

## ZONING COMMITTEE STAFF REPORT

**FILE NAME:** 135 E Geranium CUP

**FILE #** 22-126-621

**APPLICANT:** Pyramid Healthcare Inc.

**HEARING DATE:** January 12, 2023

**TYPE OF APPLICATION:** Conditional Use Permit

**LOCATION:** 123-135 Geranium Ave E, NW corner at Agate Street

**PIN & LEGAL DESCRIPTION:** 30-29-22-12-0090 and -0091; Lots 11 & 22-28, Block 2, Ransom's Addition and Lot F, Soo Line Plat Number 4

**PLANNING DISTRICT:** 6

**PRESENT ZONING:** RM2

**ZONING CODE REFERENCE:** § 65.162; § 61.501

**STAFF REPORT DATE:** January 3, 2023

**BY:** Marilyn Rosendahl

**DATE RECEIVED:** December 19, 2022

**60-DAY DEADLINE FOR ACTION:** February 18, 2023

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- A. **PURPOSE:** Conditional use permit for a supportive housing facility serving 81 residents.
- B. **PARCEL SIZE:** Combined two parcel land area for the site is +/- 1.85 acres or 80,586 square feet
- C. **EXISTING LAND USE:** 100-unit nursing home building
- D. **SURROUNDING LAND USE:**  
North: Wide right of way for Rose and Maryland Avenues (R4 & I1)  
East: Trillium Park (R1)  
South: Residential (R4 & RM2)  
West: Residential (R4)
- E. **ZONING CODE CITATION:** § 65.162 establishes a definition and standards for supportive housing facilities. § 61.501 lists general conditions that must be met by all conditional uses.
- F. **HISTORY/DISCUSSION:**  
New Harmony Care Center is a nursing home built in 1965, owned and operated by the same entity since 1965. In 2010 the vacant parcel at 123 Geranium was rezoned from R4 to RM2 to match the RM2 zoning of the parcel at 135 Geranium with the nursing home building on it. New Harmony Care has decided to move operations to a facility in Maplewood and has placed the property up for sale.  
Pyramid Healthcare, Inc. has entered into a purchase agreement contingent upon approval of a conditional use permit for a supportive housing facility. The existing structure is 3 stories with 49,551 gross square feet. Pyramid Healthcare indicates that the building may receive cosmetic improvements but they do not plan to expand the building, demolish any structure, or build new structures on the site.
- G. **DISTRICT COUNCIL RECOMMENDATION:** The District 6 Council has not yet had a meeting to review the application.
- H. **FINDINGS:**  
1. Zoning Code § 65.162 defines a supportive housing facility as *one (1) main building, or portion thereof, on one (1) zoning lot where persons with mental illness, chemical dependency, physical or mental handicaps, and/or persons who have experienced homelessness reside and wherein counseling, training, support groups, and/or similar services are provided to the residents.* The residential population served by Pyramid Healthcare Inc. and the organization's operations meet this definition. Pyramid's proposal is to operate a supportive housing facility licensed by the Minnesota Department of Human Services for 81 residents/patients. Staff at the facility will provide residential treatment services to adults suffering from chemical dependency, which includes 24/7 nursing staff and physician oversight. Patients will be prescribed medication and other medical interventions to safely withdraw from chemical dependence after which they will receive intensive counseling, education and mental health therapy to isolate critical issues and begin the process of long-term recovery.

2. Section 65.162(a) requires that *the facility shall be a minimum distance of one thousand three hundred twenty (1,320) feet from any other of the following congregate living facilities with more than six (6) adult residents, except in B4-B5 business districts, where it shall be at least six hundred (600) feet from any other such facility: supportive housing facility, licensed correctional community residential facility, emergency housing facility, shelter for battered persons, or overnight shelter.* This condition is met. The Department of Safety and Inspections maintains the information for the above referenced facilities and has verified that there is no supportive housing facility, licensed correctional community residential facility, emergency housing facility, shelter for battered persons, or overnight shelter within 1,320 feet of the proposed facility.
3. Section 65.162(b) requires that *in RL-RT1 residential districts, the facility shall serve six (6) or fewer facility residents. In RT2 residential, T1 traditional neighborhood, Ford, OS-B3 business and IT-12 industrial districts, the facility shall serve sixteen (16) or fewer facility residents.* This condition is not applicable as the site is zoned RM2.
4. Section 65.162(c) specifies that *in residential, T1 traditional neighborhood and F1 Ford districts, a conditional use permit is required for facilities serving seven (7) or more facility residents.* The proposal is for housing and serving 81 residents; therefore, a conditional use permit is required. This requirement can be met if a conditional use permit is approved.
5. Section 65.162(d) specifies that *in residential and T1 traditional neighborhood districts, facilities serving seventeen (17) or more facility residents 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 six (6) guest rooms.* This condition is met:
  - The site consists of two parcels equal to 1.85 acres or 80,586 square feet (sf)
  - $80,586 \text{ sf} - 5,000 \text{ sf (for 6 guest rooms)} = 75,586 \text{ sf}$
  - $75,586 / 1,000 = 75.58$  additional guest rooms
  - $75 + 6$  guest rooms = a total of 81 guest rooms
6. § 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 Future Land Use Plan classifies this area as Urban Neighborhood which allows for consideration of this type of residential use. Goals of the housing chapter of the Saint Paul 2040 Comprehensive Plan includes providing decent, safe, and healthy housing for all Saint Paul residents and fair and equitable access to housing for all residents. Policy H-15 in the Plan guides decision-makers to “accommodate a wide variety of culturally-appropriate housing types throughout the city to support residents at all stages of life and levels of ability.” Policy H-18 provides guidance for decision-makers to “foster the preservation and production of deeply affordable rental housing (housing affordable to those at 30% or less of AMI), supportive housing and housing for people experiencing homelessness.” The North End District Plan does not contain any housing policy or small area plans that directly relate to this proposal.
  - (b) *The use will provide adequate ingress and egress to minimize traffic congestion in the public streets.* This condition is met. Access to the site is provided by the existing entrances on Geranium Avenue and Rose Avenue.
  - (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 supportive housing facility proposed is a residential health-based use similar to the historical nursing home operated on the property since 1965. Pyramid will be regulated by the Minnesota Department of Human Services. Onsite security and client management will be performed around the clock by trained behavioral healthcare technicians to ensure that patients receive necessary supervision, assistance, and direction 24 hours each day.

- (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.
- (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. No variances are requested.

- I. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of a conditional use permit for a supportive housing facility serving 81 residents at 135 Geranium Avenue subject to the following additional condition.
  - 1. Final plans approved by the Zoning Administrator for this use shall be in substantial compliance with the plan submitted and approved as part of this application.