

## **PUBLIC HEARING NOTICE**

### What is Being Requested?

James McClean of Health Partners is seeking city approval of a conditional use permit to operate a short-term mental health rehabilitation program within the existing building located at 2715 Upper Afton Road. Maplewood allows licensed residential programs in any zoning district within the city with an approved conditional use permit.

### Public Hearing Information

The Maplewood Planning Commission will review this request on Tuesday, December 20, 2016 at 7 p.m. or later in the Maplewood City Council Chambers located at 1830 County Road B East. All interested parties may present their views orally or in writing. Sign language interpreters are available. You must request this service at least 96 hours in advance. Call the city clerk at 651-249-2002 to arrange this service. Assisted Listening Devices are also available. Please check with the city clerk for availability.

### Why this notice?

The city code requires the planning commission to hold a public hearing when considering conditional use permits.

### Contacts

For more information, please visit <http://www.maplewoodmn.gov/healthpartners> or call Michael Martin, AICP, Economic Development Coordinator at 651-249-2303 or email at [michael.martin@maplewoodmn.gov](mailto:michael.martin@maplewoodmn.gov).



# Health Partners - Conditional Use Permit Request



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.  
THIS MAP IS NOT TO BE USED FOR NAVIGATION

 Project Site

Regions Hospital is submitting this Conditional Use Permit for the property on 2715 Upper Afton Road to allow the use of the site for a short-term mental health rehabilitation program that would offer medical support and treatment for patients transitioning from the hospital to home. This project would include an estimated \$2M-\$4M investment into rehabilitating this property and would transform it into a therapeutic treatment facility with 16 single patient rooms, ancillary offices, meeting and counseling spaces required for the program. At the current time, we are not proposing any site or exterior building changes or modifications

The reason for the Conditional Use Permit is that Section 44-1092(3) of the city ordinances requires a conditional use permit for residential programs in zoning districts where they are not specifically prohibited.

The program would be part of HealthPartners care system which includes hospitals, medical and dental clinics, and pharmacies. HealthPartners also has medical and dental insurance plans and HealthPartners Institute provides medical education and conducts research. The City of Maplewood has been determined to have a need for more providers of this vital service for its citizens and Regions Hospital and HealthPartners have a goal to continue to provide healthcare for the local community.

Intensive, short term rehabilitation programs for mental health are well established. There are 19 similar programs, called Intensive Residential Treatment Services (IRTS), in the metro area. They are located in neighborhoods such as West Bloomington, Golden Valley, Minneapolis' Seward neighborhood, St. Louis Park and Lake Elmo. HealthPartners three short-term rehabilitation programs located in St. Paul and St Louis Park have built strong community partnerships with neighboring businesses and residents and have a history of providing services for over twenty years.

Regions Hospital is a Level I Trauma Center that has served our community for more than 140 years. It is a nonprofit teaching hospital that provides care for the brain and nervous system, heart, cancer, emergency care, burn, orthopaedic care, and more.

Regions is also one of the largest providers of care for mental health in the east metro. It serves about 4,000 people a year. In the past few years there has been a growing number of patients who are ready leave the hospital, but cannot. They need short-term rehabilitation, such as an IRTS to continue to recovery and back into the community. However, our state does not have enough of these programs. As a result, every month, Regions alone has about 17 patients who are ready to be discharged to an IRTS from the hospital and have to wait an average of two weeks before there is an opening available for them. The largest percentage of these patients live in Maplewood and would benefit from having a program close to their families. As well, many live in the surrounding communities of St. Paul, Roseville, White Bear Lake and Oakdale.

HealthPartners is proud to serve Maplewood at three health care clinics and we look forward to extending our services with this new program. Some key components of the proposed program include:

- 16 single rooms with bathrooms
- Healing environment with common areas, green space
- 24/7 staffing and supervision
- Staff includes 11 mental health professionals and practitioners
- Average stay is 60 days
- 17 full-time jobs with competitive salaries and benefits
- Plan to be open and operating by late summer/early fall of 2017

Concerning the specific findings for approval of a Conditional Use Permit, we feel that this proposed use is directly aligned with the intent of the City for the following reasons:

• **The use would be located, designed, maintained, constructed and operated to be in conformity with the City's comprehensive plan and Code of Ordinances.**

- The facility meets the following goals outlined in Maplewood's Housing Action Plan including to:
  - Provide for the housing and service needs of a disabled population
  - Provide housing and services to meet the needs of non-traditional households
- The property is currently zoned Office which is the zoning type that this use best fits within in the City of Maplewood given its largely office-centered components for administration, counseling and meeting areas.
- As part of the City's comprehensive plan, the goal is to increase the acreage of office area within the City between now and 2030. Hence, keeping this piece of land as an office use through granting the Conditional Use Permit and allowing the reinvestment by HealthPartners into the renovation and upkeep of a property that otherwise might be redeveloped into a different use fits into the Comprehensive Plan.
- In the 2030 future land use map, this site is shown as "Commercial" which is in line with the proposed use and is also the same future land use as the South Metro site which was approved in 2011 for a Conditional Use Permit.
- HealthPartners owns numerous properties in the metro area that demonstrate a practice of exemplary property maintenance.

• **The use would not change the existing or planned character of the surrounding area.**

- The proposed use would fit within the existing building footprint and from the exterior of the building it would visually appear to be the same or similar to any other office use that may otherwise exist at the property or in the surrounding properties.
- HealthPartners would plan to correct any of the deferred maintenance on the building but otherwise keep the building's overall structure and footprint in its current state so as to not change the existing or planned character of the surrounding area.

- **The use would not depreciate property values.**

- Per the County Assessor (Mr. Stephen Baker), in the City Council Memorandum dated July 18, 2011 for the South Metro IRTS site, he stated “In the past, these types of uses have not been found to negatively impact surrounding values.”
- In that same Memorandum, Mr. Dave Haley, Assistant to the Director of the Ramsey County Human Services Department is noted as stating that there has been no evidence to verify any negative effect on home values. Mr. Haley provided staff with a synopsis of three studies that dealt with programs serving individuals with mental illness. These studies did not show any drop in property values.
- HealthPartners has a history of good general upkeep of buildings and if the CUP is approved would plan to make significant upgrades to this building which is currently mostly vacant with a large degree of deferred maintenance.
- The proposed rehabilitation of this long mostly-vacant property includes a significant financial investment to improve the quality of the building.

- **The use would not involve any activity, process, materials, equipment or methods of operation that would be dangerous, hazardous, detrimental, disturbing, or cause a nuisance to any person or property, because of excessive noise, glare, smoke, dust, odor, fumes, water or air pollution, drainage water run-off, vibration, general unsightliness, electrical interference or other nuisances.**

- HealthPartners will maintain the property through its professional and first-class property and facilities management personnel.
- There will be no part of this use which would be a nuisance to any person or property because of excessive noise, glare, smoke, dust, odor, fumes, water or air pollution, drainage water run-off, vibration, general unsightliness, electrical interference.
- There will be a minimum of 2 staff members on site 24 hours per day. HealthPartners will take every precaution and implement best practices to monitor residents to ensure that they do not have any adverse effects on the surrounding community.
- Although there is a stigma or assumption that people with mental illness may cause a nuisance or commit crimes, research, statistics and experience across many different locations and situations indicate that this does not occur.

- **The use would generate only minimal vehicular traffic on local streets and would not create traffic congestion or unsafe access on existing or proposed streets.**

- This use will have similar or lower levels of traffic than a standard office use for a similar square footage building.
- We would anticipate that approximately 30 vehicular trips would be made to and from the facility in a 24-hour period.
- Standard office use is generally approximately four vehicles per thousand square feet which would indicate approximately 80 trips to and from the facility if this were a standard office use.

- **The use would be served by adequate public facilities and services, including streets, police and fire protection, drainage structures, water and sewer systems, schools and parks.**

- This program will have minimal impact on public facilities and services including streets, fire protection, drainage structures, water and sewer systems, schools and parks.
- There will be a need for addition of a sprinkler system for the building for our use which will require additional water capacity.
- The existing site as an office use was designed for use by approximately 40 people during office hours. We will be examining in further depth as we move through architectural plans whether additional water or sewer capacity may be required and to what degree and will cooperate with the City and MET Council to work through the SAC/WAC determination and approval process if needed.
- Based on our experience in providing these services we do not anticipate an increase in police or fire protection.

- **The use would not create excessive additional costs for public facilities or services.**

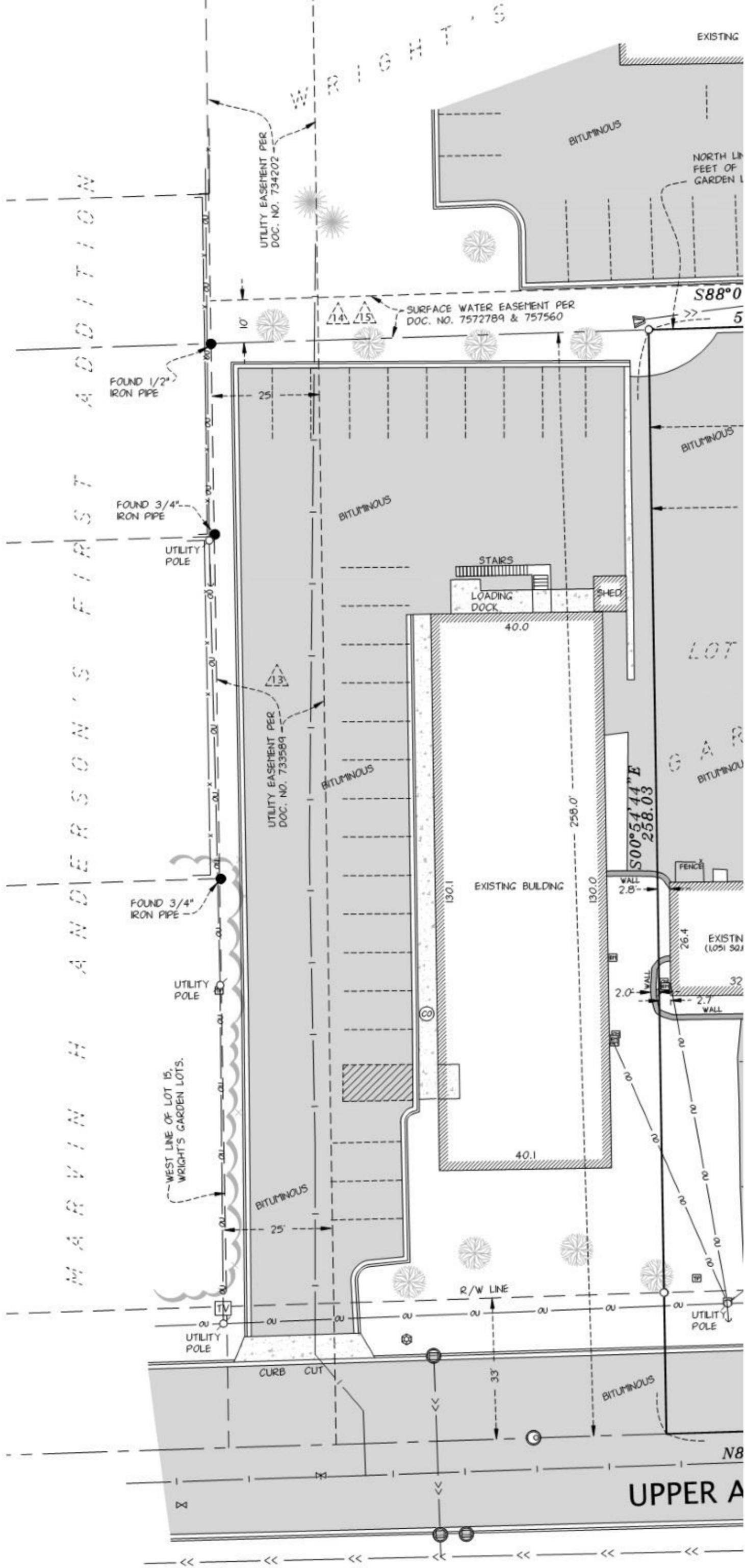
- This use is very similar to the underlying zoning use of office in terms of its needs for public facilities or services. There may be some staff or patients that choose public transportation or other public services but would not be anticipated to be to a higher degree than average uses within a 10,000 SF office building.
- The building owner will cooperate with the City and MET Council to work through the SAC/WAC determination and approval process if needed.

- **The use would maximize the preservation of and incorporate the site's natural and scenic features into the development design.**

- While at this time HealthPartners is not requesting approvals for any site or exterior building improvements, if there were to be a desire for future improvements to the site, HealthPartners would gladly work with the City and surrounding community to incorporate the site's natural and scenic features into the development design just as we have for our other locations in the metro area.

- **The use would cause minimal adverse environmental effects.**

- The proposed use has no associated adverse environmental effects.
- Any potential adverse environmental impacts due to construction or renovation on site will be mitigated and managed by professional and first-class contractors and project managers.



M A R V I N H A N D E R S O N S F I R S T A D D I T I O N

W R I G H T S

EXISTING

UTILITY EASEMENT PER  
DOC. NO. 734202

SURFACE WATER EASEMENT PER  
DOC. NO. 7572789 & 757560

S88°0

FOUND 1/2"  
IRON PIPE

FOUND 3/4"  
IRON PIPE

UTILITY  
POLE

UTILITY EASEMENT PER  
DOC. NO. 733589

FOUND 3/4"  
IRON PIPE

UTILITY  
POLE

WEST LINE OF LOT 15,  
WRIGHT'S GARDEN LOTS.

UTILITY  
POLE

CURB CUT

EXISTING BUILDING

STAIRS

LOADING DOCK

SHED

S00°54'44"E  
258.03

EXISTIN  
(1,051 SQ)

LOT

G A R  
BITUMINOUS

40.1

130.1

256.0'

R/W LINE

UTILITY  
POLE

N8

UPPER A