

## Agenda Item 23-1076 (Tim Acklin)

Application of Tellurian Behavior Health for a Conditional Use Permit at 1720 Jackson Street, allowing for a Community Living Arrangement.

### General Location

Council District 8, located on the south side of Jackson Street between 17<sup>th</sup> Street S and East Ave as depicted on attached **MAP 23-1076**. Adjacent uses are mostly single unit homes to the south, west and north with some duplexes and commercial (Jackson Plaza) to the east. Property is zoned R5-Multiple Dwelling.

### Background Information

The applicant, Tellurian Behavioral Health, is requesting a Conditional Use Permit to operate a Community Based Residential Facility (Community Living Arrangement) at 1720 Jackson Street. The proposed facility is intended to serve individuals experiencing mental health issues. Their application states the following:

- Primary objective: Tellurian will provide Behavioral Health services, including assessment, stabilization, and counseling in a safe, comfortable, and home-like environment.
- Admission Process: The facility will accept voluntary adult admissions only who've been pre-screened by mobile teams and/or law enforcement, with no medical clearance required.
- Referrals: If referrals to other levels of care are determined, Tellurian will facilitate, and not shift responsibility back to initial referral source (freeing up law enforcement time). Referrals may include various community resources, including case management, county ADRC, psychiatric or psychological counseling.

The facility will include the following:

- Five (5) employees on site during the day and 2-3 employees on site during the night.
- Five (5) bedrooms with two of them having two (2) beds each for a total of six (6) beds.
- Two recliners for short term residents that will not be staying overnight.
- Maximum of eight (8) residents. (Six (6) overnight. There is no minimum or maximum length of stay. The average stay is between 2-5 days. Some may only stay for a few hours.
- Two (2) offices for on-site staff and a living room, dining room, and a kitchen.
- There will also be five (5) off-street parking spaces and one (1) off-street ADA parking space. Three (3) additional parking spaces will be leased at Jackson Plaza for staff. The applicant has stated that their intent is to prevent staff from parking on the street.

Staff has been contacted by members of the public regarding security concerns. The applicant has stated that they will be installing seven (7) exterior cameras facing the front and rear of the property. They will be installing privacy fencing along property lines. Exterior lighting will be installed in the back alley. Residents will be prescreened and have volunteered to reside at the facility to receive treatment and help. If residents are assessed as violent then they will not be admitted to the facility. Residents are

checked on by staff every 15 minutes and staff are trained to prevent people from leaving if they might pose a risk to themselves or others.

The applicant also states that they will make several improvements to the building and the property that include fencing, removing paving and adding more green space/landscaping, provide off-street parking, and removal of the curb-cut to Jackson Street.

A Conditional Use Permit is required because it is located within 2,500ft of another facility. (1810 Green Bay St.)

**Recommendation of Other Boards and Commissions**

N/A

**Consistency with Adopted Comprehensive Plan**

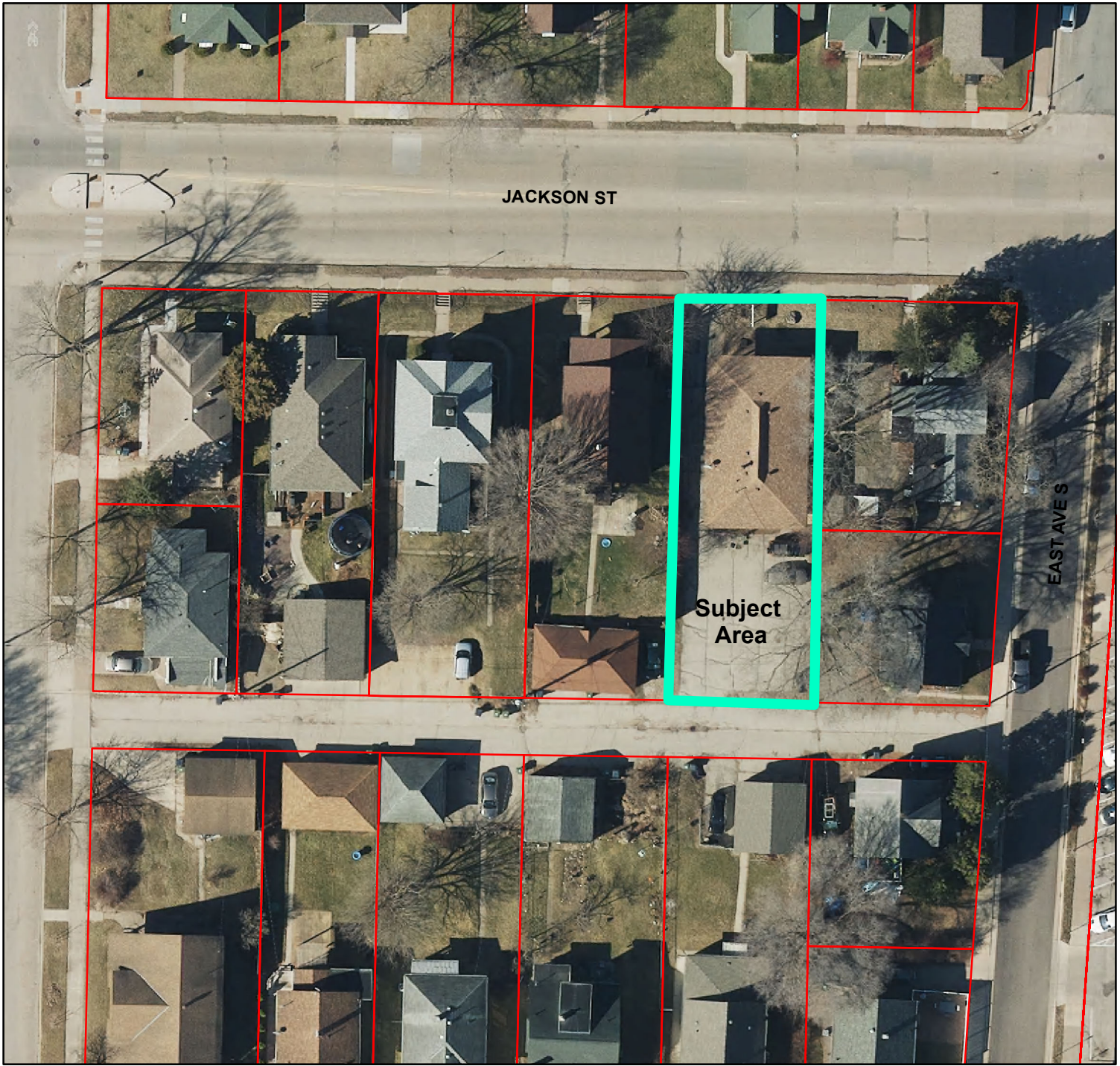
Both the 2002 and Draft 2040 Comprehensive Plans do not specifically address these types of facilities. However, some studies have indicated that facilities located in neighborhoods can have a positive impact on the mental health of its residents.

**Staff Recommendation**

The applicant has met with the Holy Trinity Neighborhood Association to discuss the proposed facility and address any concerns.

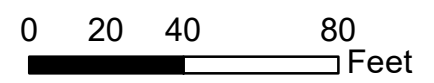
This application has met the requirements for a Conditional Use Permit for a Community Living Arrangement facility. **Staff recommends approval.**

**Routing** J&A 10.3.2023



# BASIC ZONING DISTRICTS

-  R1 - SINGLE FAMILY
-  R2 - RESIDENCE
-  WR - WASHBURN RES
-  R3 - SPECIAL RESIDENCE
-  R4 - LOW DENSITY MULTI
-  R5 - MULTIPLE DWELLING
-  R6 - SPECIAL MULTIPLE
-  PD- PLANNED DEVELOP
-  TND - TRAD NEIGH DEV.
-  C1 - LOCAL BUSINESS
-  C2 - COMMERCIAL
-  C3 - COMMUNITY BUSINESS
-  M1 - LIGHT INDUSTRIAL
-  M2 - HEAVY INDUSTRIAL
-  PS - PUBLIC & SEMI-PUBLIC
-  PL - PARKING LOT
-  UT - PUBLIC UTILITY
-  CON - CONSERVANCY
-  FW - FLOODWAY
-  A1 - AGRICULTURAL
-  EA - EXCLUSIVE AG
-  City Limits
-  SUBJECT PROPERTY







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