

TO: Planning Commission
FROM: Ben Boike, Assistant Comm. Dev. Dir.
DATE: September 20, 2016
SUBJECT: Case #16-10



REQUEST

Snyder Health Care Systems Inc. is requesting a Conditional Use Permit to allow Adult Day Care in a B2, Neighborhood District at 355 Marie Ave E.

Attachments:

Application Package

Memo from the Fire Marshal

Notice



EXISTING LAND USES

The subject property consists of an existing office building. Adjacent properties to the west consist of industrial uses. Adjacent properties to the north consist of commercial buildings. The adjacent properties to the east consist of the City Public Works building and apartment buildings. The adjacent properties to the south consist of apartment buildings.

ZONING

The subject property and adjacent properties to the north are zoned B2, Neighborhood Business. Adjacent properties to the west are zoned I1, Light Industrial. Adjacent properties to the east are zoned I2, General Industrial and R4, Multiple Family Residential. Adjacent properties to the south are zoned R4, Multiple Family Residential.

ANALYSIS

Zoning Ordinance

Section 153.141 of the Zoning Ordinance requires a Conditional Use Permit to allow Two-family Dwellings in the B1 District (uses in the B1 are also allowed in the B2):

153.141 CONDITIONAL USES

Within the B-1 Limited Business District, no structure or land shall be used for the following uses, except by conditional use permit:

(K) A state licensed adult day care facility, provided that the lot is located at least 200 feet from Robert Street.

Proposal

The applicant is proposing to have a dual use of the property with half of the building being utilized as office space for the operation and half of the building being utilized for the proposed Adult Day Program. According to the applicant, they will be operating an Adult Day Program that supports seniors' independent living through education on health management and healthy living. The program aims to increase community enrichment opportunities while maintaining social ties to the community. The program is developed to directly support local seniors in managing their affairs, coping with personal and system changes, as well as assisting them in navigating community resources.

State License

The applicant operates under a 245D state license through the Department of Human Services.

Hours of Operation

Monday – Saturday 8am to 6 pm.

Employees

The program will include a total of 8 employees with around 5 staff at the location day to day.

Parking

The proposed use requires a total of 20 parking stalls (13 for the office and 7 for the day care). The existing parking lot has a total of 32 stalls. The existing parking lot has some rough areas and the parking stalls are in need of re-striping. As a result, Staff is recommending a condition of approval to patch the parking lot and re-stripe the parking stalls.

Fire Department Review

The Fire Marshal has provided a memo with two (2) recommended conditions pertaining to proposed Use (see attached memo). Staff is recommending a condition of approval that the applicant adhere to the recommendations in the memo. The conditions are as follows:

- 1) Per Minnesota State Building Code 1306 – Entire building shall be protected by an Automatic Sprinkler System.
 - i) The City of West St. Paul has adopted Minnesota State Building Code Chapter 1306 Subp. 2. Automatic sprinkler systems for buildings in which the occupancy classification has changed must be installed and maintained in operational condition within the structure. The entire building will require an automatic sprinkler system.
- 2) The proposed occupancy is classified as an I-4 and shall comply with Minnesota State Fire Code 907.2.6.4- A Manual and Automatic fire alarm system shall be installed in Group I-4 in accordance with sections 907.2.6.4.1 through 907.2.6.4.2

STAFF RECOMMENDATION

Staff recommends APPROVAL of the CONDITIONAL USE PERMIT to allow an Adult Day Care in a B2 District at 355 Marie Ave E. subject to the following conditions:

1. The applicant shall apply for applicable building and sign permits.
2. The applicant shall patch the parking lot and re-stripe the parking stalls.
3. The applicant shall adhere to the requests as outlined in the memo from the South Metro Fire Marshal dated September 8, 2016.