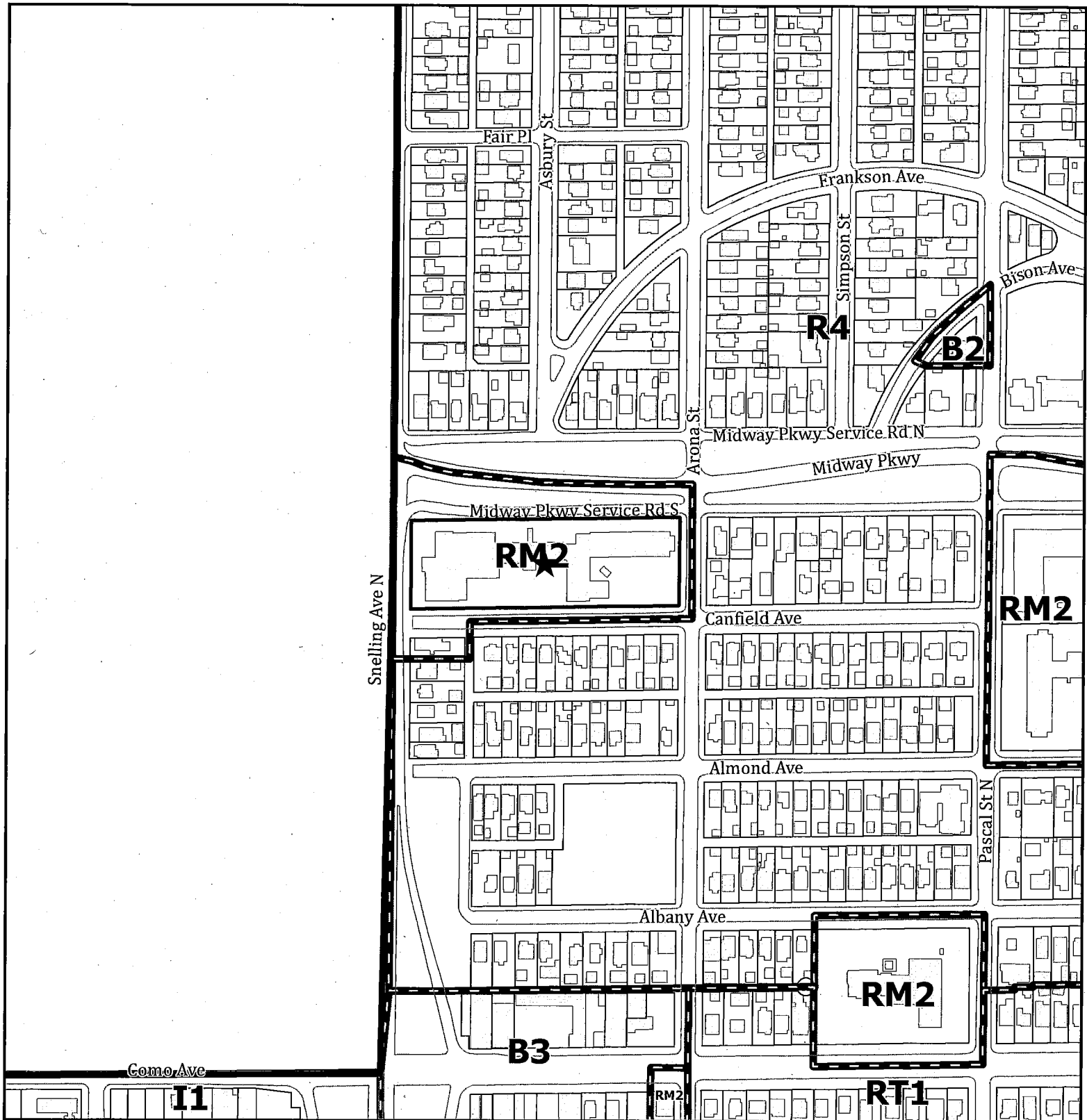
Applicant's Signature

Date

3-12-15

City Agent

pdd
3-12-15



APPLICANT: Carlson CRE Group

APPLICATION TYPE: _____

FILE #: To Be Assigned DATE: 3/16/2015

PLANNING DISTRICT: _____

ZONING PANEL: _____

ENS

R4 One-Family

RT1 Two-Family

RM2 Multiple-Family

B2 Community Business

B3 General Business

I1 Light Industrial





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**Conditional Use Permit Application
Assisted Living Facility
1554 Midway Parkway
St. Paul, Minnesota**

Description of proposed use.

The applicant proposes to re-use the existing structures to provide an assisted living community consisting of 170 units, up to 30 of which will be dedicated to memory care.

General Conditions to be met from Section 61.501 of the Saint Paul zoning code.

(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.

The Comprehensive plan recognizes this complex as an "opportunity site" for housing. The proposed use would continue the history of providing elderly housing.

The housing section of the plan identifies the need to provide housing choices for seniors throughout the city. Providing an assisted living facility within the neighborhood allows seniors to relocate from single family homes while staying in their neighborhood. This opens up housing options for families and younger residents.

The Comprehensive Plan encourages the re-use of existing structures to provide one-level condo or apartment living within a larger complex.

Working with the existing structures also enforces the historic preservation section of the plan. While not identified as an historic resource, the oldest building on site dates to 1923, and the entire complex represents a history of elderly housing in the neighborhood.

(b) The use will provide adequate ingress and egress to minimize traffic congestion in the public streets.

The proposed use reduces the number of residents in the building compared to the previous operation, thus also reducing the number of staff and visitors. This reduction should also create fewer vehicle trips to and from the site.

Midway Parkway provides a controlled intersection with Snelling Avenue, allowing vehicle access to a major street without the need to drive through the neighborhood. Additionally, a side service drive for Midway Parkway allows any potential vehicle congestion at the drop off area to have no effect on the through street.

Local bus routes on Snelling and Como also provide the opportunity for residents, visitors, and staff to travel without the need for a vehicle.

Dedicated staff and visitor parking lots will reduce confusion among drivers, and adequate parking counts based on the city requirements will reduce the number of people looking for street parking.

(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.

Since 1923 senior housing options have existing at this site. At its peak, the Sholom Home housed approximately 330 residents in a nursing home environment. Sholom Home built a new campus elsewhere and moved out about six or seven years ago. Because the building sat vacant for a period greater than one year, the conditional use permit expired and now must be reapplied for; With a Conditional Use Permit the proposed facility will of a similar use to that which existed here for over 90 years. The proposed facility would house 170 residents, approximately half the population of the previous user, and would offer an assisted living and memory care environment more conducive to present day living standards, rather than nursing home.

(d) The use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

The previous use existed for over 90 years without disrupting the development of the surrounding neighborhood. Today a fully built-out and vibrant neighborhood exists around the complex. Identified as a gateway into the District 10 neighborhood, an occupied building with a revitalized landscape will create a positive experience for both residents and guests.

The district 10 neighborhood ad hoc committee has identified this site as a location to encourage residential development, and has specifically stated assisted living as a preferred option.

(e) The use shall, in all other respects, conform to the applicable regulations of the district in which it is located.

This is a somewhat unique situation where a use has existed on this site for almost 90 years and only of recent has been vacated for over one year, thereby triggering the need to reapply for a Conditional Use Permit. The proposed use is consistent with the previous use. The original 1923 structure remains on the site along with phased expansions that have occurred in phases over the years, and have all been consistent in use.

This Condition Use Permit application proposes to continue the use by renovating the existing buildings; no additional buildings are proposed. Based on the precedence of the pre-existing facility and use and the proposed renovation it would be appropriate to assume compatibility to the districts guidelines.

Furthermore the site is currently zoned as RM2, medium density multiple-family district. This designation includes assisted living as a permitted use with a conditional use permit.

No significant changes are proposed to the building footprint or gross area, except that a one story portion will be removed at the south side of the building. (14' x 22', 308 sf) All other changes will be limited to site improvements, landscaping, and building interior enhancements.