

**Department of Community Planning and Economic Development – Planning  
Division**

Conditional Use Permit

BZZ-3144

**Date:** August 14, 2006

**Applicant:** Bill Allexaht, Pillsbury United Communities, Camden Neighborhood Center, 1201 37<sup>th</sup> Avenue North, Minneapolis, MN 55412, (612) 302-3401

**Address of Property:** 2900 Fremont Avenue North

**Project Name:** Pillsbury United Communities - Employing Partners in Community (EPIC) and Skills for Life (SFL)

**Contact Person and Phone:** Bill Allexaht, Pillsbury United Communities, Camden Neighborhood Center, 1201 37<sup>th</sup> Avenue North, Minneapolis, MN 55412, (612) 302-3401

**Planning Staff and Phone:** Becca Farrar, (612)673-3594

**Date Application Deemed Complete:** July 18, 2006

**End of 60-Day Decision Period:** September 15, 2006

**End of 120-Day Decision Period:** Not applicable for this application.

**Ward:** 5      **Neighborhood Organization:** Jordan Area Community Council

**Existing Zoning:** R4 (Multiple-family) District

**Proposed Zoning:** Not applicable for this application.

**Zoning Plate Number:** 8

**Lot area:** 29,510 square feet or .68 acres

**Legal Description:** Not applicable for this application.

**Proposed Use:** Relocate a development achievement center (adult daycare) into the subject building.

**Concurrent Review:**

- Conditional Use Permit for a development achievement center in the R4 district. The Employing Partners in Community (EPIC) and Skills for Life (SFL)

programs will be relocating from the Camden Neighborhood Center to the St. Olaf Residence.

**Applicable zoning code provisions:** Chapter 525: Article VII Conditional Use Permits.

**Background:** The applicant, on behalf of Pillsbury United Communities, proposes to relocate a development achievement center into a 7,730 square foot space within an existing building on the St. Olaf Residence site located on the property at 2900 Fremont Avenue North. Development achievement centers require a conditional use permit in the R4 district and are also subject to specific development standards. The conditional use application technically triggers the need for the property to come into compliance with the landscaping and screening requirements for the on-site parking lot per 531.110 and 541.360. Staff would strongly encourage the owner of the property to submit a site plan showing compliance with those relevant sections of Chapter 530. No other land use applications are required based on the proposal.

Pillsbury United Communities plans to move their Employing Partners in Community (EPIC) and Skills for Life (SFL) programs currently located within the Camden Neighborhood Center at 3650 Fremont Avenue North and 1201 37<sup>th</sup> Avenue North to the 2900 Fremont Avenue North site. Both programs serve developmentally disabled adults.

The new location would allow the development of new employment opportunities for the EPIC participants with St. Olaf's nursing home and assisted living program, as well as the opportunity to explore other services and collaborations with St. Olaf Church and the broader Jordan Neighborhood community.

The SFL program has developmentally disabled participants meet with the Representative Payee staff person and the Parent Support Advocate. The SFL Youth Specialist provides the vast majority of services off-site, mainly in three high schools in the special education departments. The EPIC program has the majority of participant on-site for an extended period of time each day. Between program staff and participants, the EPIC and SFL programs will need seven office spaces and four rooms of common space for programming and a lunch meal, on a daily basis. Activities shall be limited to the first floor.

The EPIC program provides day training and habilitation services for persons who have developmental disabilities. EPIC offers primarily vocational services, but also offers non-vocational services with an emphasis on community integration. The majority of the employer work sites are located in the community outside of the center. EPIC is licensed to serve 50 adults with developmental disabilities. Transportation is mainly provided by Metro Mobility and East Side Neighborhood Services, as well as by authorized staff as needed.

The EPIC program has 8-10 participant workers on site at the center between 8:30-11 am. Some work as janitors either in the EPIC Center or throughout the rest of the campus with a job coach. From 11-12:30pm, EPIC participants have lunch and socialize. The

morning group is joined by EPIC participants who have been working half a day at an external work site. From 12:30-2pm, up to 24 of the EPIC participants take part in community education classes, mostly on the site at the EPIC Center. The other half of the EPIC participants rarely, if ever come to the main center as they are at external work sites.

Prior to the printing of this report, Staff has not received official correspondence from the Jordan Area Community Council regarding a position on the application.

### **CONDITIONAL USE PERMIT**

#### **Findings as required by the Minneapolis Zoning Code for a Conditional Use Permit:**

The Minneapolis Department of Community Planning and Development, Planning Division, has analyzed the application and from the findings above concludes that the establishment, maintenance, or operation of the proposed conditional use:

**1. Will not be detrimental to or endanger the public health, safety, comfort or general welfare.**

Staff does not believe that locating an adult achievement center into an existing building/campus which houses similar uses would be detrimental to or endanger the public health, safety, comfort or general welfare. The programs would be an extension or continuation of similar programming currently operating on the site.

**2. Will not be injurious to the use and enjoyment of other property in the vicinity and will not impede the normal or orderly development and improvement of surrounding property for uses permitted in the district.**

Allowing an adult achievement center on the site would not be expected to be injurious to the use and enjoyment of other property in the vicinity and would not impede the normal or orderly development and improvement of surrounding property.

**3. Adequate utilities, access roads, drainage, necessary facilities or other measures, have been or will be provided.**

If necessary, the Public Works Department will review the proposal for compliance with standards related to access and circulation, drainage, and sewer/water connections.

**4. Adequate measures have been or will be provided to minimize traffic congestion in the public streets.**

Staff would conclude that the proposal would likely not generate additional vehicular trips in the area as the program participants are primarily transported to

and from the site by Metro Mobility and East Side Neighborhood Services, as well as by authorized staff as needed. A total of 12 parking spaces located in the parking lot off of Emerson Avenue North have been allocated to Pillsbury United Communities for employee parking as part of the proposal.

**5. Is consistent with the applicable policies of the comprehensive plan.**

The application for a conditional use permit to allow a development achievement center is consistent with the relevant provisions of the Minneapolis Plan, as follows:

*Relevant policy: 6.3.* Minneapolis will offer a diverse range of programming and recreational facilities for resident use.

*Relevant policy: 9.23.* Minneapolis will continue to provide a wide range of goods and services for city residents, to promote employment opportunities, to encourage the use and adaptive reuse of existing commercial buildings, and to maintain and improve compatibility with surrounding areas.

The proposal is in compliance with these policies of the Minneapolis Plan.

**6. And, does in all other respects conform to the applicable regulations of the district in which it is located upon approval of this conditional use permit, the rezoning request, relevant variances, and site plan review.**

If the conditional use permit application is approved the proposal would comply with all provisions of the R4 District. Furthermore, the proposal complies with the specific development standards for a development achievement center as the use shall be located in a non-residential structure. The conditional use application technically triggers the need for the property to come into compliance with the landscaping and screening requirements for the existing on-site parking lot per 531.110 and 541.360. Staff would strongly encourage the owner of the property to submit a site plan showing compliance with those relevant sections of Chapter 530.

**RECOMMENDATIONS:**

**Recommendation of the Department of Community Planning and Economic Development – Planning Division for the conditional use permit:**

The Department of Community Planning and Economic Development – Planning Division recommends that the City Planning Commission adopt the above findings and **approve** the application for a conditional use permit for a development achievement center to be located within the existing structure located on the property at 2900 Fremont Avenue North.

**Attachments:**

1. Statement of use and description of the project
2. Findings
3. Correspondence
4. Zoning map
5. Plans
6. Photos