



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) 266-6583

AD=6

Zoning Office Use Only	
File #	_____
Fee Paid \$	_____
Received By / Date	_____
Tentative Hearing Date	_____

302922120090

APPLICANT

Name Pyramid Healthcare, Inc.
(must have ownership or leasehold interest in the property, contingent included)

Address 271 Lakemont Park Boulevard City Altoona State PA Zip 16602

Email dperfile@pyramidhc.com Phone (814) 940-0407 ext. 1409

Name of Owner (if different) New Harmony Care Center, Inc. Email _____

Contact Person (if different) Bob Dahl, President Email bob.dahl@cassialife.org

Address 7171 Ohms Lane City Edina State MN Zip 55439

PROPERTY INFO

Address/Location 135 Geranium Avenue East, Saint Paul, MN 55117

PIN(s) & Legal Description See attached Exhibit A Legal Description
(attach additional sheet if necessary)

Lot Area Approx. 1.85 acres Current Zoning RM2

TYPE OF PERMIT: Application is hereby made for a Conditional Use Permit under provisions of Zoning Code Section(s) 66.221 and 61.501 for the following use or purpose:
Supportive Housing Facility as described in Section 65.162 - See attached Exhibit B Project Narrative

SUPPORTING INFORMATION: Explain how the use will meet all of the applicable standards and conditions for the use. If you are requesting modification of any standards or conditions for a conditional use, explain why the modification is needed and how it meets the requirements for modification of special conditions in Zoning Code § 61.502. Attach additional sheets if necessary.

See attached Exhibit B Project Narrative

See attached Exhibit C Site Plan

Required site plan is attached

If you are a religious institution you may have certain rights under RLUIPA. Please check this box if you identify as a religious institution.

Applicant's Signature Date 12/15/2022
CSIDARE3DE196479
 President and CEO of Pyramid Healthcare, Inc.

EXHIBIT B – PROJECT NARRATIVE

PYRAMID HEALTHCARE, INC.

135 Geranium Avenue East, Saint Paul, MN 55117 (the “Site”)

Pyramid Healthcare, Inc. (“Pyramid”) has entered into an agreement to purchase the Site and is seeking confirmation prior to closing that a conditional use permit for our proposed use will be granted in accordance with applicable law. The Site consists of two adjacent parcels totaling 1.85 acres, or 80,586 square feet, located in the RM2 medium-density multiple-family residential district designed for multiple-family residential and supportive, complementary uses.

Pyramid is proposing to operate a supportive housing facility licensed by the Minnesota Department of Human Services. The proposed facility will provide residential treatment services to adults suffering from chemical dependency which shall include 24/7 nursing staff, physician oversight and management, education, and counseling. Onsite support staff will include food service, housekeeping, and maintenance. Patients will generally be prescribed medications 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. Our services will be open to the public and all admissions at the facility will be voluntary with consent from the patient.

A supportive housing facility is a Permitted/Conditional Use in the RM2 district. A conditional use permit is required for facilities serving seven (7) or more facility residents.

Pyramid is proposing to serve up to a maximum of 81 facility patients; therefore, a conditional use permit is required.

The ordinance defines supportive housing facilities as follows:

Sec. 65.162. - Supportive housing facility.

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.

Specific standards and conditions under the ordinance include the following:

(a) 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.

After reasonable investigation, Pyramid is not aware of any restricted congregate living facilities located within 1,320 feet of the site.



Location Map

Application of Pyramid Healthcare Inc.

Application Type: CUP

Application Date: December 20, 2022

Planning District: 6

Subject Parcel(s) Outlined in Blue

- Subject Parcel(s)
- ParcelPoly



This document was prepared by the Saint Paul Planning and Economic Development Department and is intended to be used for reference and illustrative purposes only. This drawing is not a legally recorded plan, survey, official tax map or engineering schematic and is not intended to be used as such. Data sources: City of Saint Paul, Ramsey County, Metropolitan Council, State of Minnesota.