

Department of Community Planning and Economic Development
Variance
BZZ 6019

Date: May 23, 2013

Applicant: Minnesota Adult & Teen Challenge

Address of Property: 101 32nd Street East

Contact Person and Phone: Eric Vagle, (612) 822-8878

Planning Staff and Phone: Shanna Sether, (612) 673-2307

Date Application Deemed Complete: April 12, 2013

End of 60-Day Decision Period: June 11, 2013

End of 120-Day Decision Period: August 10, 2013 (*Staff sent an extension letter May 9, 2013*)

Ward: 10 **Neighborhood Organization:** Lyndale Neighborhood Association

Existing Zoning: R5 Multiple Family District

Zoning Plate Number: 25

Proposed Use: A community residential facility allowing on-site outpatient chemical dependency treatment services to clients who have not completed a residential treatment program.

Variance: of the specific development standards for a community residential facility which permits on-site services for residents of the facility only, except where part of a regimen of scheduled post-residential treatment.

Zoning code section authorizing the requested variance: Chapter 525, Article IX Variances, specifically Section 525.520(22) “to vary the development standards of Chapter 536, Specific Development Standards...”

Continuance: The subject property is bounded by 1st Avenue South, 32nd Street East and Stevens Avenue and is approximately 2.9 acres. The property is owned and operated by Minnesota Adult & Teen Challenge, a nonprofit, charitable organization that operates chemical dependency and recovery programs in Minneapolis, Brainerd and Duluth. The Zoning Administrator has determined that the use of the property is a community residential facility. A community residential facility is a facility where one (1) or more persons reside on a twenty-four (24) hour per day basis under the care and supervision of a program licensed by the Minnesota Department of Human Services (DHS). There are five development standards for a community residential facility in section 536.20 Specific Development Standards in the zoning code:

Community residential facility.

- (1) The use shall be located at least one-fourth ($\frac{1}{4}$) mile from all existing community residential facilities.
- (2) On-site services shall be for residents of the facility only, except where part of a regimen of scheduled post-residential treatment.
- (3) To the extent practical, all new construction or additions to existing buildings shall be compatible with the scale and character of the surroundings, and exterior building materials shall be harmonious with other buildings in the neighborhood.
- (4) An appropriate transition area between the use and adjacent property shall be provided by landscaping, screening, and other site improvements consistent with the character of the neighborhood.
- (5) The operator shall submit a management plan for the facility and a floor plan showing sleeping areas, emergency exits and bathrooms.

MnTC has 146 beds and provides both short-term and long-term chemical dependency treatment and recovery programs. Residents reside on a 24-hour basis under the care and supervision of the chemical dependency program and programs range from 60-days to 1 year. There are daily classes on pharmacology/physiology, self-acceptance, family dynamics, interpersonal relationships and relapse prevention. Residents regularly meet with counselors to review treatment progress and discuss underlying issues that lead to substance abuse. Prior to discharge, residents participate in developing a plan to effectively transition back into society. Outpatient services are available to clients who have completed residential treatment, which is consistent with the development standards found in section 536.20 Specific Development Standards, of the zoning code.

The applicant is proposing to add outpatient chemical dependency treatment services to a limited number of clients who have not completed the residential treatment program. The proposed outpatient program would consist of weekday evening, between 6:00 p.m. to 9:30 p.m., and Saturdays from 8:00 a.m. to 1:00 p.m. Group sessions would include 8-12 participants with a maximum of 15 clients per day. Outpatient programming would be conducted in existing classroom areas that are separated from the residential area of the facility. The specific development standards for a community residential facility allows for on-site services for residents of the facility only, except where part of a regimen of scheduled post-residential treatment. Therefore, the applicant is seeking a variance of the specific development standards to allow for a community residential facility providing on-site, outpatient chemical dependency treatment services to clients who have not completed a residential treatment program.

The applicant is scheduled to meet with the general membership of the Lyndale Neighborhood Associations on Tuesday, May 28. Therefore, the applicant has requested a continuance for one-cycle to the June 6, 2013, Board of Adjustment public hearing.

RECOMMENDATION

Recommendation of the Department of Community Planning and Economic Development:

The Department of Community Planning and Economic Development recommends that the Board of Adjustment **continue** the application for the variance of the specific development standards to allow for a community residential facility providing on-site, outpatient chemical dependency treatment services to clients who have not completed a residential treatment program located at 101 32nd Street East in the R5 Multiple Family District one-cycle to the **June 6, 2013**, Board of Adjustment public hearing.

Attachments:

1. Zoning map