



CPED STAFF REPORT

Prepared for the Zoning Board of Adjustment
BOA Agenda Item #4
September 29, 2016
BZZ-7850

LAND USE APPLICATION SUMMARY

Property Location: 2119 Elliot Avenue South
Project Name: Guided Pathway
Prepared By: [Janelle Widmeier](#), Senior City Planner, (612) 673-3156
Applicant: Guided Pathway LLC
Project Contact: Liiban Hassan, Guided Pathway LLC
Request: Establish a community residential facility in an existing residential structure.
Required Applications:

Variance	To reduce the minimum lot area requirement for a community residential facility from 5,000 square feet to 4,750 square feet.
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SITE DATA

Existing Zoning	R4 Multiple-Family District NP North Phillips Overlay District
Lot Area	4,760 square feet
Ward(s)	6
Neighborhood(s)	Ventura Village
Designated Future Land Use	Urban Neighborhood
Land Use Features	Not applicable.
Small Area Plan(s)	Not applicable.

Date Application Deemed Complete	September 1, 2016	Date Extension Letter Sent	Not applicable
End of 60-Day Decision Period	October 31, 2016	End of 120-Day Decision Period	Not applicable

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The existing residential structure was permitted for construction in 1900. Permit records indicate that it was last used as a two unit building, but had four units at one time. There is also a parking pad behind the dwelling that can fit two vehicles.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. In the immediate area, there is a mix of low- to medium-density residential uses. The site is also one block from Chicago Avenue and two blocks from Franklin Avenue, where a variety of uses, including institutional and commercial uses, are located.

PROJECT DESCRIPTION. The applicant is proposing to establish a community residential facility in the existing building located at the property of 2119 Elliot Avenue South. Up to 6 people would reside in the facility. In the R4 district, the minimum lot area requirement for community residential facilities is 5,000 square feet. The existing lot is 4,750 square feet in area (47.5 feet wide by 100 feet deep). A variance is required to reduce the minimum lot area requirement.

RELATED APPROVALS.

Planning Case #	Application	Description	Action
BZZ-7685	Reasonable accommodation	For the minimum spacing requirement for a community residential facility	Approved by the Zoning Administrator, City Planner, and City Attorney on 9/21/16

PUBLIC COMMENTS. As of writing this report, no correspondence from the neighborhood group has been received. Correspondence received prior to the public meeting will be forwarded on to the Board of Adjustment for consideration.

ANALYSIS

VARIANCE

The Department of Community Planning and Economic Development has analyzed the application for a variance to reduce the minimum lot area requirement for a community residential facility from 5,000 square feet to 4,750 square feet based on the following [findings](#):

1. *Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The unique circumstances were not created by persons presently having an interest in the property and are not based on economic considerations alone.*

Practical difficulties exist in complying with the minimum lot area requirement due to circumstances unique to the property. The R4 district requires a minimum lot size of 5,000 square feet for a community residential facility. The existing building was constructed in 1900 on the 4,750 square foot site. The building was last used as a two-family dwelling, which also has a minimum lot size requirement of 5,000 square feet in the R4 district. These circumstances have not been created by the property owner.

2. *The property owner or authorized applicant proposes to use the property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and the comprehensive plan.*

Lot area requirements are established to ensure compatibility with surrounding uses. The applicant is proposing to convert the existing two-family dwelling to a community residential facility serving up to 6 people. The proposed use is not expected to have any more impact than the existing two-family dwelling as the allowed occupancy of a two-family dwelling could potentially be more than 6 people. The request is reasonable and consistent with the intent of the ordinance and the comprehensive plan.

3. *The proposed variance will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. If granted, the proposed variance will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties.*

The granting of the variance would not affect the character of the area or be injurious to the use or enjoyment of other property in the vicinity. In the immediate area, there is a mix of low- to medium-density residential uses. The existing lot size is 4,750 square feet in area. This is a typical lot size for the lots fronting Elliot Avenue between 21st Street East and 22nd Street East. The proposed use is not expected to have any more impact than the existing two-family dwelling as the allowed occupancy of a two-family dwelling could potentially be more than 6 people. The granting of the variance would not be detrimental to the health, safety or welfare of the public or those utilizing the property.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the Zoning Board of Adjustment adopt staff findings for the applications by Guided Pathway LLC for the property located at 2119 Elliot Avenue South:

A. Variance to reduce the minimum lot area requirement.

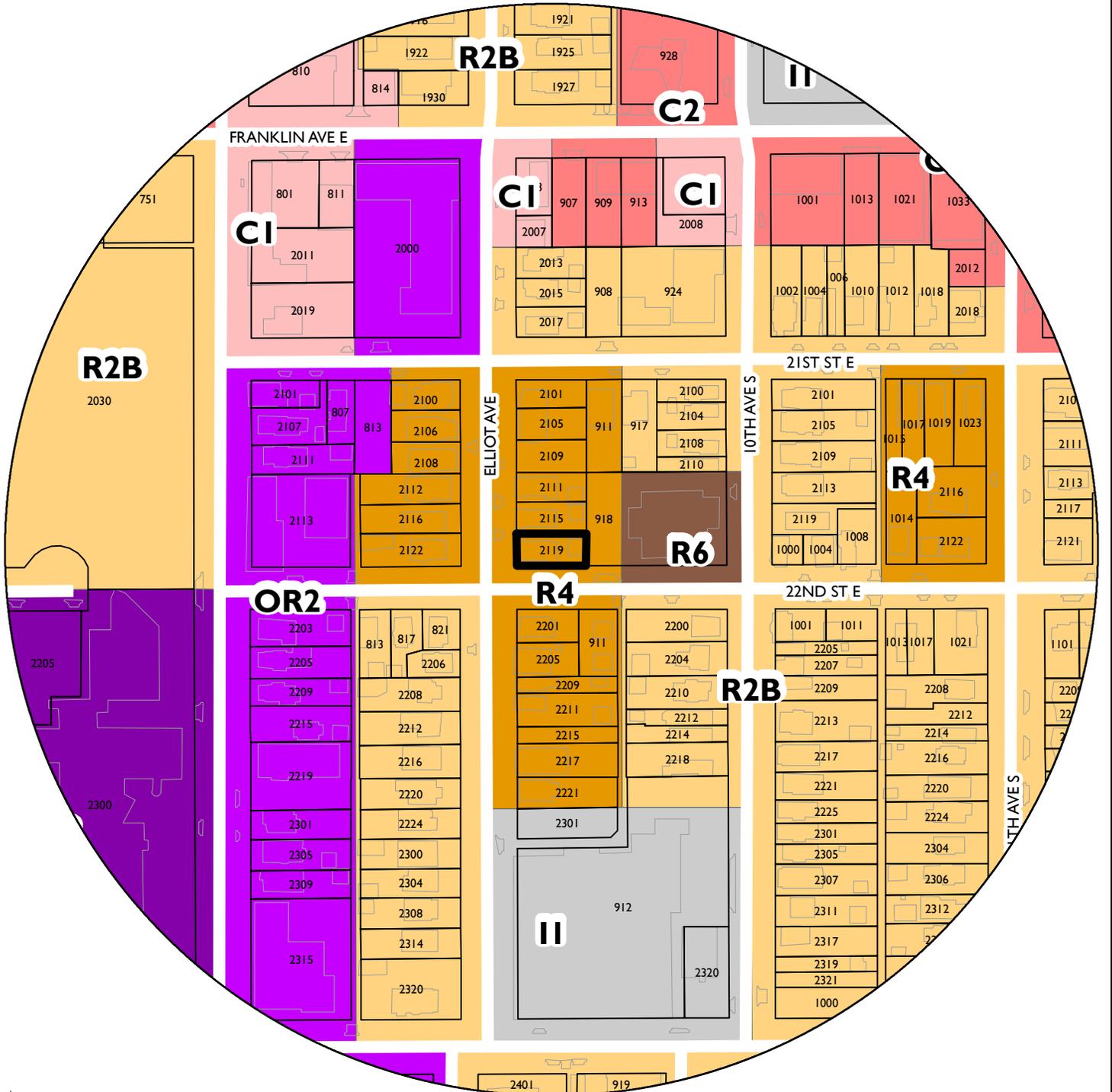
Recommended motion: **Approve** the variance to reduce the minimum lot area requirement for a community residential facility from 5,000 square feet to 4,750 square feet.

ATTACHMENTS

1. Zoning map
2. Written description and findings submitted by applicant
3. Site plan
4. Floor plans
5. Photos

NAME OF APPLICANT

WARD



PROPERTY ADDRESS

2119 Elliot Avenue South

FILE NUMBER

BZZ-7850

STATEMENT OF PROPOSED USE/DESCRIPTION OF THE PROJECT

Guided Pathway, LLC ("Guided Pathway") is located at 2119 Elliot Ave. S. Minneapolis, MN. It proposes this location to be used as a community residential facility, more specifically, a culturally focused East African Chemical Dependency Treatment Facility.

Guided Pathway, LLC is committed to providing Hennepin County assistance in treating the growing number of chemically dependent members of the Somali community. Guided Pathway, LLC wishes to start with a small, centrally located facility that does not promote outside attention to the residents.

SITE DESCRIPTION

The Subject property is located at 2119 Elliot Ave. S. Minneapolis, MN a 4,700 square foot lot on the corner of Elliot Ave. S and E 22nd St. in the Phillips Neighborhood of Minneapolis. The subject property is zoned R4 – Multiple-family District (medium density). The dwelling to be used on the property is a two story duplex with a total of five bedrooms.

PROJECT DESCRIPTION

Guided Pathway has submitted an application to Minnesota Department of Human Services for a license to operate a Rule 31 Residential Chemical Dependency treatment facility. The treatment facility seeks to address the growing problem of substance abuse in the East African Community and has the support of Judge Kerry Meyer, judge of Hennepin County problem solving courts. The Somali culture carries with it a number of difficult challenges when assimilating to western culture. Most notably, in this context, the inability to speak about or even admit chemical use and dependency. Much of the substance abuse takes place in secrecy, causing dangerous habits to form. From a religious and cultural standpoint, the use of drugs and alcohol is taboo. The Somali culture is experiencing a serious problem. As the youth and young adults of the community become more "Americanized", inevitably they are experimenting with alcohol and street drugs. Guided Pathway will provide a traditional group setting treatment approach, with focus on breaking down the cultural and religious barriers needed to take the the path to recovery.

Guided Pathway will serve former Somali alcoholics and addicts (who are no longer engaging in illegal drug use) and are receiving residential inpatient services at the treatment facility located at 2119 Elliot Ave.

Judge Kerry Meyer has indicated from her experience in Hennepin Problem Solving Courts that Minneapolis needs additional treatment facilities for East African immigrants. Her experience has seen the growth of mental illness related to severe substance use disorder. Together with Guided Pathway, Judge Meyer believes a residential treatment facility filled with people from the same cultural backgrounds will promote the best chance for success and is needed desperately in Hennepin County. Without this culturally specific option, many East African individuals will choose to stay in the shadows without the option of seeking help in a setting designed to breakdown cultural barriers. The residential treatment facility at 2119 Elliot Ave. will promote participation by the Somali community in a treatment program created to treat the new chemical dependency disorders the community experiences through the abuse of alcohol and street

drugs. Observations in the local East African community have led to the belief that something needs to be done. Generally, successful treatment requires a person to commit to a program, own the process and face the vulnerabilities associated with admitting a problem. The challenges an East African person faces within his own family and his own community compound the inherent difficulty of seeking treatment. A place with people in the same situation, facing the same religious and cultural challenges will promote greater participation and greater chance of success. Going through treatment with someone who understands the taboo and the difficulty on a personal level will create a supportive environment that would not be possible in a general diverse treatment setting.

Variance Details

Practical Difficulties

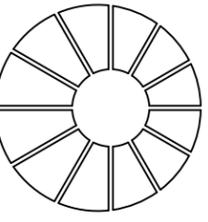
The specific difficulties in complying with the ordinance are simply a matter of fact. This lot is only 4760 square feet and the ordinance requires that the lot be 5000 square feet. We are a hair too small. The intent of the Guided Pathway LLC ("applicant") is to operate a Rule 31 chemical dependency treatment facility at this location.

Spirit and Intent of the ordinance

The applicant acknowledges the fact that the lot is too small to comply with the letter of the law. However the applicant believes the difference in size would have no impact on the community or the business and not undermine the spirit of the ordinance. This treatment facility will be small and shall remain small as part of the business plan. The nature of the intended use of this business wouldn't create difficulties for the city or the community should this variance be granted. The business will be conducting small culturally specific treatment to up to six individuals at a time. The individuals in the treatment programs will not be allowed to host their families at the treatment facility, therefore the possibility of a significant increase in foot traffic or large gatherings does not exist. The clients receiving treatment may use the yard in a manner consistent with quiet family life but within the confines of the program.

Essential Character

The structure located on this corner lot property is a two story home with a fenced in yard and driveway. Directly behind this property is a large apartment complex separated by a large fenced in parking lot. Next door to this property is a large home of similar size and feel. The properties are separated by a wood fence and a long driveway. The potential clients at this treatment facility will be attending this facility because of its privacy and confidentiality. The business model of this treatment facility is to provide a safe place for East African individuals to treat their addictions in a quiet, private setting. The Muslim faith strictly prohibits the use of drugs and alcohol, therefore many recovering addicts do not feel comfortable being open about their disease. This facility will provide the quiet, private setting needed for the clients to receive treatment and continue down the road of recovery. It is not anticipated that this facility would generate overbearing additional traffic, therefore blending into the existing dynamics of the local neighborhood.



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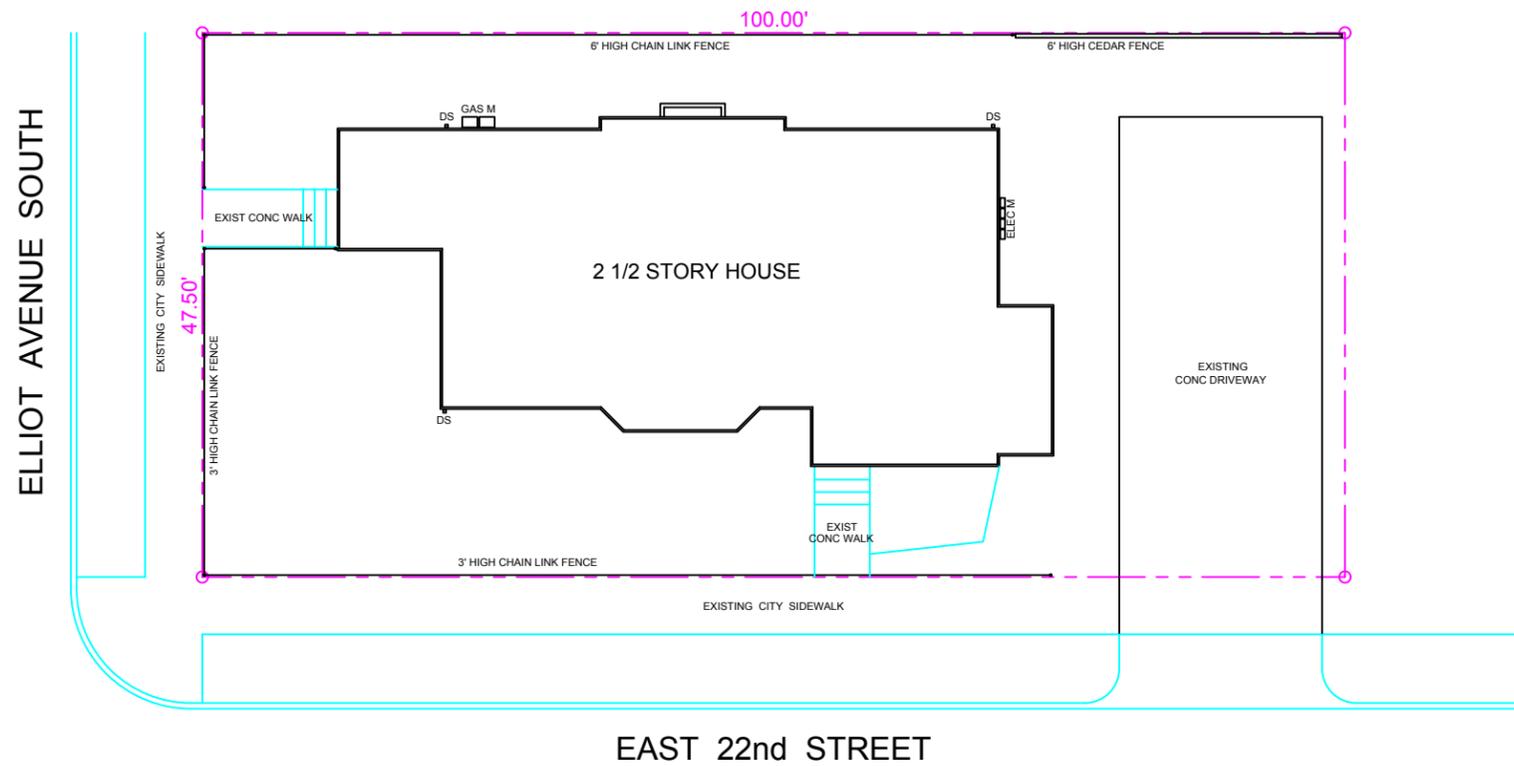
DESIGN BY: © 2016

J W McELMURY

ISSUE DATE:

28 JUL 16

PROJECT:



PROPOSED GROUP HOME

2119 ELLIOT AVENUE SOUTH
MINNEAPOLIS , MINNESOTA 55404

PIN: 35.029.24.21.0035

YEAR CONSTRUCTED: 1900

TITLE:

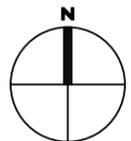
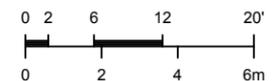
SITE PLAN

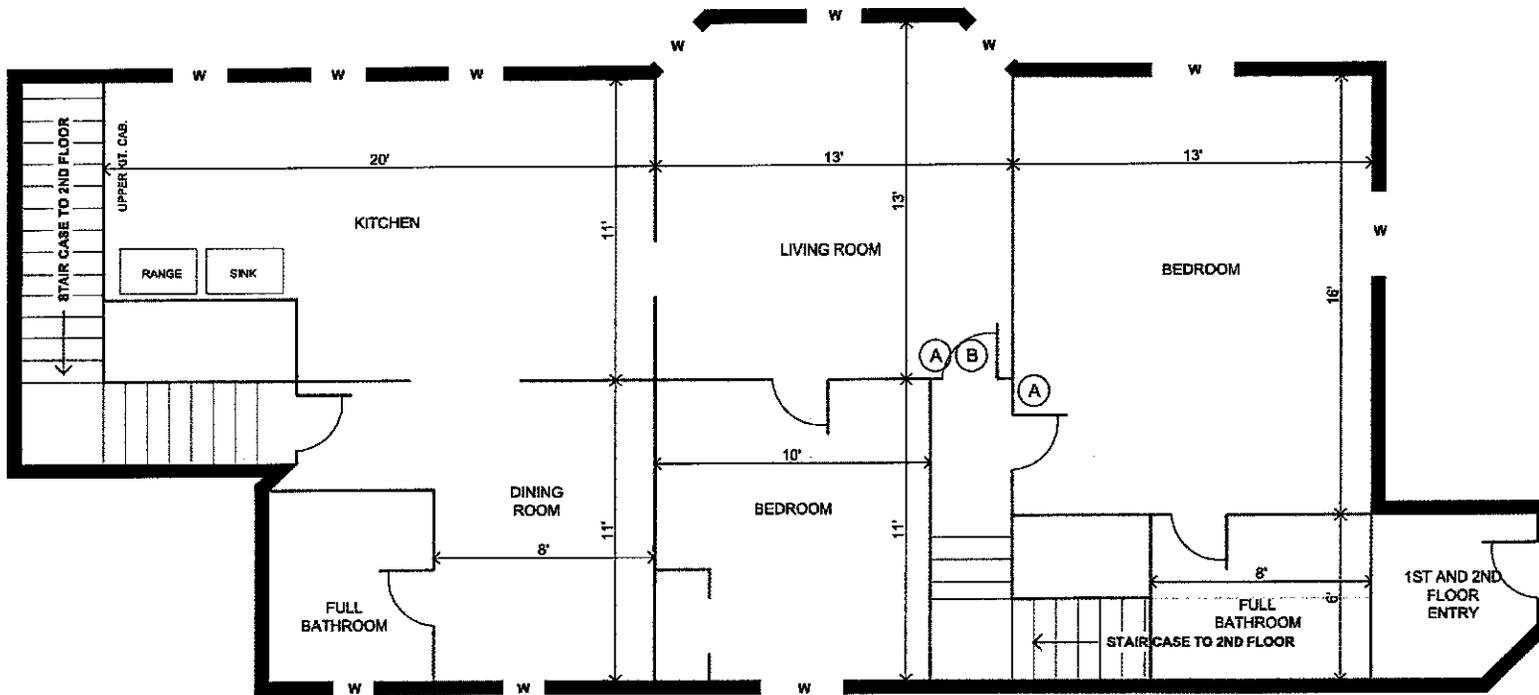
SCALE: 1/16" = 1'-0"

SHEET NO:

C 100

PROJECT NO: 14.01.001





ELLIOT AVE S.

2nd Floor Apartment

2110 Elliot Ave S.
Minneapolis, MN

February, 17 2016

NOTE:
ALL CEILING HEIGHTS 9' THROUGHOUT
2ND FLOOR

Legend

- (A) Battery Smoke Detector
- (B) Carbon Monoxide

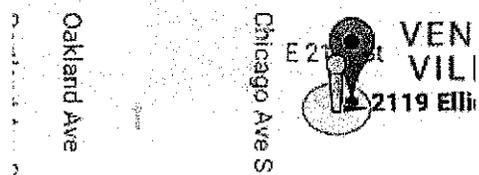
Google Maps Elliot Ave S



Image capture: Sep 2014 © 2016 Google

Minneapolis, Minnesota

Street View - Sep 2014



Google Maps E 22nd St



Image capture: Sep 2014 © 2016 Google

Minneapolis, Minnesota

Street View - Sep 2014

Oakland Ave
 Chicago Ave S

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Google Maps E 22nd St

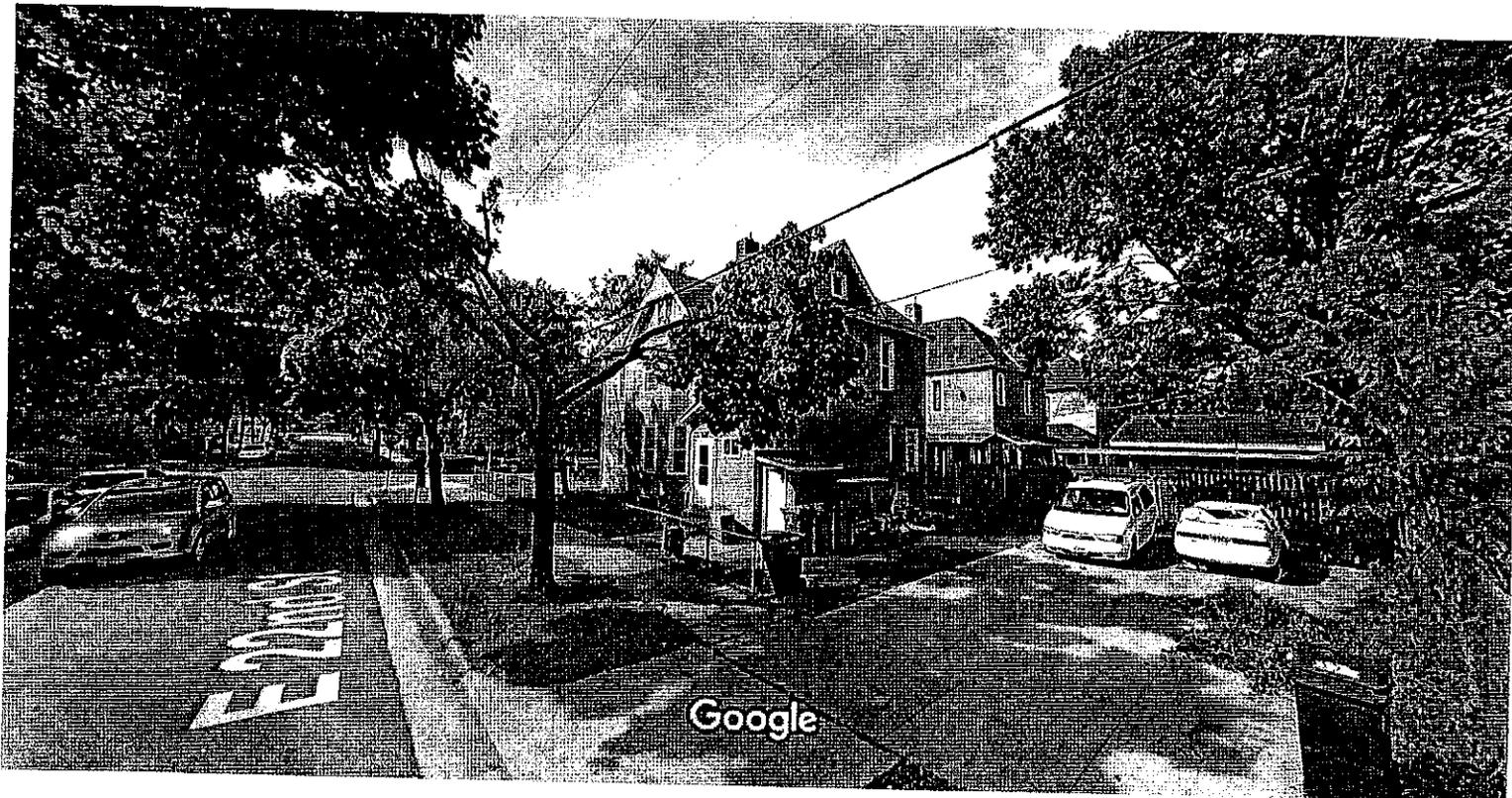


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Minneapolis, Minnesota

Street View - Sep 2014

Oakland Ave

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