AGENDA
ZONING COMMITTEE
OF THE SAINT PAUL PLANNING COMMISSION
Thursday, October 6, 2011 3:30 P.M.
City Council Chambers, Room #300
Third Floor City Hall - Saint Paul, Minnesota

NOTE: The order in which the items appear on this agenda is not necessarily the order in which they will be heard at the meeting. The Zoning Committee will determine the order of the agenda at the beginning of its meeting.

APPROVAL OF SEPTEMBER 8, 2011, ZONING COMMITTEE MINUTES

SITE PLAN REVIEW – List of current applications (Tom Beach, 651-266-9086)

NEW BUSINESS

1 **11-278-491 Wings Financial Credit Union**
Conditional Use Permit to provide off-street parking that exceeds the permitted maximum, and variance of requirement that surface parking and entrance drives occupy no more than 50% of the street frontage
1798 7th St W, NE corner of W 7th and Montreal
T2
Merritt Clapp-Smith 651-266-6547

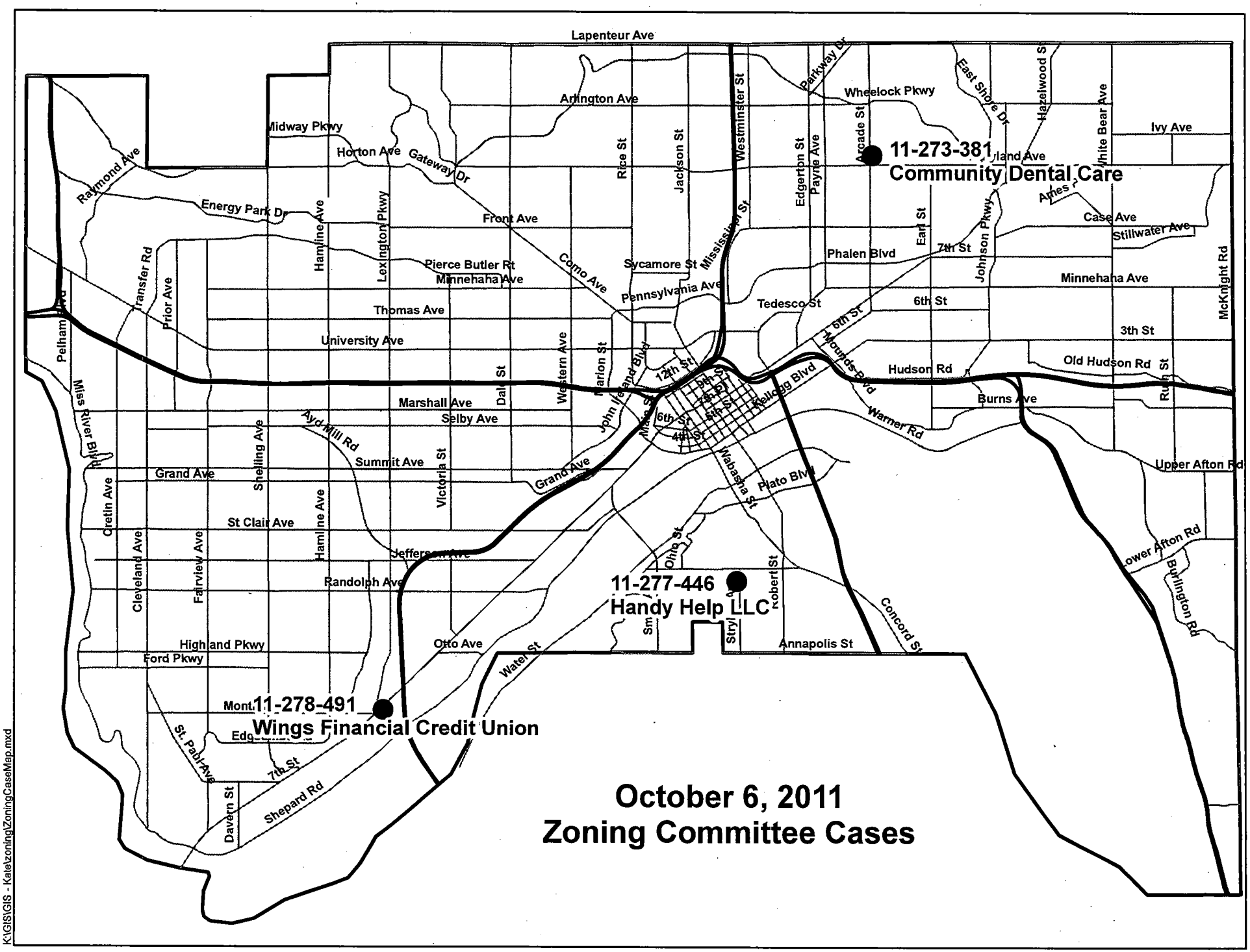
2 **11-273-381 Community Dental Care**
Conditional Use Permit to provide off-street parking that exceeds the maximum permitted for a dental clinic
1236 Arcade St, NE corner at Hawthorne
T2
Kate Reilly 651-266-6618

3 **11-277-446 HandyHelp LLC**
Conditional use permit for group residential housing under Zoning Code Sec. 65.155
593 Stryker Ave, NW corner at King Street
RM2
Luis Pereira 651-266-6591

ADJOURNMENT

ZONING COMMITTEE MEMBERS: Call Patricia James at 266-6639 or Samantha Langer at 266-6550 if you are unable to attend the meeting.

APPLICANT: You or your designated representative must attend this meeting to answer any questions that the committee may have


11-273-381
Community Dental Care
11-277-446
Handy Help LLC
11-278-491
Wings Financial Credit Union
October 6, 2011
Zoning Committee Cases
Lapenteur Ave
Arlington Ave
Midway Pkwy
Horton Ave
Gateway Dr
Raymond Ave
Energy Park Dr
Front Ave
Hamline Ave
Lexington Pkwy
Rice St
Jackson St
Westminster St
Parkway Dr
Wheelock Pkwy
East Shore Dr
Hazelwood St
White Bear Ave
Ivy Ave
Arcade St
Edgerton St
Payne Ave
Case Ave
Stillwater Ave
Johnson Pkwy
Phalen Blvd
7th St
Minnehaha Ave
McKnight Rd
Pierce Butler Rt
Como Ave
Sycamore St
Pennsylvania Ave
Tedesco St
6th St
3th St
Thomas Ave
University Ave
Transfer Rd
Prior Ave
Pelham Blvd
Miss River Blvd
Marshall Ave
Selby Ave
Western Ave
Marion St
John Ireland Blvd
12th St
Kellogg Blvd
Mounds Blvd
Hudson Rd
Old Hudson Rd
Burns Ave
Warner Rd
Upper Afton Rd
Lower Afton Rd
Burlington Rd
Ayd Mill Rd
Summit Ave
Grand Ave
Shelling Ave
Victoria St
Plato Blvd
Wabasha St
Cretin Ave
St Clair Ave
Cleveland Ave
Fairview Ave
Jefferson Ave
Randolph Ave
Ohio St
Robert St
Concord St
Highland Pkwy
Ford Pkwy
Otto Ave
Water St
Annapolis St
St. Paul Ave
7th St
Shepard Rd
Davern St
K:\GIS\GIS - Katie\zoning\ZoningCaseMap.mxd

ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** Wings Financial Credit Union **FILE #:** 11-278-491
2. **APPLICANT:** Wing's Financial Credit Union **HEARING DATE:** October 6, 2011
3. **TYPE OF APPLICATION:** Conditional Use Permit & Variance
4. **LOCATION:** 1804 and 1798 7th St W, NE corner of W. 7th and Montreal
5. **PIN & LEGAL DESCRIPTION:** 152823140022, West End Subj To St And Alley Lot 5 Blk 21; **and** 152823140084; West End Subj To St, Sidewalk And Alley Esmts Lots 6 thru Lot 13 Blk 21
6. **PLANNING DISTRICT:** 9 **PRESENT ZONING:** T2
7. **ZONING CODE REFERENCE:** §63.207(e), §61.501; §61.202(b); §66.313
8. **STAFF REPORT DATE:** **BY:** Merritt Clapp-Smith
9. **DATE RECEIVED:** September 15, 2011 **60 DAY DEADLINE FOR ACTION:** November 14, 2011

A. **PURPOSE:** Conditional Use Permit to provide off-street parking that exceeds the permitted maximum, and variance of requirement that surface parking and entrance drives occupy no more than 50% of the street frontage

B. **PARCEL SIZE:** 1804 W 7th St = 38,768 sq ft; AND 1798 W 7th St = 6,969 sq. ft. of deeded area. Entire area of the lots is 45,737 sq ft.

C. **EXISTING LAND USE:** 1804 W 7th St is a commercial property; 1798 W 7th is vacant, but was recently occupied by a single-family dwelling

D. **SURROUNDING LAND USE:**

North: Low density residential (R4), current use is open space

East: Office (T2)

South: Office and low density residential (T2)

West: Commercial (T2)

E. **ZONING CODE CITATION:** §63.207(c) establishes off-street parking maximums and authorizes the Planning Commission to approve conditional use permits for off-street parking exceeding the maximum based on demonstration of need; §66.313 states the intent of T2 traditional neighborhood districts; §61.501 lists general requirements for all conditional uses; §61.202(b) authorizes the planning commission to grant variances when related to permits, using the required findings of MN Stat. 462.357, Subd. 6.

F. **HISTORY/DISCUSSION:** This case involves two lots. The larger lot on the corner at 1804 W 7th St. contains a 2-story commercial building constructed in 2007 as Highgrove Federal Credit Union. The property received a Conditional Use Permit for drive through service and a variance to floor area ratio allowing 0.27 FAR instead of the minimum 0.5 FAR permitted in the TN2 district at that time. (Minimum FAR in a T2 district is now 0.3.) The smaller lot at 1798 W 7th St was most recently occupied by a single-family residence built in 1948. In 2008, the property was purchased by Highgrove, but the house and tenant remained at the property until 2010. In 2011, the house was demolished and the lot cleared.

G. **DISTRICT COUNCIL RECOMMENDATION:** District 9 had not commented at the time the staff report was prepared.

H. **FINDINGS:**

1. The applicant proposes to modify uses in the existing commercial building and to expand the parking lot onto the recently vacated lot at 1798 W 7th St. The expansion and reconfiguration of the parking would add a net of nine (9) spaces to the existing 49 spaces, for a total of 58 spaces. The minimum required parking for the 11,020 square foot building is 28 spaces (1 space per 400 square feet of commercial and office), and the maximum at 170% of minimum is 47 spaces. The proposed lot would exceed the maximum by 11 spaces, or 207% of the minimum.

2. The proposed expansion of the parking lot onto the adjacent lot also increases the frontage of parking lot along W 7th St and would exceed Traditional Neighborhood (T2) standards for placement of parking. Section 66.341(b)(2) states that surface parking may be located in an interior side yard if rear parking is impractical, as it is on this wedge shaped lot, "*provided that surface parking areas and entrance drives occupy no more than fifty (50) percent of the total lot frontage.*" The proposed parking lot expansion would put the parking lot surfaces and drive aisles in excess of the fifty (50) percent maximum. The total frontage of the two lots on W 7th St is three hundred twenty five (325), and the proposed parking lot would have a frontage of one hundred seventy five (175 feet or fifty four (53.8) percent. The applicant has requested a variance of this provision.
3. Section 63.207(c) *Off-street parking maximum* states: *Surface parking facilities with more than fifteen (15) spaces that exceed the specified off-street parking minimum...shall not be created unless a conditional use permit is approved based on demonstration of need.* The applicant's request for expanded parking is based on projection of need for additional parking in consideration of building reuse plans. The applicant is projecting up to 33 employees or more on site at peak, plus customers. The counts apparently assume that each employee will arrive in a single-occupancy vehicle. The projections do not include potential use of transit, ride share or bike / walk travel by employees or customers, even though the property's location along a high frequency transit line and the regional trail system make it well-suited to multi-modal users. Traditional neighborhood districts are intended to be compatible with and to foster mode choice. Parking lot safety is another reason cited by the applicant for expansion of the parking lot, but it is unclear how the design discourages motorists from using the parking lot as a cut through, as suggested in the application.
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 <u>not</u> met.

   This site is located in a Mixed Use Corridor as shown in the Generalized 2030 Future Land Use Map (Figure LU-B). The Saint Paul Comprehensive Plan has an overarching goal of increasing sustainability and urban livability, in part through increased density, compact development, and an urban form that supports multi-modal transportation in the city. The following strategies from the Comprehensive Plan articulate this goal:

   - *Land Use Chapter 1.21 - Balance the following objectives for Mixed-Use Corridors through the density and scale of development: accommodating growth, supporting transit use and walking, providing a range of housing types, and providing housing at densities that support transit.*
   - *Land Use 1.52 - Prioritize the development of compact commercial areas accessible by pedestrians and transit users over commercial areas more readily accessed by automobile. Discourage new and expanded auto-oriented uses.*
   - *Transportation 2.8 - Create incentives for development in which off-street parking is voluntarily reduced, structured, pervious, or heavily landscaped.*
   - *Transportation 2.13(e) – As part of redevelopment or reinvestment, discourage the demolition of housing units or historic resources for new surface parking lots.*

   (b) *The use will provide adequate ingress and egress to minimize traffic congestion in the public streets.* This condition is previously met. No additional ingress and egress points are proposed.

   (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 not met. The proposed addition and profile of parking along W 7th St. conflicts with the character of development desired for this area under Traditional Neighborhood (T2) zoning, which as stated in §66.313 is intended to "*foster and support compact, pedestrian-oriented commercial and residential development that, in turn, can support and increase transit usage...with careful attention to the amount and placement of parking...*"

(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 not met. The proposed addition of parking, which exceeds the allowed maximum parking for this use, undermines the intended development pattern for this district.

(e) *The use shall, in all other respects, conform to the applicable regulations of the district in which it is located.* This condition can be met provided that the Planning Commission approves the requested variance.

5. MN Stat. 462.357, Subd. 6 was amended to establish new grounds for variance approvals effective May 6, 2011. Required findings for a variance consistent with the amended law are as follows:

(a) *The variance is in harmony with the general purposes and intent of the zoning code.* This finding is not met.

One of the main intents of the Traditional Neighborhood (T2) district is to bring buildings to the street to create a more human scale, attractive and pedestrian oriented environment, while reducing the visibility of surface parking. The proposed expansion of the parking lot at this site will do the opposite of that, by increasing the parking lot profile along the main street.

(b) *The variance is consistent with the comprehensive plan.* This finding is not met. The expansion of the parking lot along West 7th Street is not consistent with the Comprehensive Plan policies cited previously in Finding 4.*(a)*.

(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 not met. The applicant has not demonstrated practical difficulties that necessitate expansion of parking to the adjacent lot, which is what brings the site into non-compliance with parking lot standards in the traditional neighborhood district. The difficulties cited by the applicant are based on unsupported assumptions about future demand for parking at the site. The applicant may find that the existing parking lot is adequate to meet demand or that other strategies could reduce parking demand and be less expensive.

(d) *The plight of the landowner is due to circumstances unique to the property not created by the landowner.* This finding is not met. There is no indication that this commercial property has unique circumstances or operations that create significantly higher parking demand than similar traditional neighborhood properties around the city.

(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 would allow a parking lot accessory to a commercial building, which is a permitted use in the district.

(f) *The variance will not alter the essential character of the surrounding area.* This finding is not met. The proposed expansion and placement of parking along W 7th St undermines the main purposes of traditional neighborhood (T2) zoning in this area -- to support a mix of uses and to increase development density and building frontages along West 7th Street for

a more attractive and pedestrian friendly streetscape.

I. **STAFF ANALYSIS**

Until the building is fully re-occupied and employee and customer use patterns well understood, it is not possible to "demonstrate" need.. If full parking lot occupancy occurs consistently after full leasing of the building, then the next step to address the challenge could be preparation and implementation of a travel demand management plan to try to reduce single-occupancy vehicle trips. If the problem persists following that, the applicant would have well-documented need that could justify a conditional use permit.

Existing problems with traffic cutting through the parking lot can and should be addressed with or without parking lot expansion. Saint Paul Public Works and/or the Minnesota Department of Transportation could be asked to offer design solutions to help mitigate the problem.

J. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends denial of the Conditional Use Permit to provide off-street parking that exceeds the permitted maximum, and denial of the variance of requirement that surface parking and entrance drives occupy no more than fifty (50) precent of the street frontage.

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 # 11-278491
Fee: 800.00
Tentative Hearing Date: 10-6-11

PD: 9,15

#152823140022

APPLICANT

Name WING FINANCIAL CREDIT UNION
Address 14985 GLAZIER AVE
City APPLE VALLEY St. MN Zip 55124 Daytime Phone 952-997-8000
Name of Owner (if different)
Contact Person (if different) GREG FREY Phone 952-997-8240

PROPERTY LOCATION

Address / Location 1804 7th St. W. (1798 W 7th)
Legal Description
Current Zoning T2
(attach additional sheet if necessary)

TYPE OF PERMIT: Application is hereby made for a Conditional Use Permit under provisions of Chapter 63, Section 207, Paragraph C 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.

RECEIVED
SEP 15 2011
Per

CK 125385
800.00

☐ Required site plan is attached

Applicant's Signature [signature] Date 9/12/11 City Agent 9/15/11
pdd

Wings FINANCIAL

Conditional Use Permit Application

Wings Financial Credit Union is requesting to add additional parking on the lot adjacent to the property that has just been cleared. When this structure was originally constructed, it was an owner-occupied property with no tenants. The owner of the property (Highgrove Community Federal Credit Union) served approximately 7,000 members from this location. Wings Financial can serve as many as 120,000 existing Twin Cities members at this location. Also, Wings Financial converted the property to be available to second floor tenants and is actively marketing that space. Wings Financial has its own staff of as many as 13 employees working at the facility at any given time during business hours. The current tenant on the 2nd floor has projections to have 15-20 employees in the near future. There is also vacant space available for additional tenants on the 2nd floor. The proposed parking lot changes will ease the pressure from the current parking that is available. Wings Financial will not only provide better service to its customers and tenants, but additional parking will also improve the safety for our employees and tenants who work in or visit the building because the design discourages westbound motorists on Montreal from using the parking lot to avoid the intersection at Montreal, West 7th and Lexington.

RECEIVED
SEP 1 5 2011
Per _____

14985 Glazier Avenue • Suite 100 • Apple Valley, MN 55124-6539 • 952 997 8000 • 1 800 692 2274 • www.wingsfinancial.com

RECEIVED

SEP 2 1 2011

Per _____

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
Section(s)
City agent

APPLICANT

Name Wings Financial Credit Union Company
Address 14985 Glazier Ave
City Apple Valley State MN Zip 55124 Daytime Phone 952-997-8240
Property interest of applicant (owner, contract purchaser, etc.)
Name of owner (if different)

PROPERTY

Address/Location 1804 7th St W.
Legal description
(attach additional sheet if necessary)
Lot size Present Zoning Present Use
Proposed Use

Variance[s] requested: 66.331

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.

9/21/11
pd
CK 68877
300.00

Attachments as required: ☐ Site Plan ☐ Attachments ☐ Pro Forma

Applicant's signature [signature] Date 9/21/11

Wings FINANCIAL

RECEIVED
SEP 2 1 2011
Per_____

Conditional Use Permit Application

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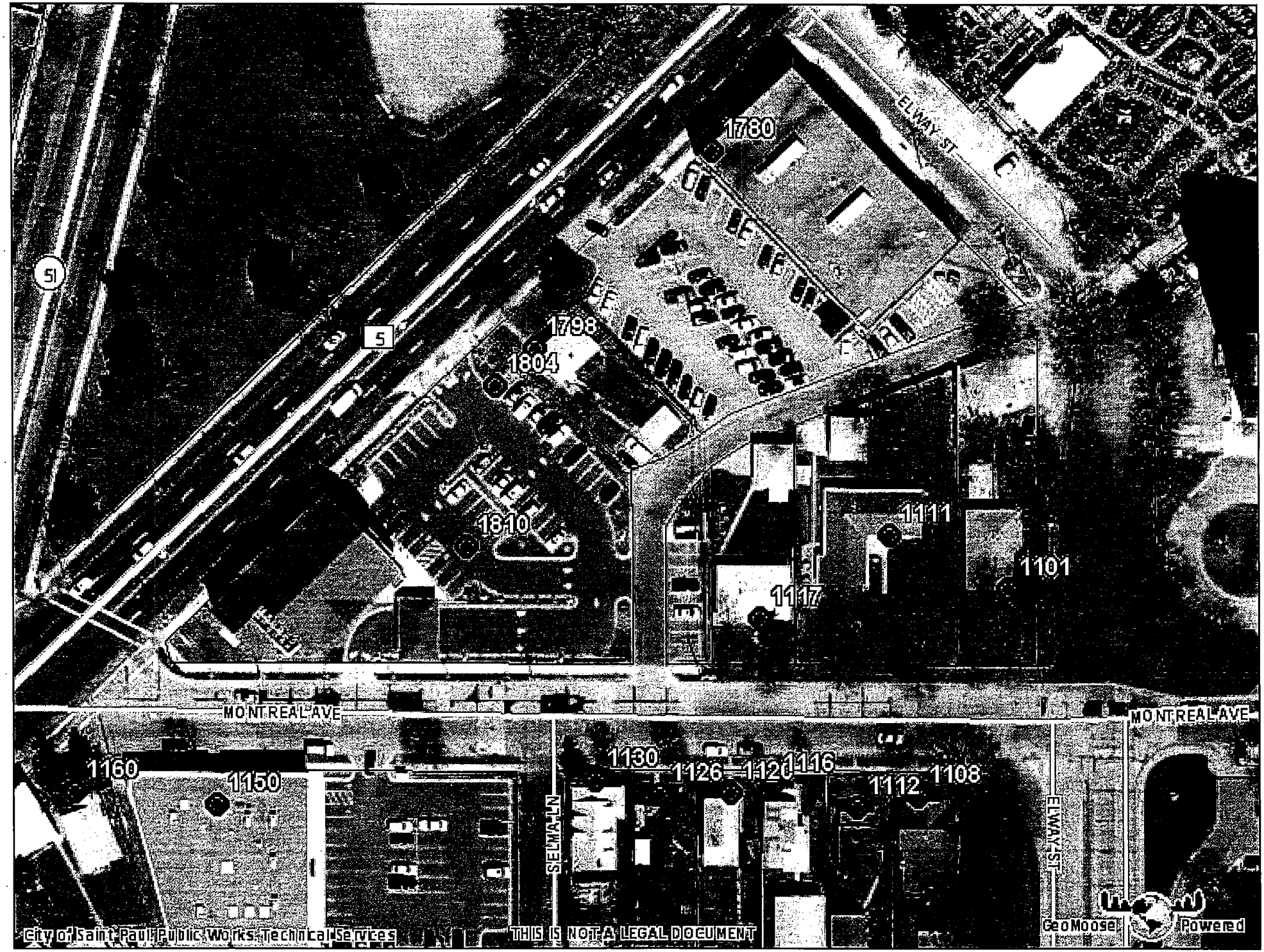
14985 Glazier Avenue • Suite 100 • Apple Valley, MN 55124-6539 • 952 997 8000 • 1 800 692 2274 • www.wingsfinancial.com


1780
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1126
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1112
1108
SELWA LN
ELWAY ST
City of Saint Paul Public Works Technical Services
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GeoMoose
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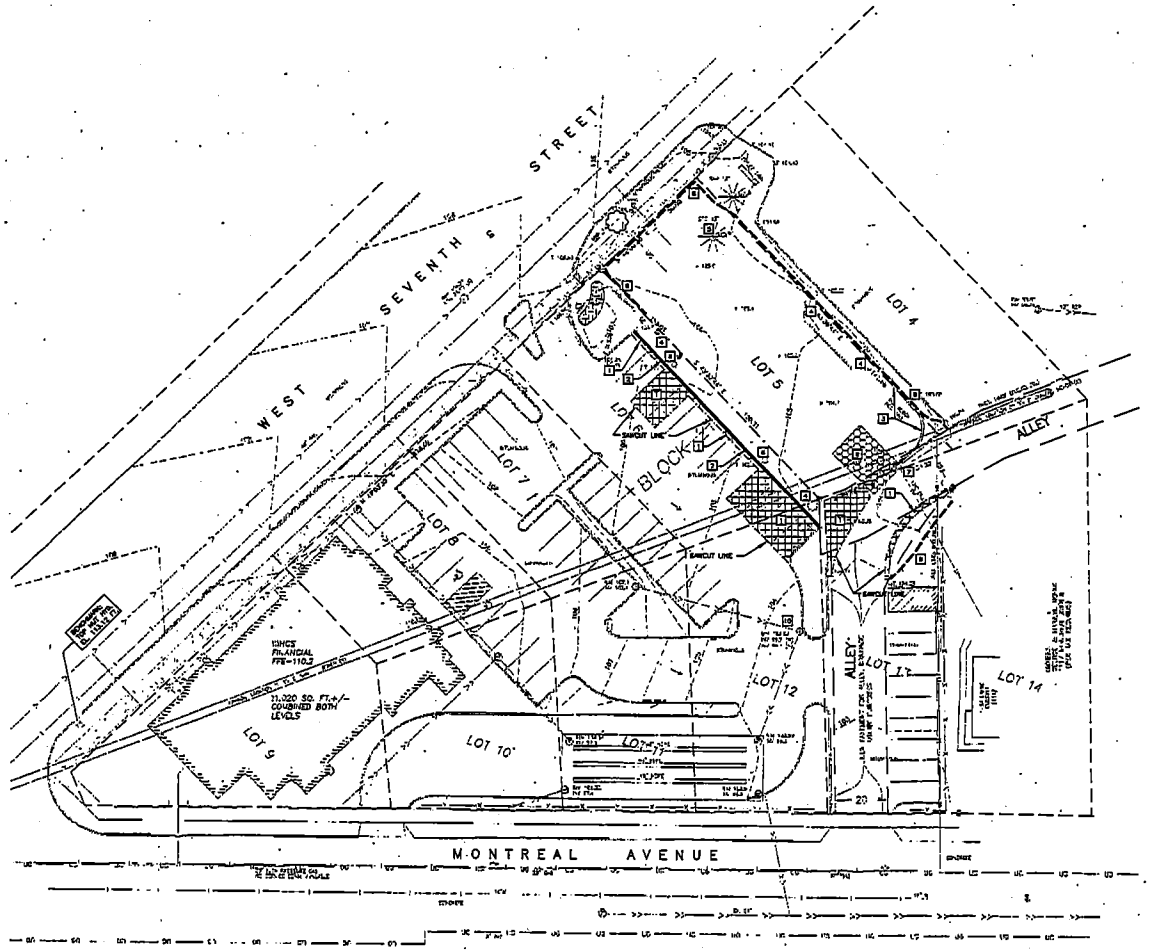


SCALE: 1" = 20'

LEGEND:

- KEYED NOTE
- SAWCUT
- CONCRETE REMOVAL
- BITUMINOUS REMOVAL
- CURB REMOVAL
- SILT FENCE
- ROCK CONSTRUCTION ENTRANCE

DEMOLITION KEYED NOTES:

KEYED NOTES ARE DENOTED BY ☐ ON PLANS

1. REMOVE EXISTING BITUMINOUS PAVEMENT.
2. REMOVE EXISTING CONCRETE CURB AND GUTTER.
3. REMOVE EXISTING BLOCK RETAINING WALL.
4. REMOVE EXISTING TREE, SHRUB/BERRY.
5. PROTECT EXISTING TREE TO REMAIN.
6. REMOVE LIGHT POLES AND APPURTENANCES FOR RELOCATION. COORDINATE WITH OWNER WHERE LIGHT POLES WILL BE RELOCATED TO.
7. REMOVE POWER POLE AND ALL APPURTENANCES.
8. SILT FENCE. SEE DETAIL.
9. ROCK CONSTRUCTION ENTRANCE. SEE DETAIL.
10. STORM SEWER INLET PROTECTION. SEE DETAIL.

GENERAL SITE DEMOLITION AND CLEARING NOTES:

1. BIDDER WILL VISIT THE SITE TO UNDERSTAND THE SCOPE OF WORK. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR ITEMS THAT COULD HAVE BEEN IDENTIFIED BY A SITE VISIT, STUDYING THE TOPOGRAPHIC SURVEY, THOROUGHLY REVIEWING ALL PLANS AND GEOTECHNICAL REPORT, AND ADDITIONAL INFORMATION REQUESTED FOR CLARIFICATION PRIOR TO BIDDING.
2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR DEMOLITION, TRANSPORT AND DISPOSAL PRIOR TO STARTING WORK.
3. VERIFY THAT EROSION PROTECTION MEASURES ARE IN PLACE PRIOR TO STARTING WORK. SEE EROSION CONTROL PLAN FOR DETAILS.
4. STOCKPILE TOPSOIL FOR REUSE ON SITE. VERIFY THE STRIPPED TOPSOIL MEETS SPECIFICATIONS FOR THE PROPOSED USE. VERIFY THE AMOUNT OF TOPSOIL NEEDED AND REMOVE EXCESS FROM SITE.
5. ALL MATERIAL REMOVED SHALL BE DISPOSED OF OFF-SITE AND IN A LEGAL MANNER.
6. MATERIAL TO BE SALVAGED FOR REUSE BY OWNER SHALL BE REMOVED UNDAMAGED IN USABLE CONDITION. TEMPORARY PROTECTED STORAGE ON-SITE MAY BE REQUIRED.

STATE LAW: 48 HOURS BEFORE EXCAVATING OR DEMOLISHING BUILDINGS, CALL (651) 454-0002 FOR FIELD LOCATION OF UNDERGROUND UTILITY LINES. (THIS SERVICE LOCATES UTILITY OWNED LINES BUT NOT PRIVATE LINES)

THE LOCATIONS OF UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED. THE EXACT LOCATION OF ALL UTILITIES MUST BE DETERMINED BEFORE COMMENCING WORK.

CLARK ENGINEERING CORPORATION
631 Elm Drive North
St. Paul Park, MN 55071-4019
(651) 345-5196
Fax (651) 351-1144
www.clarkengineering.com

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Signature: _____

Typed or Printed Name: _____

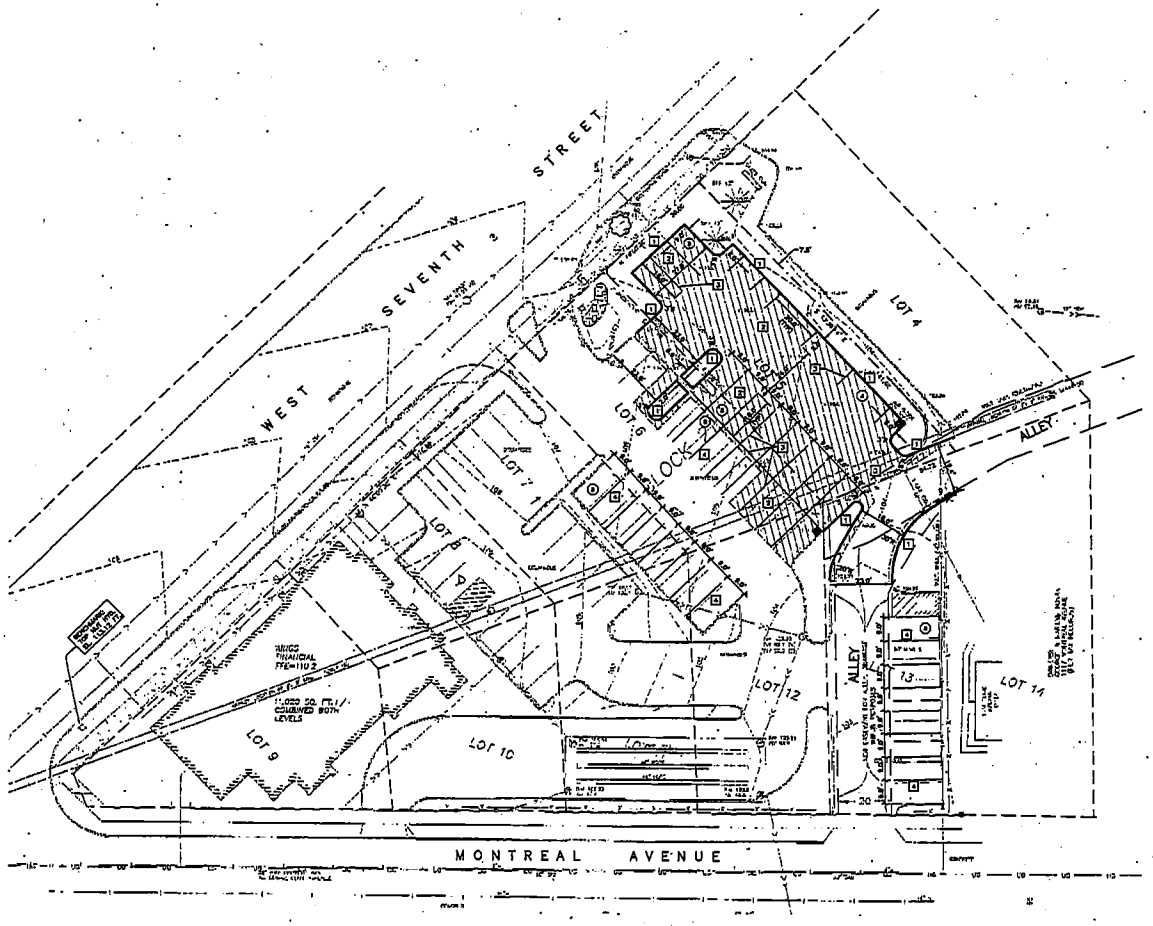
Date: 9/15/11 Reg. No. _____

SHEET TITLE: SITE REMOVALS PLAN

PROJECT: WING'S FINANCIAL CREDIT UNION
1804 WEST 7TH STREET
ST. PAUL, MINNESOTA 55116

REVISIONS AND SUBMITTALS

DRAWN BY	TLH
CHECKED BY	RMB
DATE	9/15/11
PROJECT NO.	C11015
SHEET NO.	C1



LEGEND: (PROPOSED SYSTEM)

- HANDICAPPED PARKING
- SIGN
- KEYED NOTE
- CONCRETE CURB AND GUTTER
- PEDESTRIAN CURB RAMP
- SAWCUT
- PARKING STALL COUNT
- CONCRETE SIDEWALK
- BITUMINOUS PAVEMENT

KEYED NOTES

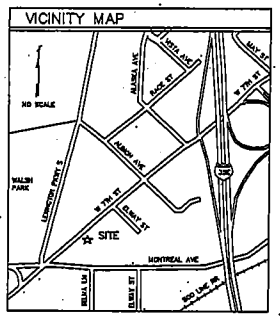
KEYED NOTES DENOTED BY ☐ ON PLANE

1. B412 CONCRETE CURB AND GUTTER. SEE DETAIL.
2. BITUMINOUS PAVEMENT. SEE DETAIL.
3. STRIPE NEW PARKING STALLS.
4. RESTRIPE PARKING STALLS FROM AN EXISTING WIDTH OF 8' TO 9'.

GENERAL GEOMETRIC AND PAVING NOTES:

1. SITE DIMENSIONS SHOWN ON THIS PLAN SHALL BE USED FOR ALL LAYOUT WORK.
2. ALL PAVING DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE. THE FACE OF CURB IS ASSUMED TO BE 6 INCHES FROM THE BACK OF CURB.
3. MEET REQUIREMENTS OF LOCAL GOVERNING AUTHORITY FOR WORK WITHIN THE PUBLIC RIGHT OF WAY, INCLUDING TEMPORARY TRAFFIC CONTROL.
4. REFER TO SITE DEMOLITION PLAN FOR LIMITS OF PAVEMENT REMOVAL.
5. MATCH NEW AND EXISTING PAVEMENT SURFACES AT SAWCUT LINES, ALLOWING NO PONDING OF WATER AT JOINTS. PROVIDE SMOOTH GRADE TRANSITION ACROSS NEW AND EXISTING PAVEMENT JOINTS.
6. ALLOW MINIMUM OF 28/28+ DAYS CURE FOR CURB AND GUTTER PRIOR TO PAVING.
7. ALLOW MINIMUM OF 24 HOUR COOLING PRIOR TO ALLOWING TRAFFIC ON BITUMINOUS PAVING.
8. CARE MUST BE TAKEN DURING EXCAVATION AND CONSTRUCTION TO PROTECT ANY SURVEY MONUMENTS AND/OR PROPERTY IRONS. CONTACT PUBLIC WORKS SURVEYORS WITH QUESTIONS.

VICINITY MAP



SITE PLAN NOTES—LOT 5.	
TOTAL LOT AREA:	8,550 SF
EXISTING PERVIOUS SURFACE:	6,500 SF
EXISTING IMPERVIOUS SURFACE:	50 SF
PROPOSED PERVIOUS SURFACE:	1,712 SF
PROPOSED IMPERVIOUS SURFACE:	4,838 SF
ADDED PARKING STALL SIZE	9'-0"x 18'-0"
PARKING SETBACKS: FRONT-7' SIDE-7' REAR-4'	

OVERALL WINGS FINANCIAL SITE	
TOTAL EXISTING PARKING STALLS	49
ADDED PARKING STALLS AFTER RE-STRIPING IN EXISTING PARKING LOT	9
TOTAL PARKING STALL COUNT	58
TOTAL INTERIOR AREA OF BOTH LEVELS OF EXISTING WINGS FINANCIAL BLDG.	11,020 SF

STATE LAW: 48 HOURS BEFORE EXCAVATING OR DEMOLISHING BUILDINGS, CALL (651) 454-0002 FOR FIELD LOCATION OF UNDERGROUND UTILITY LINES. (THIS SERVICE LOCATES UTILITY OWNED LINES BUT NOT PRIVATE LINES.)

THE LOCATIONS OF UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED. THE EXACT LOCATION OF ALL UTILITIES MUST BE DETERMINED BEFORE COMMENCING WORK.

CLARK ENGINEERING CORPORATION
611 Lake Drive North
Chanhassen, MN 55317-9457
(952) 934-1400
Fax (952) 934-1464
www.clark-eng.com

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

SIGNATURE _____

TYPED OR PRINTED NAME _____

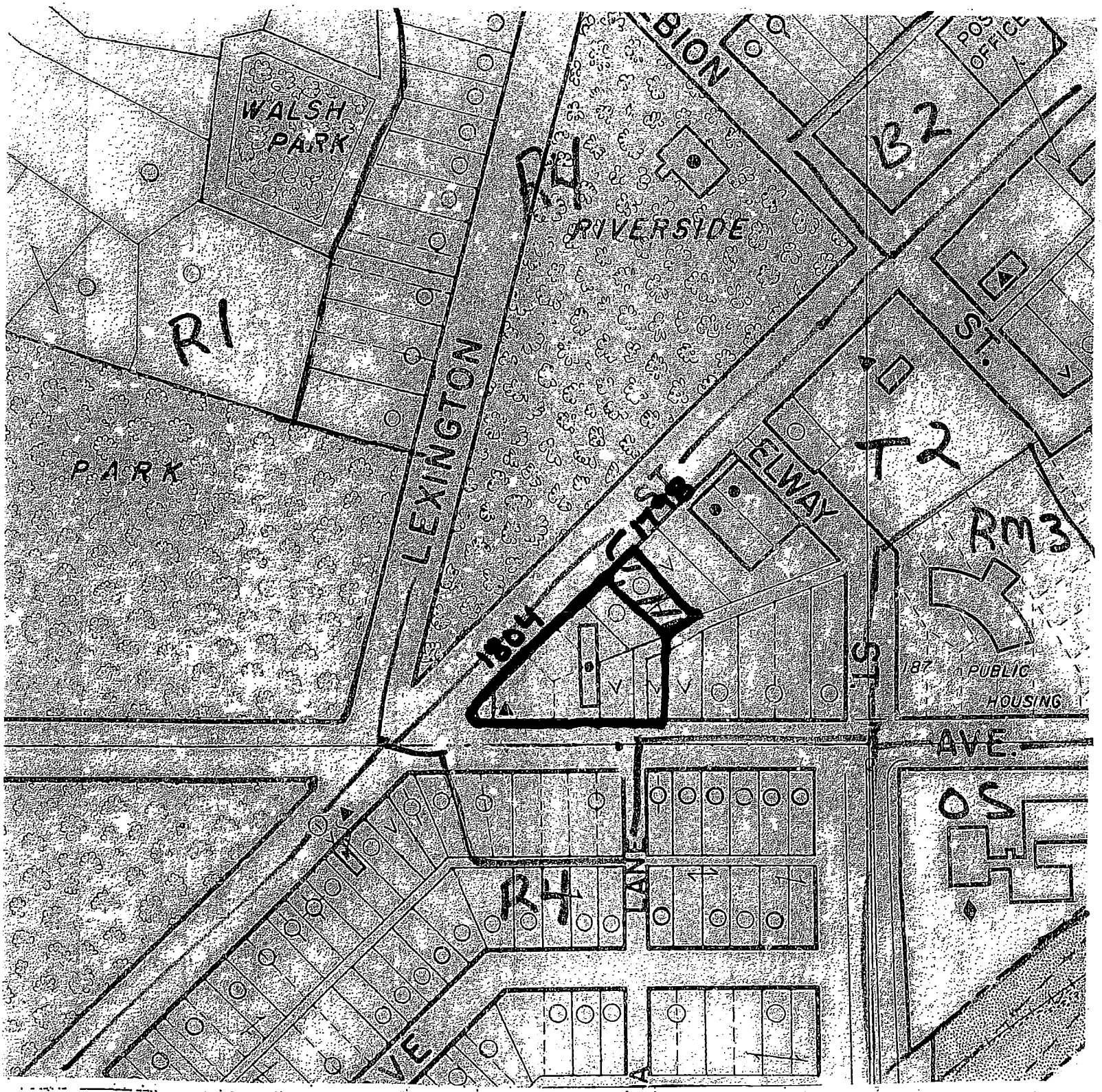
DATE 8/15/11 REG. NO. _____

SHEET TITLE: SITE GEOMETRIC AND PAVING PLAN

PROJECT: WING'S FINANCIAL CREDIT UNION
1804 WEST 7TH STREET
ST. PAUL, MINNESOTA 55116

REVISIONS AND SUBMITTALS

DRAWN BY	TLH
CHECKED BY	RJB
DATE	9/15/11
PROJECT NO.	C11015
SHEET NO.	C2



APPLICANT Wing's Financial CU

PURPOSE Conditional USE Permit

FILE # 11-278491 DATE

PLNG. DIST 9 Land Use Map # 35

~~SCALE 1" = 100'~~ Zoning Map # 26

LEGEND

zoning district boundary

subject property

north

one family

two family

multiple family

commercial

industrial

V vacant

ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** Community Dental Care **FILE #** 11-273-381
2. **APPLICANT:** Community Dental Care **HEARING DATE:** October 6, 2011
3. **TYPE OF APPLICATION:** Conditional Use Permit
4. **LOCATION:** 1236 Arcade St, NE corner at Hawthorne
5. **PIN & LEGAL DESCRIPTION:** 212922330151, Wilders Addition Lots 16,17 And Lot 18 Blk 2
6 **PLANNING DISTRICT:** 5 **PRESENT ZONING:** TN2
7 **ZONING CODE REFERENCE:** § 63.207; § 61.501
8. **STAFF REPORT DATE:** September 27, 2011 **BY:** Kate Reilly
9. **DATE RECEIVED:** September 1, 2011 **60-DAY DEADLINE FOR ACTION:** October 31, 2011

A. **PURPOSE:** Conditional Use Permit to provide off-street parking that exceeds the maximum permitted for a dental clinic

B. **PARCEL SIZE:** 120 ft by 122 ft, or approximately 14,400 sq. ft.

C. **EXISTING LAND USE:** A-Auto Showroom/Lot/Service

D. **SURROUNDING LAND USE:**

North: Commercial (T2)

East: Residential (R4)

South: Commercial (T2)

West: Commercial and residential (T2)

E. **ZONING CODE CITATION:** §62.207(c) establishes off-street parking maximums and authorizes the planning commission to approve conditional use permits for off-street parking exceeding the maximum based on demonstration of need; §61.501 lists general conditions that must be met by all conditional uses.

F. **HISTORY/DISCUSSION:** In January 2008 the property at 1236 Arcade Street was split into a T2 parcel and two R4 residential parcels in order to accommodate the used car lot at 1236 Arcade (Zoning File # 08-013366). In August 2008 the previous owner of 1236 Arcade Street applied to rezone the neighboring property at 835 Hawthorne from R4 residential to VP Vehicular Parking in order to create a parking lot (Zoning File #09-255093) for Community Dental Care. That application was denied.

G. **DISTRICT COUNCIL RECOMMENDATION:** The District 5 Council had not commented at the time the staff report was prepared. They will consider the application at an Oct. 4 meeting.

H. **FINDINGS:**

1. Community Dental Care purchased the property at 1236 Arcade in 2011 with the intent to tear down the existing used car office and replace it with a parking lot for the dental office. Community Dental Care is a 501(c)3 dental office providing dental care to underserved populations on the East Side. Community Dental Care currently has 13 spaces on the clinic property. The minimum off-street parking requirement for a dental clinic is one (1) space per 400 square feet of gross floor area, or 22 spaces for Community Dental Care. Under the code they would be permitted an additional 24 off-site spaces. Community Dental Care is seeking a total of 45 parking spaces, eight spaces over the maximum: 12 on clinic property and 33 off-site spaces.
2. §63.207(c) *Off-street parking maximum* states that surface parking lots with more than fifteen (15) spaces that exceed the parking minimum by more than seventy (70) percent for all uses other than food and beverage "*shall not be created unless a conditional use permit is approved based on demonstration of need.*" The maximum number of parking spaces at 170% of minimum is 37. The proposed lot would exceed the maximum by eight (8) spaces for a total of 45 spaces.
3. Staff at Community Dental Care states that 37 spaces is not adequate to meet the needs of the

dental clinic clients and staff. Each day there is an average of 40.6 full-time equivalent staff members at the dental clinic. According to a two-week survey of employees and clients conducted by Community Dental Care staff, there are 34 employee-owned cars parked on the Community Dental Care lot and on the surrounding residential streets. In addition, the clinic sees between 80 and 100 clients each day, many of whom drive. Those clients include many immigrants for whom English is not their first language. This means that interpreters are also driving to the clinic on a daily basis, sometimes doubling the number of cars. Based on a survey of clients, Community Dental Care has an average of 71 visitor cars over the course of the day and an average of 16 visitor cars at any given time. According to the Dental Clinic staff's research, clinic operations can generate as many as 58 cars, on average, all parked in the vicinity of the clinic, at the same time.

4. §61.501 lists five standards that all conditional uses must satisfy:

   (1) *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 met. The Arcade Street Small Area Plan Summary, adopted by the City Council on May 9, 2007 states as an economic development strategy to "Encourage the development of destination businesses, including commercial offices." Community Dental Care is a destination business that draws low-income clients from around the Saint Paul area.

   (2) *The use will provide adequate ingress and egress to minimize traffic congestion in the public streets.* This condition is met. There are two entrances/exits to the lot, one on Arcade and one on Hawthorne. The entrance/exit on Arcade may be discontinued via a locked gate. It would be safer and more visually appealing to remove the curb cut on Arcade and use the Hawthorne access only.

   (3) *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 parking lot with nine (9) additional spaces will improve the public health, safety and general welfare because it will take parked cars off the streets in the vicinity of the dental clinic. The character of the neighborhood and the surrounding property will benefit from the removal of the Heartland Auto vacant building and the beautification of the lot.

   (4) *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 fits with the development of the surrounding area in that it is a complementary use to the commercial uses along Arcade and will address on-street parking congestion in the area of the clinic.

   (5) *The use shall, in all other respects, conform to the applicable regulations of the district in which it is located.* This condition is met. The use conforms to the applicable regulations of the TN2 district in which it is located provided the site plan is approved by City staff.

I. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of the Conditional Use Permit to provide 45 off-street parking spaces, exceeding the maximum of 37 spaces permitted for a dental clinic subject to the conditions that the ingress/egress on Arcade Street be closed to traffic and the site plan is approved by City staff.

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 # 11-273381
Fee 800.00
Tentative Hearing Date 10-6-11

PD=5

#21292233 0151

APPLICANT

Name Community Dental Care
Address 828 Hawthorne Ave
City St. Paul St. MN Zip 55106 Daytime Phone 651-774-2959
Name of Owner (if different)
Contact Person (if different) Carolyn Bass Phone 651-774-2959 ext. 2210

PROPERTY LOCATION

Address / Location 1236 Arcade St.
Legal Description Lots 16, 17, and 18, Block 2, Wilder's Addition to St. Paul, Ramsey County Current Zoning TN2
(attach additional sheet if necessary)

TYPE OF PERMIT: Application is hereby made for a Conditional Use Permit under provisions of Chapter _____, Section 63.207, Paragraph C 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.

Please see attached sheets.

ok
3772.00
800

☒ Required site plan is attached

Applicant's Signature Carolyn Bass Date 9/1/11 City Agent pdd 9-1-11

K:\forms\scup.app.wpd 1/5/05

Conditional Use Permit Application

Community Dental Care has been an established business operating on the corner of Arcade and Hawthorne on the East Side of St. Paul since1985. Previously known as Peterson and Peterson, DDS, it legally became incorporated as a 501(c)3 non-profit in 2005. From the start it has provided dental care for the underserved populations of low-income, public programs and medically compromised patients.

On August 15, 2011, Community Dental Care purchased the 1236 Arcade property directly across the street from the clinic, on which the former Heartland Auto Dealership was located. The purpose of this purchase is to provide a parking lot for patients and employees who have, up until this time, been limited to 13 parking spaces in front and behind the clinic building. When these are in use, the 34 staff members and 24 clinic visitors (number per hour at peak capacity) most often park on Hawthorne Ave., occupying almost the entire length of the block and usurping spaces that would otherwise be used by the residents.

Proposed Use: Applicable Standards and Conditions
Community Dental Care proposes to convert the existing used car lot into a dedicated parking area, which will be done according to city code. Please refer to the site plan for details on paving, landscaping, fencing, lighting, etc. As for adequate ingress and egress to minimize traffic congestion, we request the zoning committee's recommendation. Currently there are two entrance/exits, one located on Arcade St. and one on Hawthorne Ave. The site plan includes both, however the Arcade entrance/exit can be discontinued via a locked gate.

The character of the neighborhood and the surrounding property will benefit from the removal of the Heartland building and the beautification of the lot. The plan incorporates new trees, shrubs, and other green landscaping, and provides for LED lighting equipped with timers and motion sensors. Moreover, this will also contribute to the safety and general welfare of the neighborhood by redirecting traffic and parking, which currently stretches down the entire residential street, to the northwestern end where cars can be contained in an appropriately designed parking area. We envision that the lot will be an asset to the community.

Request for Modification
Based on the square footage of our clinic building, we are allowed a maximum of 37 parking spaces. Therefore, in addition to the 13 parking spaces on clinic property, we are permitted 24 off-site parking spaces. Unfortunately, this is not enough to meet our needs. Because the parking lot can physically accommodate 33 spaces, we are requesting a maximum of 45 parking spaces in total: 12 spaces on clinic property (two being converted into handicapped-accessible spaces) and 33 off-site spaces.

Need for Additional Parking
Over the years, parking for the clinic has increasingly become a pressing need. When the clinic first opened its doors in 1982, only one dentist was practicing and shared the building with a medical doctor and an Asian grocery store. Most street parking was localized to the west end of the block immediately in front of the clinic building.

Since that time, the number of patients and staff has increased immensely. As fewer private dental practices are willing to accept Medicaid patients, the clinic has grown in response to the tremendous need. In 23 years, the clinic expanded internally seven times—from the original four dental chairs to the present 16 chairs—and now occupies the entire building. With each expansion has come a greater demand for parking.

Employee Parking
Currently there are 54 full- and part-time employees working at the St. Paul Community Dental Care. While all 54 people do not work together at the same time, a breakdown of the clinic's departments into 40-hour FTE's reveals how many employees on average work each day (with, of course, some days exceeding the average).

Dentists	6.7
Hygienists	2.7
Dental Assistants	14
Sterilizing Technicians	1.7
Dental Educators (Grant Programs)	3
Receptionist/Schedulers	6
Business/Collection Personnel	4
Administrators	2.5
TOTAL FTE's	40.6

Several employees share transportation and a few do not bring a car to work (come by bus, bicycle, or dropped off by a family member). However, on most days employees drive 34 cars to the work site.

Clinic Visitor Parking
Normally the clinic sees between 80-100 patients per day, whose visits usually last one and a half to two hours. Moreover, a number of other visitors to the clinic, including interpreters, medical transport drivers, dental lab workers, equipment service technicians, vendors, etc., park anywhere from 10 minutes to a significant portion of the day while doing business with the clinic.

To get a better understanding of the parking needs of our visitors, we recently conducted a parking survey over a two-week period of time. The two most numerous groups of visitors who need to park are patients and interpreters, the latter accounting for 25% of all clinic visitors. Because our clinic sees many immigrants and refugees, some within their first month of arriving in the U.S., they need interpretation into their native language in order to understand and consent to dental treatment. As of only a few years ago, most interpreters drove their patients to health care appointments. Recently, interpreter agencies have been stressing professional standards, one of which is to refuse transportation if the contract is for interpretation only. The clinic survey shows that 44% of all interpreters now drive to the clinic without their clients, who take the bus, drive themselves, or ask family/friends to drive them. For some appointments this doubles the number of cars.

Overall the survey reveals that we have an average of 71 visitor cars over the course of the day and 16 cars at any given time. However, on days we operate at maximum capacity with a full complement of providers, we have 102 visitor cars per day and 23.5 cars at any given time. Adding 34 employee cars to the mix, *clinic operations can generate 58 cars, all parked in the vicinity of the clinic at the same time.*

Patient Hardship

Beyond simply accommodating the number of cars, part of our motivation to acquire a parking lot is concern for the health and safety of our patients. For the frail elderly or families with small children, walking over a block to reach their destination is a true hardship, especially in inclement weather. We have seen Karen immigrants (refugees from Myanmar in SE Asia) walk through the snow in flip-flops in the dead of winter. We also are concerned for those patients who park on the 780 block of Hawthorne and cross Arcade without a pedestrian walkway. A parking lot used to full capacity would allow more patients to be closer to our doorstep.

Neighborhood Support

The neighbors fully support this modification request for an increase in parking spaces allotted to Community Dental Care. Using the new parking lot to its full capacity will open up street parking directly in front of their houses and make their lives safer and more comfortable. (Please see the letters of support attached to this application.) The District 5 Council has been supportive for a number of years, first in our attempt to acquire and rezone the property at 835 Hawthorne for use as a potential parking lot, and now in our attempt to utilize the property at 1236 Arcade to its full capacity as a parking lot. They are especially pleased that we are open to a reciprocal relationship with the Hmong funeral home at 1235 Arcade. Neighbors for years have complained about the overflow of mourners, as Hmong funerals are typically held over the weekends, around the clock, including Friday, Saturday, and Sunday nights. The clinic would like to be a good neighbor and help alleviate this parking problem when we are not open for business.

We understand that a part of the rationale for a maximum number of parking spaces is to avoid the unattractive expanse of a semi-empty parking lot. The overwhelming need at Community Dental Care guarantees that this will not be the picture for this parking lot. Even if granted the additional spaces, the parking lot will be fully used and some street parking still needed. The additional spaces will not bring in more cars to the site. These cars are already parked on the city streets. The additional spaces will redirect them to a parking lot and help to minimize noise and traffic away from the city street and the rest of the neighborhood.

Square Footage for Community Dental Care

Main Clinic		
• Waiting room, reception, offices	37' X 66.5'	2460 SF
• Drs' lounge, business offices (SE corner)	37' X 26.5'	980 SF
• Clinical area	79' X 38.5'	3041 SF
• HR , grant programs (SW corner)	17.5' X 25.5'	446 SF
Upstairs Apartment	17.5' X 25.5'	446 SF
Basement (Finished Areas Only)		
• Staff Break Room	13'4" X 28'	373 SF
• 2 Bathrooms	6'2" X 5'5" (2)	66 SF
• Staff Laundry	8' X 14'	112 SF
• Stair hallway to Op. 5	5'11" X 9'7"	56 SF
	17' X 3'	51 SF
• Center hallway	3'9" X 20'11"	78 SF
• Stair hallway to lab	31' 6" X 3'7"	113 SF
Basement (Unfinished But Currently Used Area)		
• Children's PICOH Classroom (not including storage for OHI kits)	20'1" X 27'10"	586 SF

Total square footage for all finished areas **8222 SF**

Total square footage with additional unfinished classroom **8808 SF**

Ex pkg
S of Hawthorne
7 + 6 = 13

8808
446
8362 # dentist

8362 / 400 = 20.9 pkg space
+ 1.0 res
21.9

6/26/11

22 spaces required
22 × 1.7 = 37 spaces max

Kate Reilly - Dental clinic parking

From: Marvin Anderson <mrvnlimar@aol.com>
To: <kate.reilly@ci.stpaul.mn.us>
Date: 9/27/2011 7:20 PM
Subject: Dental clinic parking

I have 2 handicap parking spaces in front of my house. The new lot might keep the dental patients out of them. The parking situation is not as bad as it used to be, but it still needs the parking lot to provide for the high numbers of patients that the clinic serves. Marvin E Anderson, 847 Hawthorne Ave E, St Paul, mn 55106. I will welcome the new lot gladly!

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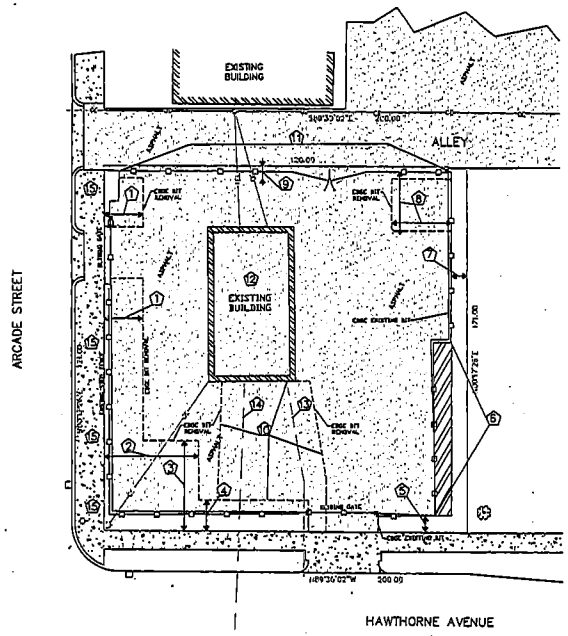
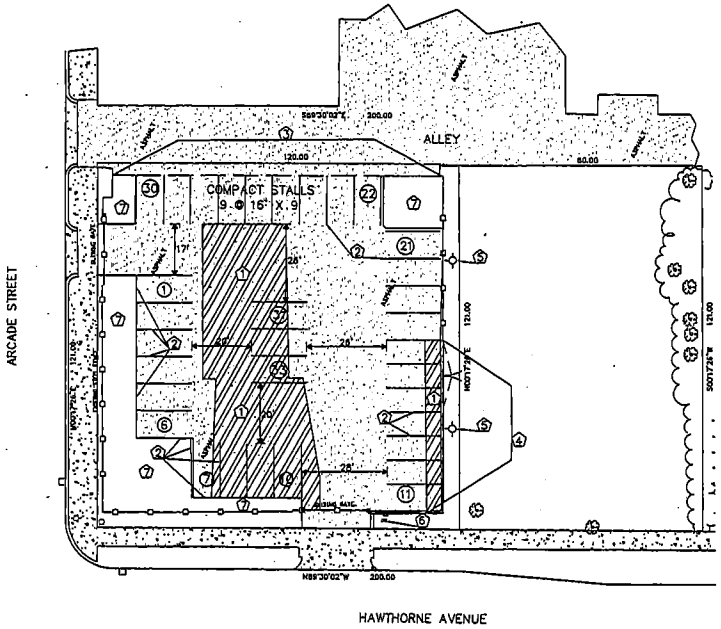
Call 48 Hours before digging
GOPHER STATE ONE CALL
Twin Cities Area 651-454-0002
MN. Toll Free 1-800-252-1166





DEVELOPMENT SUMMARY
PLAN REPRESENTS OFFSITE PARKING FOR COMMUNITY DENTAL CARE, 828 HAWTHORNE AVENUE EAST.

PARKING LOT LOCATED ON LOTS 16, 17&18, BLOCK 2 WILDER'S ADDITION, RAMSEY COUNTY, MINNESOTA, ADDRESS:1238 ARCADE ST.

EXISTING ZONING: RT1

PARKING LOT EDGE OF BITUMINOUS PAVEMENT SETBACKS:
FROM ARCADE STREET (WEST) = 7' TO ROW
FROM ALLEY (NORTH) = 4' TO PL
FROM RESIDENTIAL (EAST) = 6' TO PL
FROM HAWTHORNE (SOUTH) = 4' TO ROW

AREA SUMMARY:

-EXISTING PAVEMENT AND BUILDING WITHIN EXISTING FENCE AT ALLEY	12,636 SF
-EXISTING PAVEMENT REMOVED & NOT REPLACED	1,197 SF
-EXISTING PAVEMENT REMOVED & REPLACED (FOR SERVICES)	1,338 SF
-NEW PAVEMENT AREA	337 SF
-NET TOTAL PROPOSED PAVEMENT AREA WITHIN NEW FENCE AT ALLEY	10,625 SF
(1328 = MINIMUM LANDSCAPE AREA = 1,594 SF)	
-PROPOSED LANDSCAPE AREA	2,024 SF

PARKING SUMMARY:
TYPICAL PARKING STALL @ 90° = 9' WIDE x 18' LONG
TYPICAL COMPACT STALL @ 90° = 9' WIDE x 16' LONG

MINIMUM DRIVE ISLE IS 20' WIDE

EXISTING CLINIC PARKING (ACROSS STREET):

STANDARD	8
STACKED (2 PER)	12
HANDICAP	1
HC VAN ACCESSIBLE	1
TOTAL EXISTING	22

PROPOSED PARKING:

FULL SIZED STALLS	24	
COMPACT SIZED STALLS	9	(MAX 50% OF TOTAL STALLS)
TOTAL PROPOSED	33	
TOTAL PARKING	53	

0 20'
SCALE

EXISTING CONDITIONS and REMOVALS

REMOVAL NOTES:

1. REMOVE PAVEMENT TO 13' FROM ARCADE STREET ROW (±EDGE OF EXISTING SIDEWALK).
2. REMOVE PAVEMENT TO 30' FROM ARCADE STREET ROW.
3. REMOVE PAVEMENT TO 30' FROM HAWTHORNE AVENUE ROW (±EDGE OF EXISTING SIDEWALK).
4. REMOVE PAVEMENT TO 10' FROM HAWTHORNE AVENUE ROW.
5. NO PAVEMENT REMOVAL, LEAVE EDGE OF PAVEMENT AS-IS. EXISTING EDGE OF PAVEMENT IS AT EXISTING FENCE @ 5.8' OS FROM HAWTHORNE AVENUE PROPERTY LINE (4' REQUIRED OFFSET).
6. NO PAVEMENT REMOVAL, LEAVE EDGE OF PAVEMENT AS-IS. REMOVE EXISTING CHAIN LINK FENCE.
7. NO PAVEMENT REMOVAL, LEAVE EDGE OF PAVEMENT AS-IS. EXISTING EDGE OF PAVEMENT IS AT EXISTING FENCE @ 6' OS FROM SOUTH PROPERTY LINE (6' OFFSET REQUIRED).
8. REMOVE PAVEMENT TO 20 FEET FROM FENCE (4' OR 6' REQUIRED OFFSET FROM PROPERTY LINE).
9. NO PAVEMENT REMOVAL. EXISTING BIT. PAVEMENT EXTENDS FROM ALLEY INTO PROPOSED PARKING LOT. PARKING WILL BE STRIPED & FENCE MOVED TO 4' FROM PROPERTY LINE (4' OFFSET REQUIRED).
10. REMOVE PAVEMENT FOR REMOVAL OF SANITARY SEWER AND WATER SERVICES.
11. REMOVE 110 LF EXISTING FIXED FENCE AND SWING GATE. SALVAGE SWING GATE FOR REINSTALLATION.
12. EXISTING BUILDING AND PRIVATE UTILITIES REMOVED BY OTHERS.
13. CONVERT EXISTING 1" WATER SERVICE TO AN IRRIGATION SERVICE (LOCATION IS ±66' EAST OF THE EAST ARCADE ROW). SEE DETAIL SHEET 3.
14. REMOVE EXISTING SANITARY SEWER SERVICE - CAP AT FENCE LINE.
15. REMOVE WOOD PLANTER, PLANT MATERIALS AND DIRT IN PLANTER (ALL ALONG ARCADE STREET).

PROPOSED CONSTRUCTION

PROPOSED CONSTRUCTION NOTES:

1. PROPOSED BITUMINOUS PAVEMENT-NEW OR PATCH.
2. 4" WHITE PARKING STALL STRIPING, 3 MINUTE DRY ALKYD PAINT.
3. 6' HIGH PRIVACY FENCE.
4. 6' HIGH CHAIN LINK FENCE TO MATCH EXISTING, INSTALL SALVAGED SWING GATES.
5. (2) FLOODPAK SERIES FPL LED LIGHT FIXTURES ON 15' HIGH POLE WITH FOUNDATION PER MANUFACTURER'S RECOMMENDATIONS. VERIFY LOCATION OF INSTALLATION WITH THE MANUFACTURER. INSTALL WITH TIMER AND MOTION SENSOR.
6. SIGN.
7. NEW LANDSCAPE AREA.

GENERAL SITE WORK NOTES

1. CONTRACTOR TO VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING ANY CONSTRUCTION BY CALLING GOPHER STATE ONE-CALL (1-612-454-0002 METRO AREA, 1-800-252-1166 OUT STATE).
2. VERIFY LOCATION OF EXISTING SANITARY SEWER AND WATER SERVICE. NOTIFY THE ENGINEER IF NOT AS SHOWN ON THE PLANS.
3. SITE SURVEY IS PROVIDED BY LAKE & LAND SURVEYING, INC., SURVEY DATED MARCH 21, 2008.

SITE REMOVAL NOTES

1. BITUMINOUS PAVEMENT REMOVALS ARE TO BE MADE TO A VERTICAL SAW CUT OR TO A NEAT MILLED EDGE. EDGES MAY BE TRIMMED PRIOR TO FINAL PAVING. IT IS VERY IMPORTANT TO MINIMIZE REMOVAL OF EXISTING PAVEMENT AND THERE FOR THE REQUIRED NEW BITUMINOUS PAVING. EXCESSIVE REMOVALS WILL PLACE THE PROJECT IN A NEW CATEGORY OF APPROVALS. TOTAL NEW PAVEMENT (NEW OR PATCHING EXISTING THAT WAS REMOVED) MUST BE LIMITED TO LESS THAN 10,000 SF.
2. ALL REMOVAL ITEMS BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF SITE IN A MANNER MEETING ALL APPLICABLE REGULATIONS.
3. REMOVAL OF THE BUILDING AND PRIVATE UTILITY SERVICES IS NOT COVERED BY THESE PLANS.
4. UNDERGROUND TANKS HAVE BEEN PREVIOUSLY BEEN REMOVED AS CONFIRMED BY MPCA LETTER DATED 03/15/2011 (OWNER HAS ON FILE).
5. PETROLEUM WAS RELEASED INTO THE GROUND BY THE PREVIOUSLY REMOVED UNDERGROUND TANKS. IT IS ASSUMED THAT PETROLEUM IS STILL PRESENT IN ON SITE SOILS. IF CONTAMINATED SOILS ARE ENCOUNTERED DURING ANY PHASE OF THIS PROJECT IMMEDIATELY NOTIFY THE MPCA AT 651-296-6300, REFERENCE SITE ID# LEAK00016171, MPCA PROJECT#: VP26990. ANY CONTAMINATED SOILS MUST BE DISPOSED OF IN ACCORDANCE WITH STATE REGULATIONS.

GRADING AND EROSION CONTROL NOTES

1. RESTORATION IS IN ACCORDANCE WITH THE LANDSCAPE PLAN.

SANITARY SEWER NOTES

1. ABANDON EXISTING SANITARY SEWER SERVICE IN ACCORDANCE WITH THE CITY OF ST. PAUL REQUIREMENTS.
2. SEE PAVEMENT NOTES FOR BACKFILL REQUIREMENTS.

WATERMAIN NOTES

1. ABANDON EXISTING WATER SERVICE IN ACCORDANCE WITH THE CITY OF ST. PAUL REQUIREMENTS.
2. SEE PAVEMENT NOTES FOR BACKFILL REQUIREMENTS.

PAVEMENT NOTES

1. ALL CONSTRUCTION IS IN ACCORDANCE WITH THE APPROPRIATE SECTIONS OF THE MNDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION.
2. UNDER PAVEMENTS COMPACT THE UPPER 3.0 FEET OF SUBGRADE TO AT LEAST 100% OF THE MAXIMUM STANDARD PROCTOR DRY DENSITY, AND COMPACT THE SUBGRADE BELOW THE UPPER 3.0 FEET TO AT LEAST 95% OF THE STANDARD PROCTOR DRY DENSITY. OUTSIDE OF PAVEMENT AREAS COMPACT EMBANKMENTS TO AT LEAST 95% OF THE STANDARD PROCTOR DRY DENSITY.
3. COMPACT AGGREGATE BASE TO AT LEAST 100% OF THE STANDARD PROCTOR DRY DENSITY.
4. COMPACT BITUMINOUS COURSES IN ACCORDANCE WITH THE SPECIFIED DENSITY METHOD.
5. SLOPE PROPOSED PAVEMENT FOR POSITIVE DRAINAGE.

REV NO.	DATE	DESCRIPTION
1	08/31/11	REVISE LANDSCAPING, ADD IRRIGATION SERVICE

DATE: 08/15/2011
DESIGN BY: JCB
DRAWN BY: JCB
CHECKED BY: TAC
DWG FILE:
TEXT FILE:
PROJECT NO.: 104

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed professional engineer under the laws of the State of Minnesota.
Signed: JOHN C. BOYDLSON
Date: 08/15/11 Reg. No. 18990

CES CONSULTANTS, LLC
CIVIL ENGINEERING
201 West Travelers Trail, Suite 200
Burnsville, MN 55337
763-274-4405
www.cesmlm.com

COMMUNITY DENTAL CARE
ST. PAUL, MN

FOR:
COMMUNITY DENTAL CARE
REMOVALS AND CONSTRUCTION

SHEET NO. 1 OF 3

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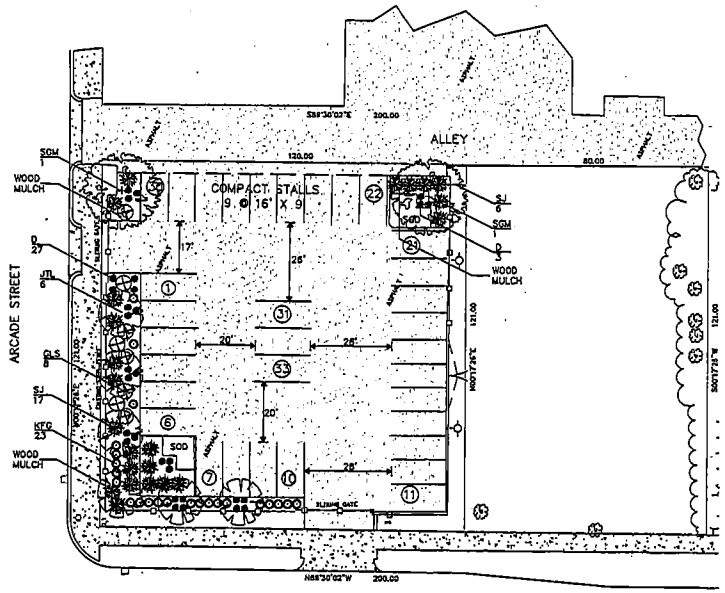
Call 48 Hours before digging
GOPHER STATE ONE CALL
Twin Cities Area 651-454-0002
MN. Toll Free 1-800-252-1166



PLANT LIST: Site Plantings

QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE/ROOT	
TREES					
2	SGM	Acer x freemanii 'Sienna Glen'	Green Mt. Sugar Maple	2-1/2"	B&B
6	JTL	Syringa reticulata	Japanese Tree Lilac	1-1/2"	B&B
SHRUBS					
8	GLS	Rhus aromatica 'Gro-low'	Grow-Low Fragrant Sumac	5 Gal.	Pot
21	SJ	Juniperus sabina 'Scandia'	Scandia Juniper	5 Gal.	Pot
GRASSES AND PERENNIALS					
23	KFG	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 Gal.	Pot
30	D	Hemerocallis, sp.	Daylilies, mixed species	1 Gal.	Pot

PLANTING NOTES:

Contractor shall provide one year guarantee of all plant materials. The guarantee begins on the date of the Landscape Architect's written acceptance of the initial planting. Replacement plant materials shall also have a one year guarantee commencing upon planting.

All plants to be northern-grown and hardy.

Plants to be installed as per standard AAN planting practices.

Use minimum 12" loam planting soil on trees and 6" on shrubs.

Contractor shall verify locations with all utilities prior to installation of plants.

All landscaping and sod areas shall be irrigated with an underground sprinkler.

Staking of trees optional; reposition if not plumb after one year.

Wrap all smooth-backed trees-fasten top and bottom. Remove by April 1.

Open top of burlap on BB materials; remove pot on potted plants; split and break apart peat pots.

Prune plants as necessary - per standard nursery practice.

Owner shall be responsible for maintenance after acceptance of the work by the Owner.

Plants shall be immediately planted upon arrival at site. Properly heel-in materials if necessary; temporary only.

All disturbed areas to be sodded unless otherwise noted. Sod shall be northern grown and hardy.

Planting beds for shrubs shall have (4 oz. min.) weed barrier fabric, 4" - 6" of 1-1/2" washed River Rock mulch and 4" vertical (commercial grade) black poly edging. The edging shall be placed and staked with smooth curves.

A 24" wide rock mulch maintenance strip shall be installed around the entire building. Maintenance strip shall have weed barrier fabric under rock and edged with commercial edging.

Shredded hardwood mulch 4" deep shall be provided around all installed trees.

Retaining walls are not the responsibility of the Landscape Architect. Contact the Project Engineer for details, locations, materials, and specifications for all retaining walls.

N

0 20'
SCALE

REV NO.	DATE	DESCRIPTION
1	08/31/11	REVISE LANDSCAPING, ADD IRRIGATION SERVICE

DATE: 08/15/2011
DESIGN BY: JCB
DRAWN BY: JCB
CHECKED BY: TAG
DWG FILE:
TEXT FILE:
PROJECT NO.: 104

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota.

REG. NO. 23849 DATE 8-13-11

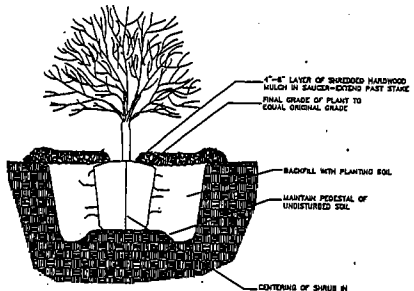
BRODSHO CONSULTING
LANDSCAPE ARCHITECTURE
698 NORTHRIDGE COURT
EAGAN, MN 55123
PHONE: 651-454-8023
FAX: 651-914-4792
@brodsho@aol.com

COMMUNITY DENTAL CARE
ST. PAUL, MN

FOR:
COMMUNITY DENTAL CARE
LANDSCAPING

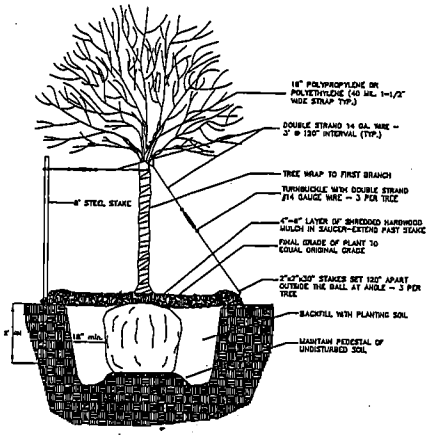
SHEET NO. 2 OF 3

© 2009 CES CONSULTANTS LLC.



NOTES:
HAND LOOSEN ROOTS OF CONTAINERIZED MATERIAL (TYP.).
SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING.

SHRUB PLANTING DETAIL



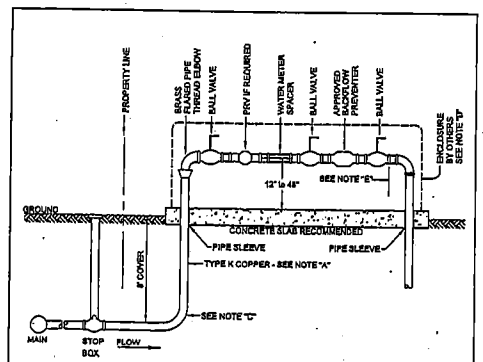
NOTES:
TWO ALTERNATE METHODS OF TREE STAKING ARE SHOWN.

IT IS THE CONTRACTOR'S OPTION TO STAKE TREES; HOWEVER, THE CONTRACTOR IS RESPONSIBLE FOR THE MAINTAINING TREES IN A PLUMB POSITION THROUGHOUT THE GUARANTEE PERIOD.

SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING.

DECIDUOUS TREE PLANTING DETAIL

Call 48 Hours before digging
GOPHER STATE ONE CALL
Twin Cities Area 651-454-0002
MN. Toll Free 1-800-252-1166



NOTES:

A) ALL WATER PIPING MATERIAL BEFORE WATER METER MUST BE TYPE K COPPER OR BRASS.

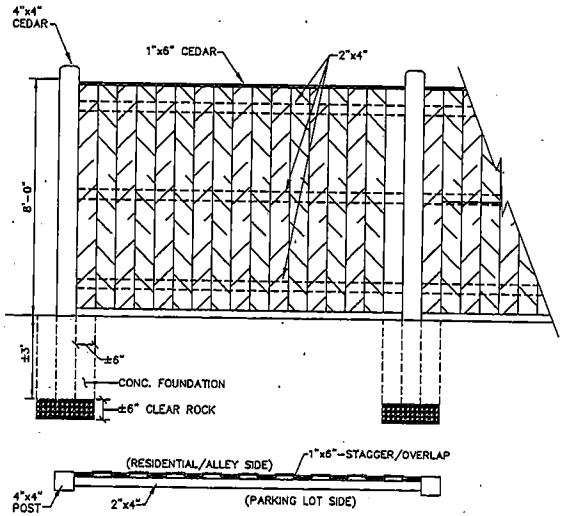
B) ALL WATER PIPING MATERIAL BETWEEN WATER METER AND APPROVED BACKFLOW PREVENTER MUST BE LISTED AS APPROVED IN THE STATE PLUMBING CODE.

C) NO DRAIN TEE OR ADDITIONAL STOPS ARE ALLOWED BETWEEN PROPERTY LINE AND WATER METER. EVERY FALL, THE PROPERTY OWNER MUST CALL SPRWS FOR WATER SHUT OFF AND WATER METER REMOVAL. WATER TRAPPED IN RISER CAN BE BLOWN OUT AFTER SPRWS SHUTS OFF WATER IN STREET AND REMOVES WATER METER.

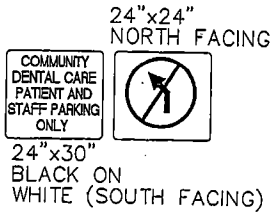
D) WATER PIPING FOR WATER METER SETTING AND APPROVED BACKFLOW PREVENTER MUST BE LOCATED IN AN APPROVED LOCKABLE ABOVE GROUND ENCLOSURE THAT PROVIDES ACCESS TO ALL PIPEWORK.

E) A LICENSED PLUMBER MUST INSTALL ALL WATER PIPING FROM PROPERTY LINE THRU APPROVED BACKFLOW PREVENTER. SPRWS PERMITS AND INSPECTIONS ARE NECESSARY.

DL. V.S. 3/1/99	SAINT PAUL REGIONAL WATER SERVICES ST. PAUL, MINNESOTA	SCALE: NONE
DL. T.J.	TYPICAL SEASONAL 1" - 1-1/2" - 2" LAWN SPRINKLER SERVICE	REVISIONS:
APPROVED: D D W. 4/28/99		A1-7178

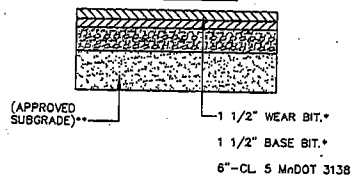


8' CEDAR FENCE
N.T.S.



PARKING LOT SIGNS
N.T.S.

PAVING SECTION



* MnDOT 2350 LOW VOLUME, OR OTHER APPROVED MIXTURES.
** PROOF ROLL TO DETERMINE ANY SUBGRADE CORRECTIONS REQUIRED.

PARKING LOT PAVING SECTION
N.T.S.

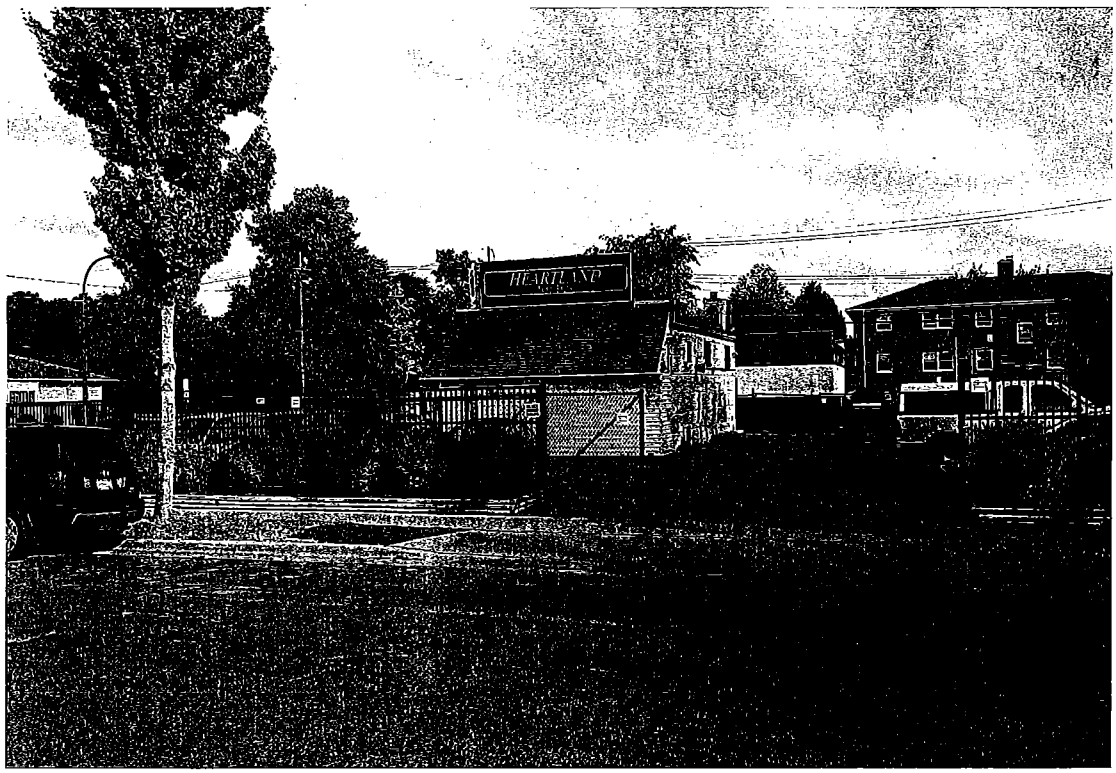
REV NO.	DATE	DESCRIPTION
1	06/21/11	REVISE LANDSCAPING, ADD IRRIGATION SERVICE

DATE: 06/15/2011
DESIGN BY: JCB
DRAWN BY: JCB
CHECKED BY: TAG
DWG FILE:
TEXT FILE:
PROJECT NO.: 104

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
Signed: [signature]
Date: 7/7/09 Lic. No. 14950

CES CONSULTANTS, LLC
CIVIL ENGINEERING
201 West Travelers Trail, Suite 200
Burnsville, MN 55337
763-274-4405
www.cesmlm.com

COMMUNITY DENTAL CARE
ST. PAUL, MN
FOR:
COMMUNITY DENTAL CARE
PARKING LOT DESIGN



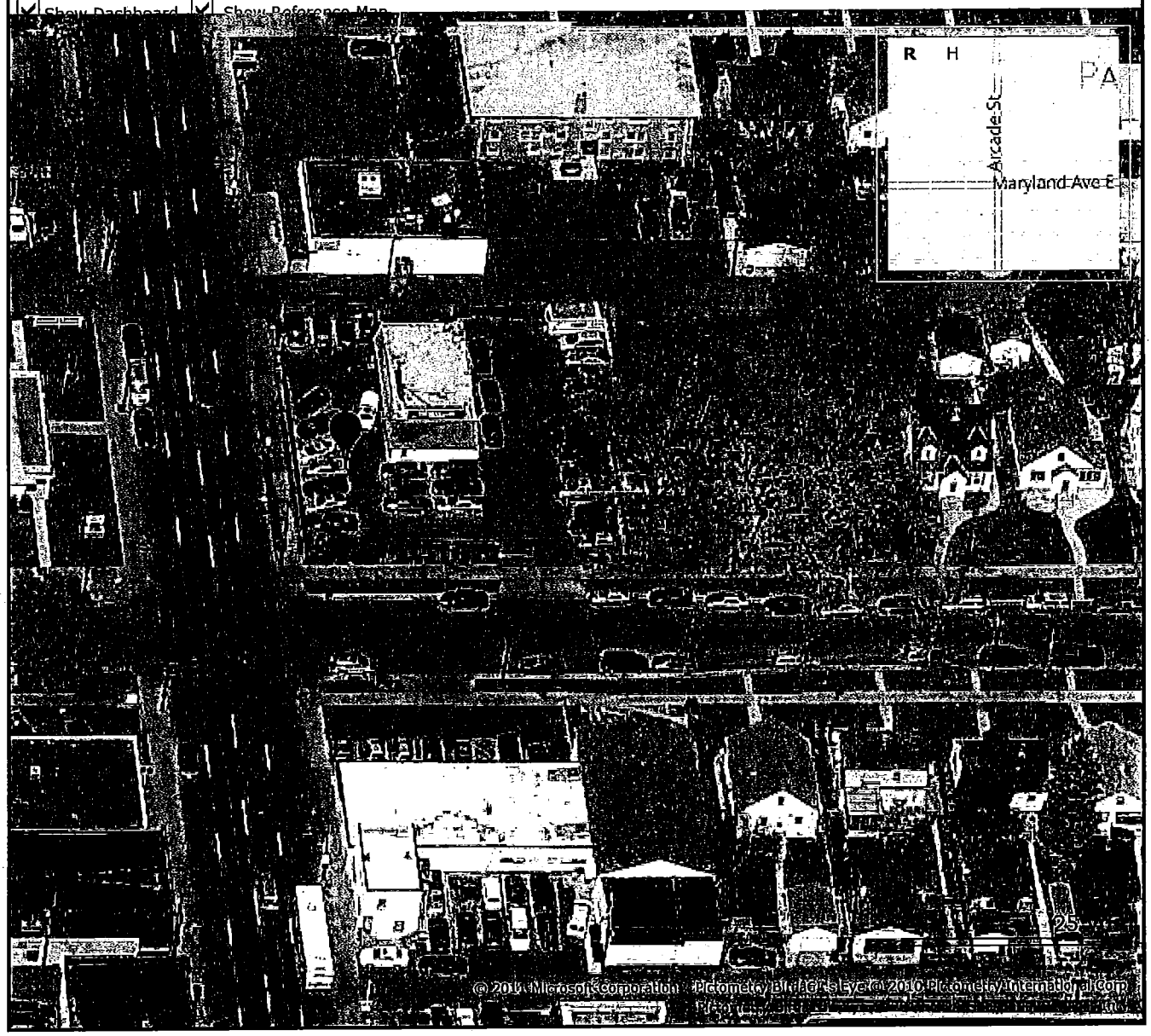
1036 Arcade – Former Heartland Auto Site/New parking lot site

Parking on Hawthorne

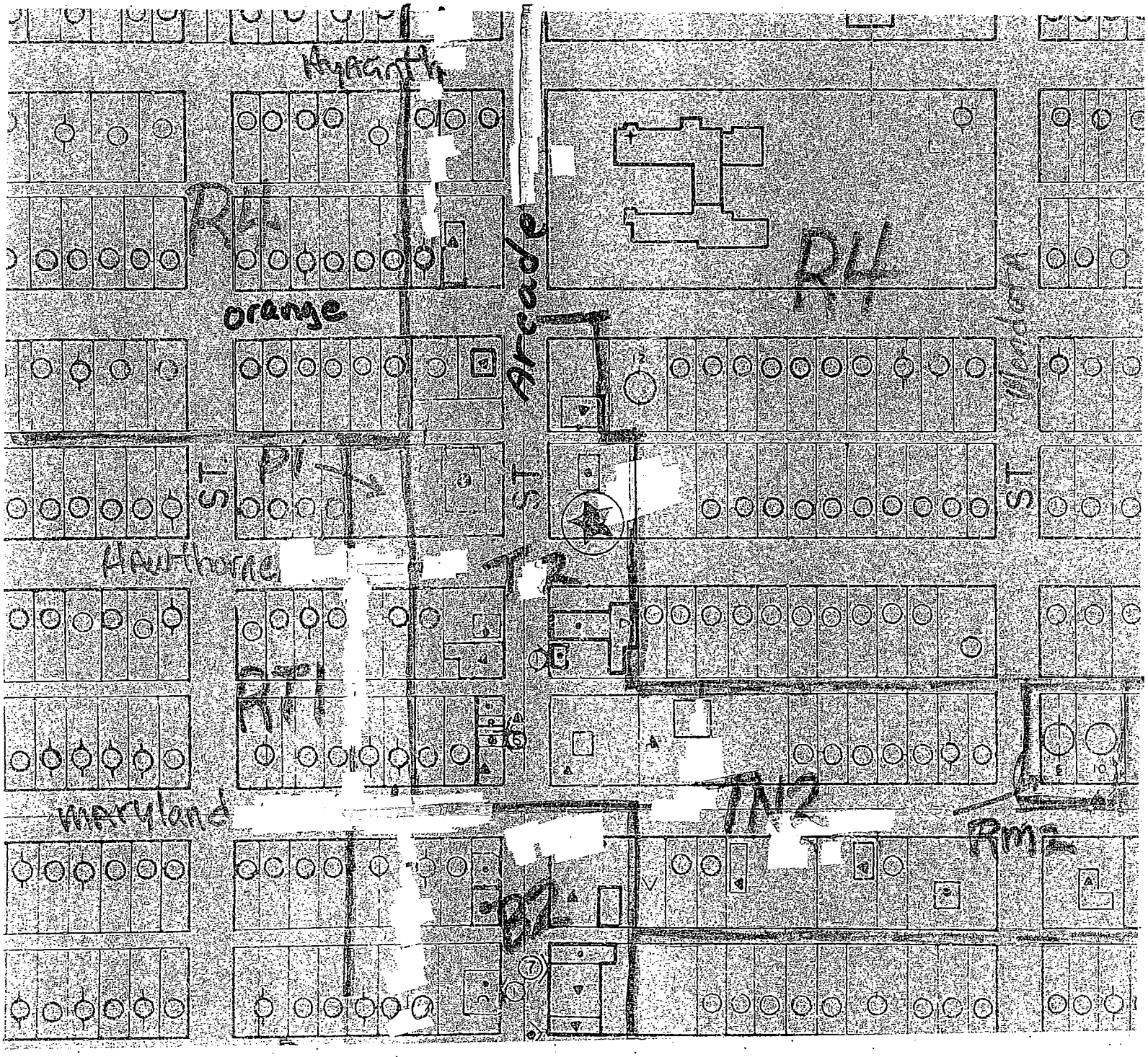
GISmo Oblique Photography

Images courtesy of: Microsoft© Virtual Earth™ 2006

☑ Show Dashboard ☑ Show Reference Map



ORANGE
ORANGE
ARCADE
WEIDE
MENDOTA
(151)
HAWTHORNE
HAWTHORNE
MARYLAND
WEIDE



APPLICANT Community Dental Care

PURPOSE Conditional Use Permit

FILE # 11-273381 DATE 9-8-11

PLNG. DIST. 5 Land Use Map # 6

~~SCALE 1" = 100'~~ Zoning Map # 5

LEGEND

zoning district boundary

subject property

one family

two family

multiple family

commercial

industrial

V vacant

north

ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** HandyHelp LLC **FILE #** 11-277-446
2. **APPLICANT:** Handyhelp LLC **HEARING DATE:** October 6, 2011
3. **TYPE OF APPLICATION:** Conditional Use Permit
4. **LOCATION:** 593 Stryker Ave, NW corner at King Street
5. **PIN & LEGAL DESCRIPTION:** 072822140106, West St Paul Blks 100 Thru171 Lot 6 Blk 103
6 **PLANNING DISTRICT:** 3 **PRESENT ZONING:** RM2
7 **ZONING CODE REFERENCE:** §65.155; § 61.501; § 61.502
8. **STAFF REPORT DATE:** September 28, 2011 **BY:** Luis Pereira
9. **DATE RECEIVED:** September 14, 2011 **60-DAY DEADLINE FOR ACTION:** November 13, 2011

A. **PURPOSE:** Conditional use permit for group residential housing under Zoning Code Sec. 65.155.

B. **PARCEL SIZE:** 7,518 sq. ft. (0.1726 acres)

C. **EXISTING LAND USE:** Duplex (RM2)

D. **SURROUNDING LAND USE:**

North: Single family detached residential (RM2)

East: Single family detached residential (RM2)

South: Retail (B2)

West: Multifamily residential (RM2)

E. **ZONING CODE CITATION:** §65.155 lists the standards and conditions of a community residential facility licensed by the health department. §61.501 lists general conditions that must be met by all conditional uses; §61.502 authorizes the planning commission to modify any or all special conditions after making specified findings.

F. **HISTORY/DISCUSSION:** No history was found for this property.

G. **DISTRICT COUNCIL RECOMMENDATION:** The District 3 Council had not provided a written recommendation at the time of this staff report.

H. **FINDINGS:**

1. This applicant proposes to combine both sides of a duplex at 593-595 Stryker Avenue to create a facility to house 6-10 men with mental health issues, some of whom area also are in recovery from chemical dependency. As per §65.155, the applicant has ascertained that 50 percent or more of the residents to be housed at 593-595 Stryker will be under a contract or other arrangement with the state or local government human services agency (State of Minnesota Group Residential Housing program, hosted by Ramsey County) to provide lodging for people who are mentally ill or chemically dependent. While the Minnesota Department of Health (MDH) formerly licensed certain community residential facilities, it no longer does this. Instead, MDH delegates the licensing power to the city. In addition to this Conditional Use Permit, the proposed use will also require that the City issue it a license for rooming and boarding.
2. Rental arrangements will be by the rooming unit rather than the dwelling unit, with each client-resident having his own bedroom. Each person will be subsidized by state Group Residential Housing (GRH) funds, which pay for the individuals' room and board. Occupants will share a common kitchen, dining area, and living room, along with four bathrooms. The kitchen located currently in 595 Stryker will be removed and converted to a bedroom and private sitting room for a 24-hour live-in house manager. A modified site plan showing this kitchen conversion must be submitted by the applicant.

   The live-in house manager will provide services including three daily meals to residents as well as manage residents' medications. The facility is described by the applicant as "chemical free," "stable housing" that uses an "alcohol harm-reduction model." While very few residents will own vehicles, the site does have 3-4 off-street parking spaces to rear of the building, in addition to the garage.

3. §65.155 of the Zoning Code lists the standards and conditions of a community residential facility licensed by the health department.

(a) *The facility shall be a minimum distance of one thousand three hundred twenty (1,320) feet from any other licensed community residential facility, emergency housing facility, shelter for battered persons with more than four (4) adult facility residents, overnight shelter, or transitional housing facility with more than four (4) adult facility residents, except in B4—B5 business districts where it shall be at least six hundred (600) feet from any other such facility.* This standard is met, as the property at 593-595 Stryker is a minimum of 1,320 feet from any other licensed community residential facility, emergency housing facility, shelter for battered persons with more than four (4) adult facility residents, overnight shelter, or transitional housing facility with more than four (4) adult facility residents. The closest such facility is 1,460 feet away (567 Livingston Ave).

(b) *Except in B4—B5 business districts, the facility shall not be located in a planning district in which one (1) percent or more of the population lives in licensed community residential facilities, emergency housing facilities, shelters for battered persons with more than four (4) adult facility residents, overnight shelters, and/or transitional housing facilities with more than four (4) adult facility residents.* This standard is met, as District 3 has only 0.34 percent of its population in licensed community residential facilities, emergency housing facilities, shelters for battered persons with more than four (4) adult facility residents, overnight shelters, and/or transitional housing facilities.

(c) *The facility shall serve no more than sixteen (16) adult facility residents and minor children in their care, except in B4—B5 business districts where it shall serve no more than thirty-two (32) total facility residents.* This standard is met, as the facility is proposed to serve six to ten men, in addition to a 24 hour live-in manager.

(d) *The facility shall not be located in a two-family or multifamily dwelling unless it occupies the entire structure.* This standard is met, as the facility will be located in a two-family structure that will be converted into a one-family structure through the addition of a door across the two units, as well as the removal of one of the kitchens.

(e) *Except in B4—B5 business districts, the facility shall have a minimum lot area of five thousand (5,000) square feet plus one thousand (1,000) square feet for each guest room in excess of two (2) guest rooms.* This standard is met if the Planning Commission approves a minor modification. Under this standard, 5,000 square feet of lot area are required for two rooms plus an additional 6,000 square feet of lot area for the additional six rooms (1,000 square feet per room, for a total of 11,000 square feet. Because the lot is 7,518 square feet in size, a modification of 3,482 square feet is needed.

4. §61.501 lists five standards that all conditional uses must satisfy:

(1) *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 proposed congregate facility falls within the Mixed Use Corridor land use designation on the Generalized Future Land Use map in the Saint Paul Comprehensive Plan. Mixed Use Corridors are primary thoroughfares served by public transit (or could be in the future), and places where a variety of residential and commercial uses could be located.

(2) *The use will provide adequate ingress and egress to minimize traffic congestion in the public streets.* This condition is met, as the property is a corner lot, and currently has a garage and three or four off-street parking spaces located off of King Street, which is a side street.

(3) *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, as the existing neighborhood contains a mix of commercial, retail, multifamily and single family detached housing.

(4) *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 building is a Category 2 vacant building on the City's Registered Vacant Building List as of June 2011. The proposed congregate facility use will not impede the normal and orderly development and improvement of the surrounding properties for uses permitted in the RM2 district.

(5) *The use shall, in all other respects, conform to the applicable regulations of the district in which it is located.* This condition is met if the Planning Commission approves a modification of §65.155(e). The proposed congregate facility is located in the RM2 Medium Density Multifamily District, a district intended to provide for more extensive multiple-family development and a variety of congregate living arrangements.

5. The planning commission may approve modifications of special conditions when specific criteria of §61.502 are met: *strict application of such special conditions would unreasonably limit or prevent otherwise lawful use of a piece of property or an existing structure and would result in exceptional undue hardship to the owner of such property or structure; provided, that such modification will not impair the intent and purpose of such special condition and is consistent with health, morals and general welfare of the community and is consistent with reasonable enjoyment of adjacent property.* This finding is met, as a strict application of §65.155(e) regarding minimum lot area would prevent an otherwise lawful use of this structure. As a duplex, the property could house up to four unrelated adults per unit, for a total of 8 unrelated adults. This proposal will seek to house 6-10 men in the same space, as well as a 24-hour live-in house manager. The use is comparable to the previous duplex use in terms of scale and impacts, will not impair the intent and purpose of the condition, and is consistent with the health, morals and general welfare of the community and reasonable enjoyment of adjacent property.

I. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of the conditional use permit for group residential housing under Zoning Code Sec. 65.155 subject to the following additional conditions:

1. The applicant must apply for and successfully receive the correct license for rooming/boardinghouse from the Department of Safety and Inspections.
2. The applicant must submit a revised site plan that shows the conversion of the kitchen within the 595 Stryker Ave unit to a bedroom/sitting room.

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 # 11-277446
Fee: 800.00
Tentative Hearing Date: 10-6-11

PD = 3

07282214 0106

APPLICANT

Name HANDYHELP LLC
Address 366 MAPLE ISLAND ROAD
City BURNSVILLE St. MN Zip 55306 Daytime Phone 651 330 2052
Name of Owner (if different)
Contact Person (if different) JEFF D. SPENCER Cell Phone 651 224 4441

PROPERTY LOCATION

Address / Location 593-595 STRYKER AVE. ST PAUL 55
Legal Description LOT 6, BLOCK 103 WEST ST PAUL, RAMSEY COUNTY MINNESOTA, ID# 07282214 0106 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 (65, 65), Section 155 (159, 170, 171), Paragraph CRF (TRANS, BOARDING, ROOMING) 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.

GROUP RESIDENTIAL HOUSING WITH SERVICES. WE WOULD LIKE BUILDING TO BE USED AS A ROOMING AND BOARDING HOUSE / TRANSITIONAL HOUSING FACILITY. PLEASE SEE ATTACHED EXPLAINATION.

CK 1395 750.00 50.00 cash

☒ Required site plan is attached

Applicant's Signature [signature] Date 9/14/2011 City Agent pdd 9/14/11

City of Saint Paul
Department of Planning and
Economic Development
1400 City Hall Annex
25 West 4th Street
Saint Paul, MN 55102

September 13, 2011

Planning Commission,

The use of 593-595 Stryker Avenue, St. Paul, MN 55117 for a General Residential Housing facility under a Request for Proposal with Ramsey County to house 6 to 10 men with Mental Illness and/or Chemical Dependency (MI/CD) will have a positive impact on the neighborhood. This property is zoned RM2. The facility will combine the existing duplex property into one single living facility with upgrades to the existing building of new windows and a doorway between the two single units, as well as landscaping and clean up of the yard and grounds of the property. As well as the Category 2 requirements.

Each client will have their own private bedroom, with a central kitchen, dining room and living room along with four bathrooms. The facility will also house a private sitting room and bedroom for the resident 24 hour live in house manager.

Clients housed in this facility will be under continuous guidance and supervision. Very few clients will own vehicles and minimal street traffic will be generated by our clients and staff. The facility has four parking spaces in the rear of the building in front of the garage.

HandyHelp LLC proposes to provide stable housing for men attending outpatient treatment and who are in need of chemical free housing and men in need of transitional housing using an alcohol harm-reduction model. Clients housed in this HandyHelp LLC facility will have access to public transportation to continue therapy with their established therapist on a regular basis.

The facility will meet the minimum distance required of 1,320 feet from any other transitional housing facility with more than four adult residents. No unusual negative impact on the neighborhood is expected. With 24 hour supervision and a HandyHelp LLC corporate staff member overseeing the resident manager our clients will prosper and grow in able to move to other less restrictive facilities.

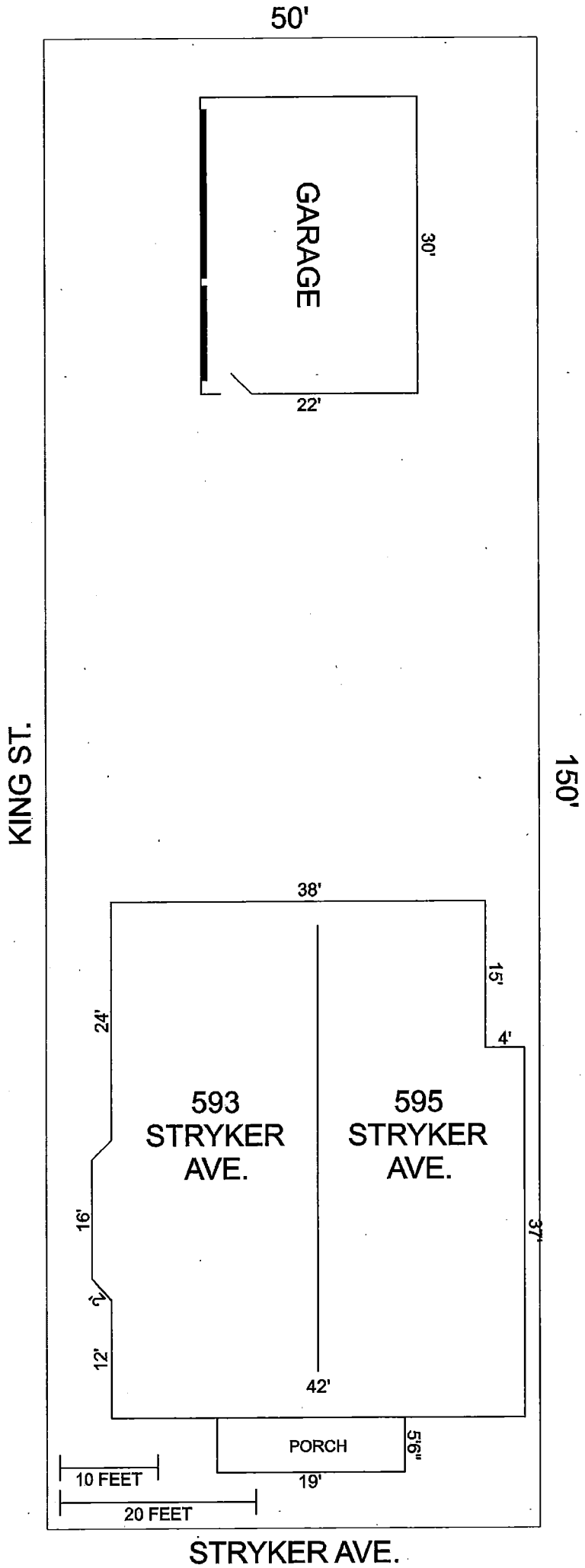
Please find following the site plan, existing floor plan and the proposed modified floor plan. Thank you for your time.

Jeff D. Spencer,
Administrator
HandyHelp LLC
366 Maple Island Road
Burnsville, MN 55306 Ph: 651-330-2052 Cell: 651-224-4441

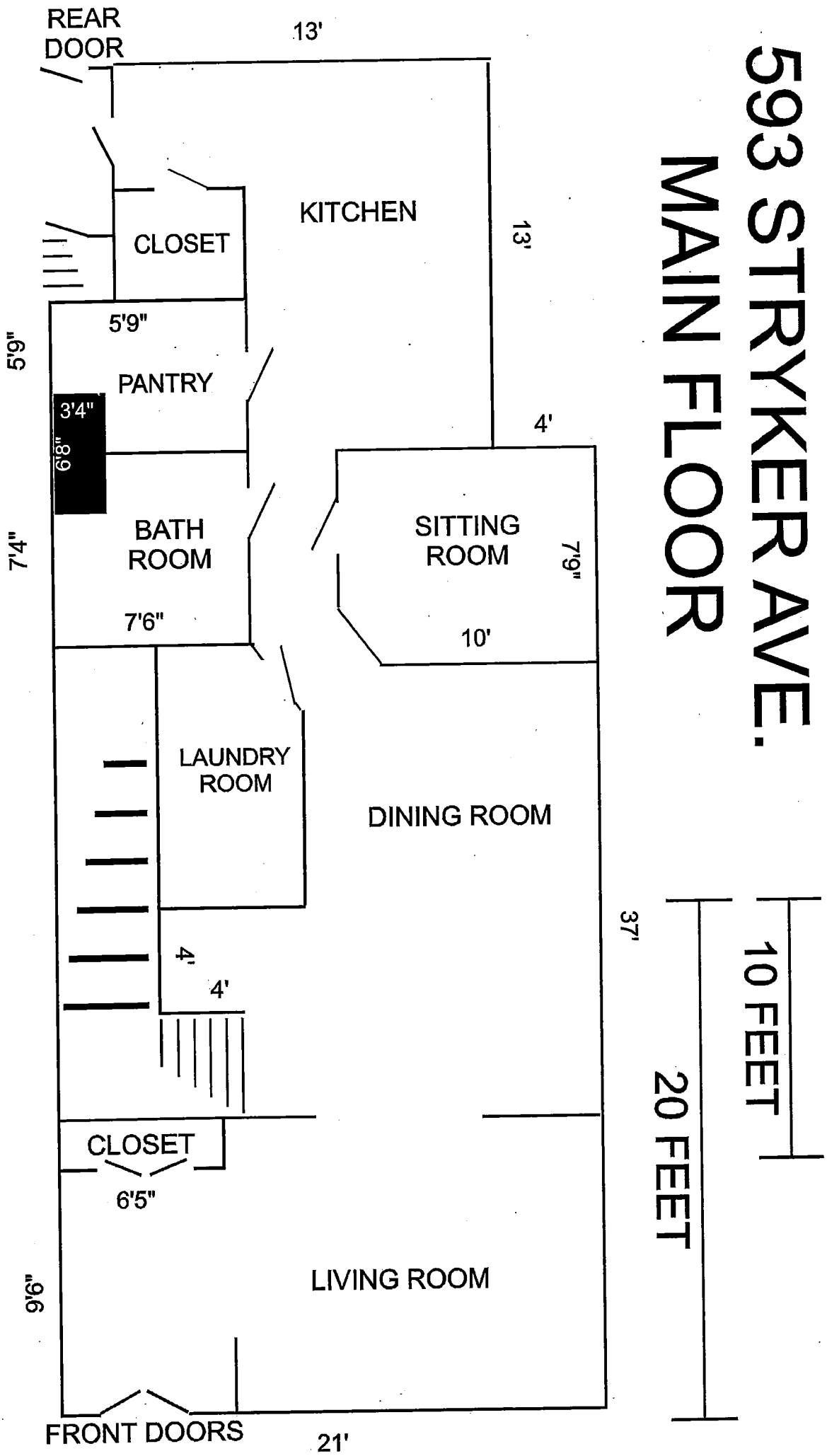
All w/ mental health issues
↓
some CD...
↓
take out one kitchen, turn into room for manager.

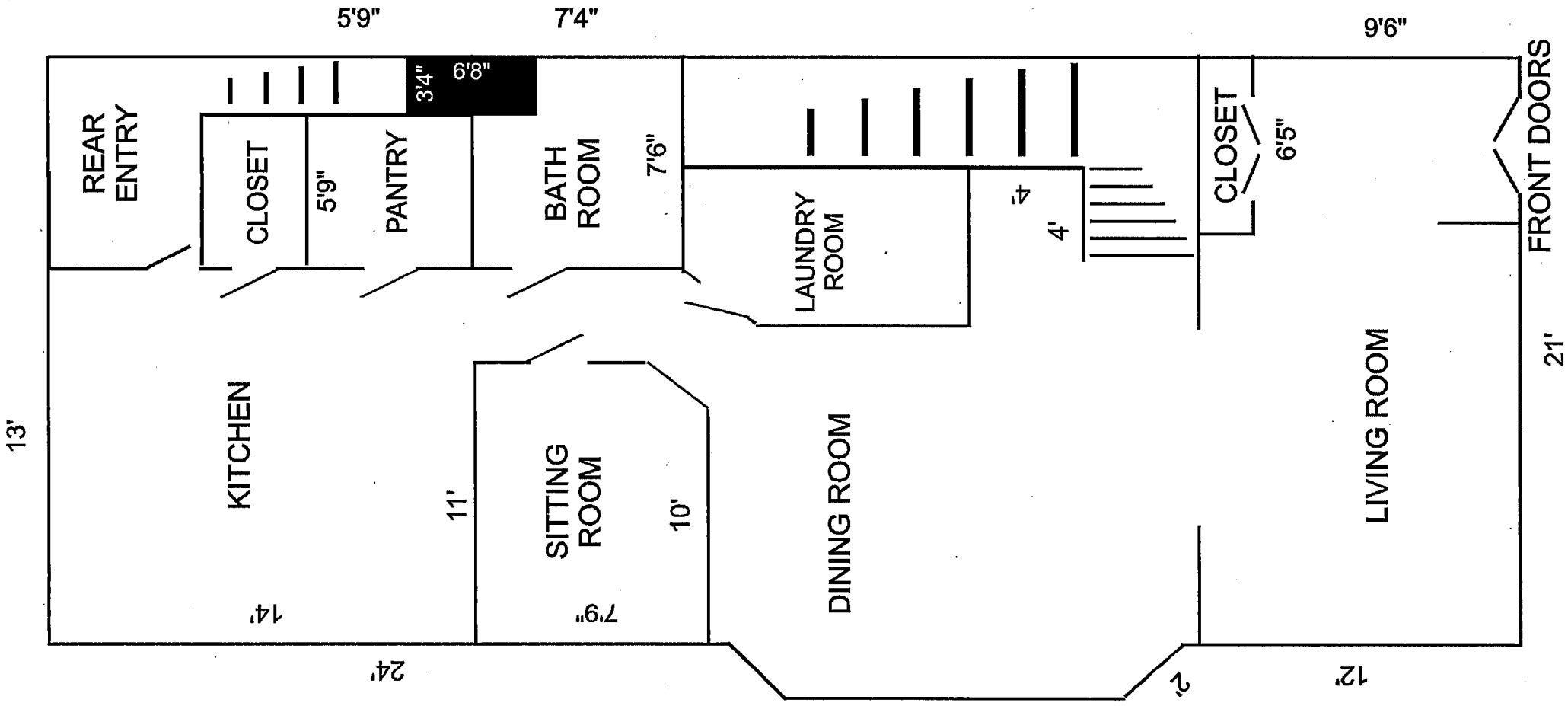
Average ~~stay~~ stay:
– 1+ month

manager lives onsite
– Svcs. → 3 meals/day
– Medication mgmt.


50'
GARAGE
30'
22'
KING ST.
150'
38'
15'
24'
4'
593
STRYKER
AVE.
595
STRYKER
AVE.
16'
37'
12'
42'
PORCH
5'6"
19'
10 FEET
20 FEET
STRYKER AVE.

593 STRYKER AVE.
MAIN FLOOR

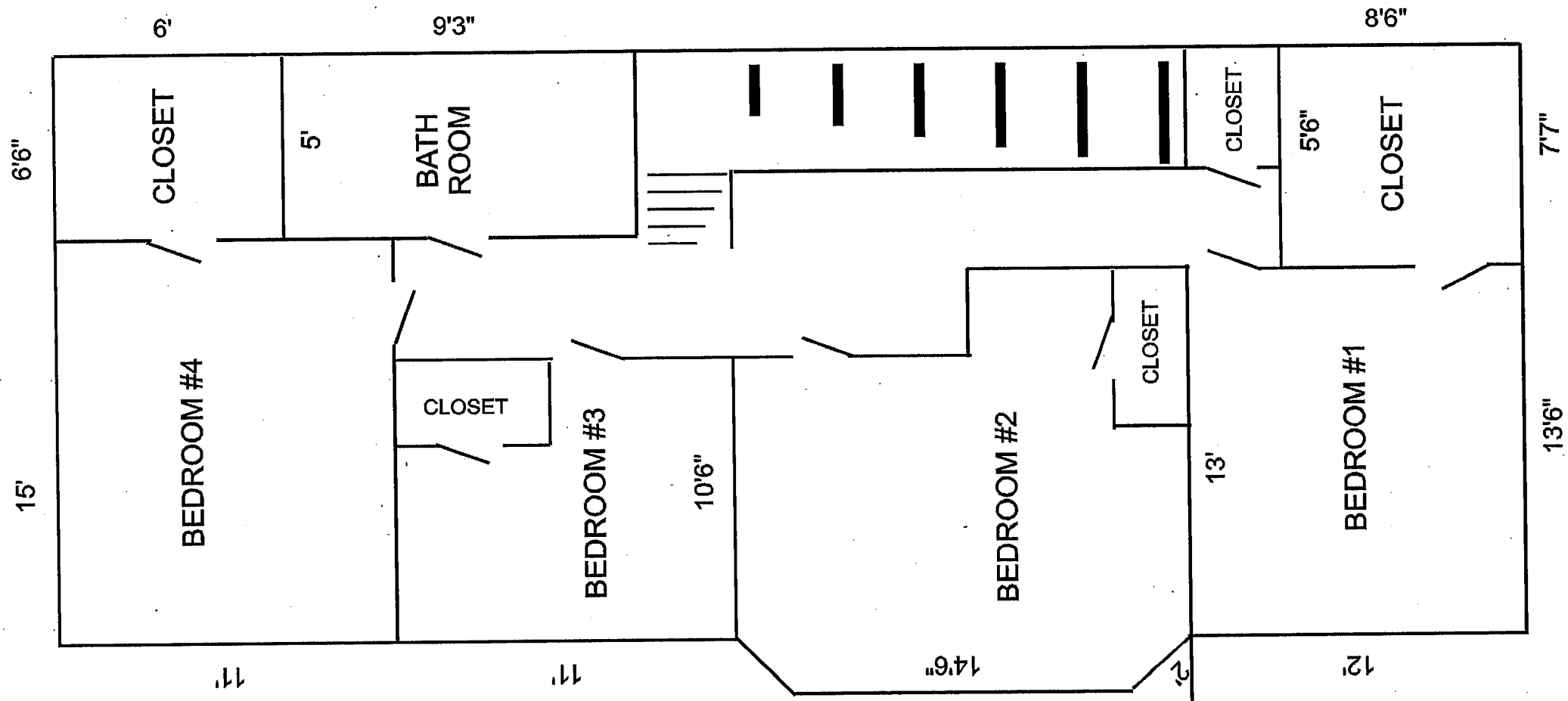




595 STRYKER AVE.
MAIN FLOOR

10 FEET

20 FEET

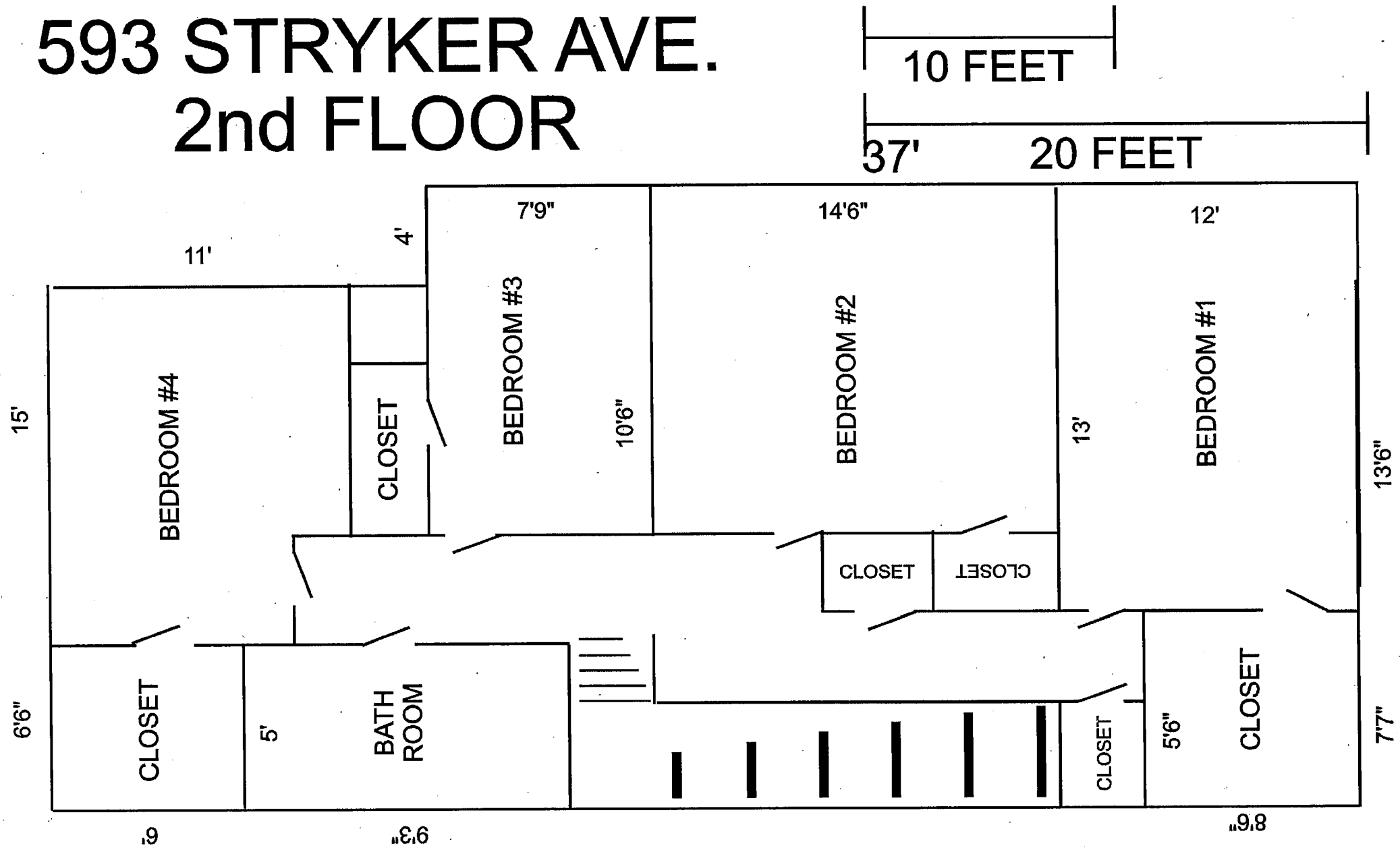


595 STRYKER AVE.
2nd FLOOR

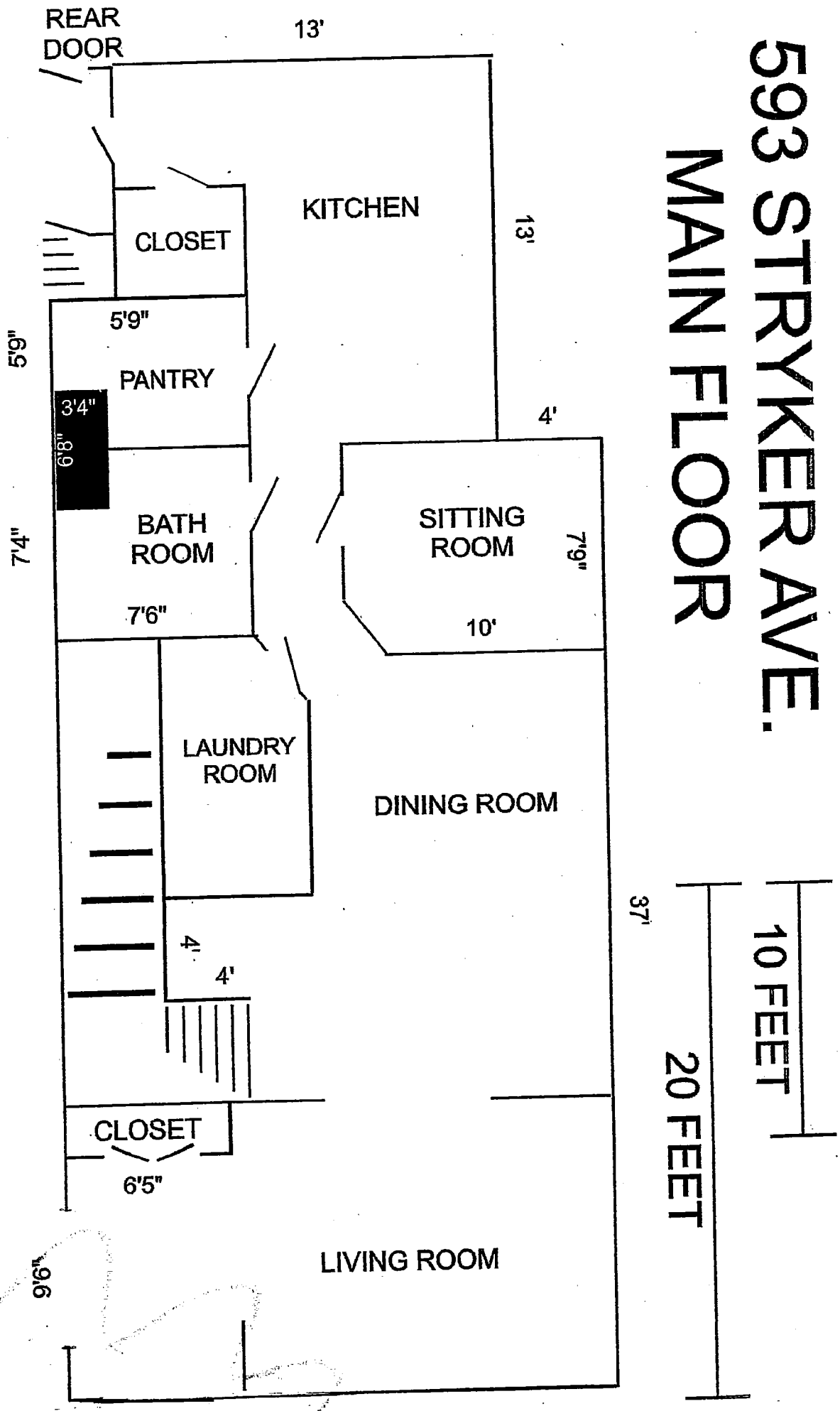
10 FEET

20 FEET

593 STRYKER AVE.
2nd FLOOR

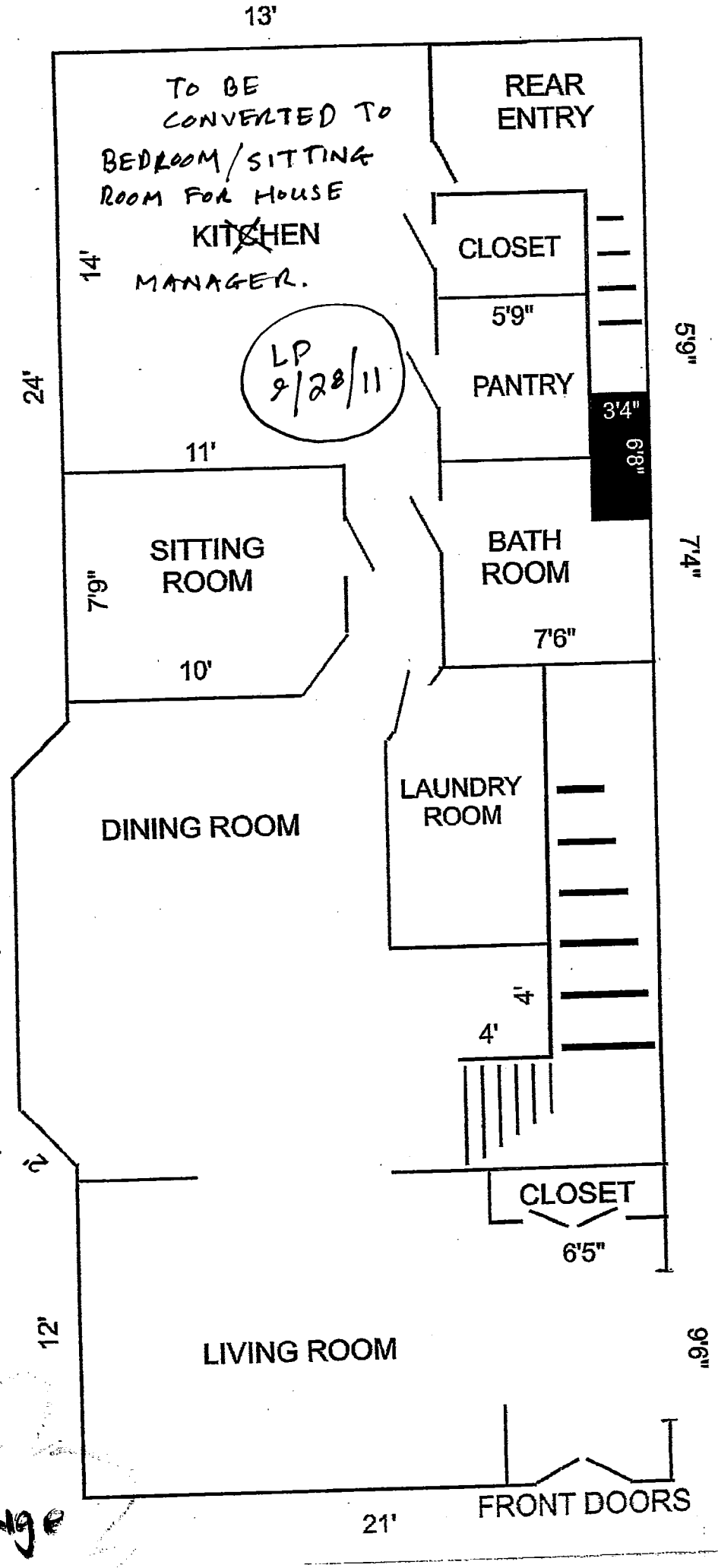


593 STRYKER AVE.
MAIN FLOOR



PROPOSED CHANGE

595 STRYKER AVE.
MAIN FLOOR

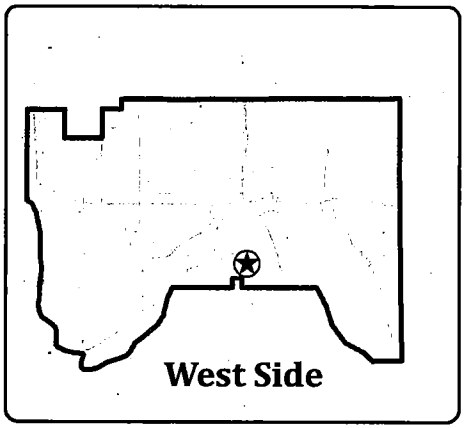


10 FEET

16'

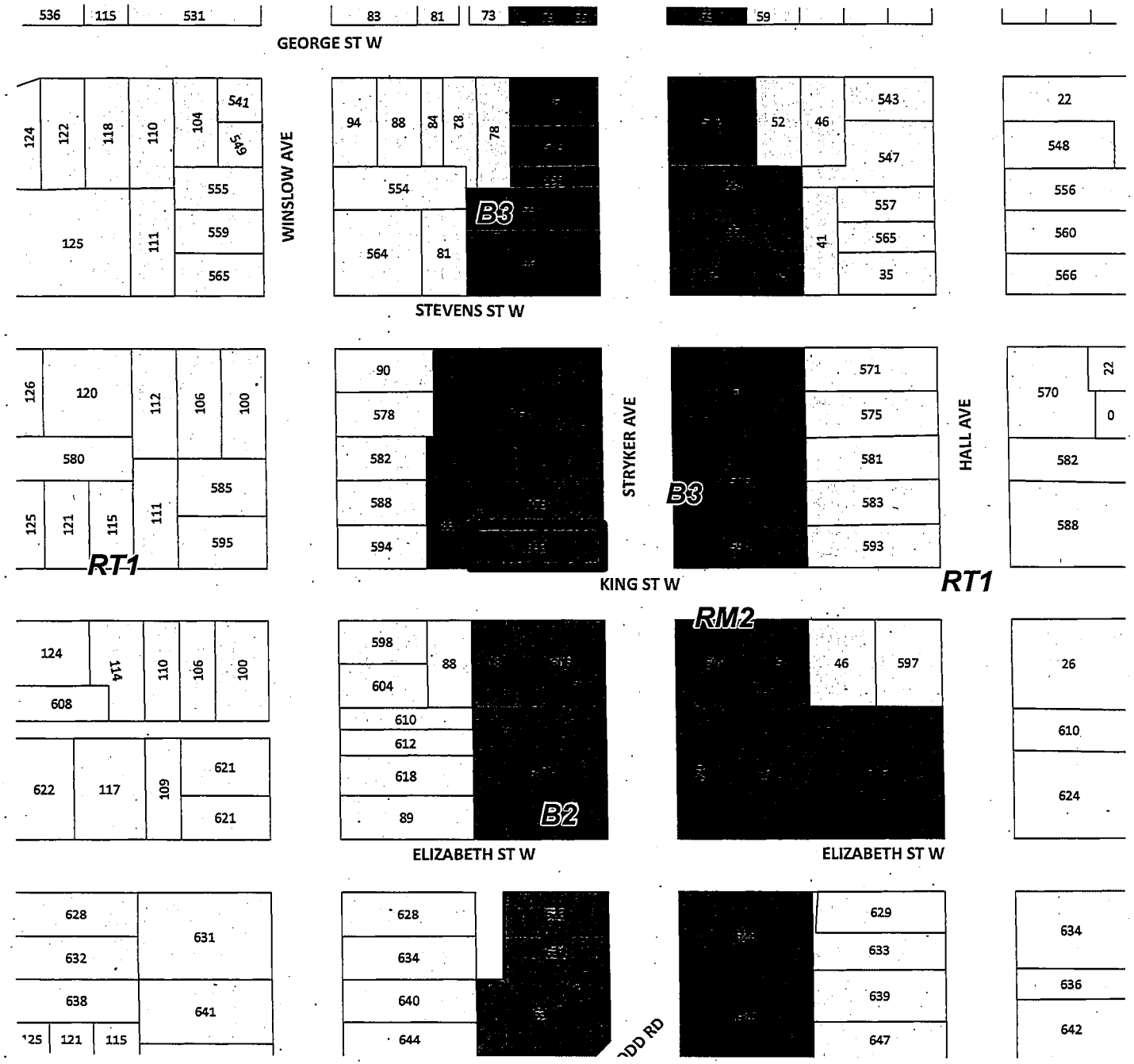
20 FEET

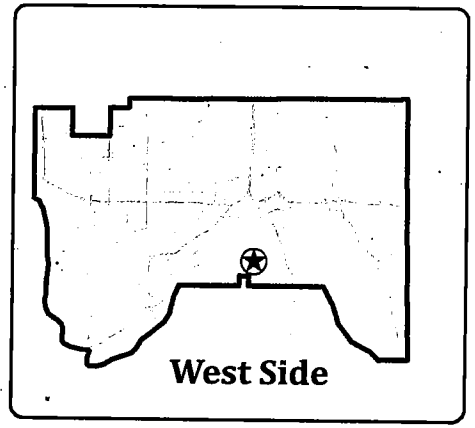
PROPOSED CHANGE

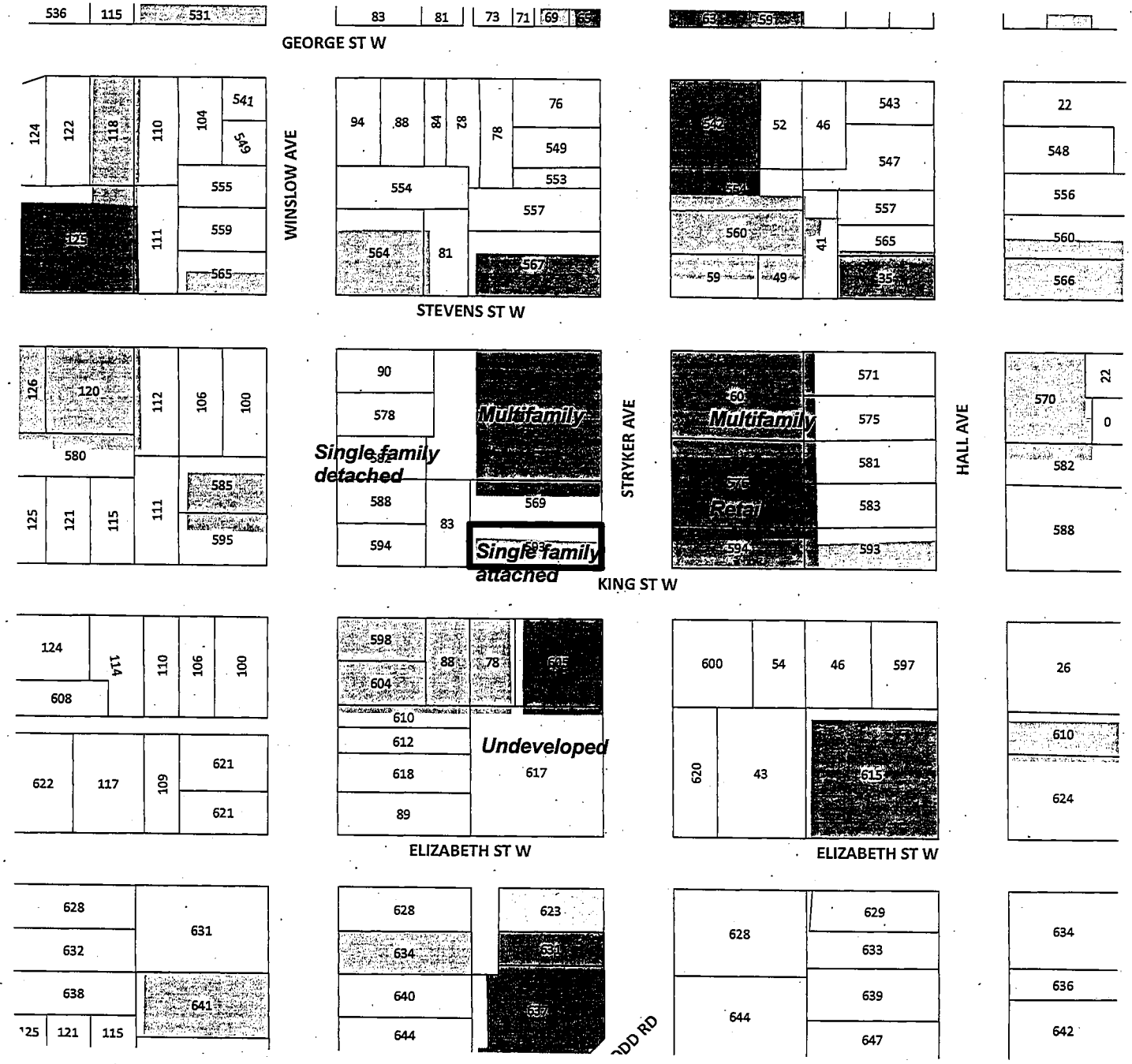


Proposed CUP:
593-595 Stryker Ave

Zoning





Proposed CUP:
593-595 Stryker Ave

Land Use