

CITY OF MINNEAPOLIS

Overnight Shelters Zoning Code Text Amendment

Citywide Community Meeting
Minneapolis Central Library
September 28, 2015

Agenda

- Review Community Discussions
- Peer City Research
- Review Proposed Text
- Q&A - Group Discussion
- Next Steps



Recap of Community Meetings

- City staff conducted two community outreach meetings over the summer.
- Discussion questions:
 - How do you envision the ideal shelter environment to better serve those in need?
 - What types of locations do you see as most appropriate for overnight shelters, both to best serve those in need and to ensure compatibility of uses?
 - If an overnight shelter were to locate near your home or business, what would be your primary concerns, and what suggestions would you have to mitigate those concerns?
- Themes – Regulate concentration, provide access to services, smaller and dignified places, operator accountability and communication with neighbors and prevention of quality of life crimes.

Peer City Research

	St. Paul, MN	San Diego, CA	Denver, CO	Chicago, IL	Portland, OR	St. Louis, MO	Baltimore, MD	Cincinnati, OH
Allowed as a principal use?	Yes; Conditional Use Permit (CUP) is required	Yes; CUP is required; permitted when accessory to religious institution	Yes; CUP is required; permitted when accessory to religious institution	Yes; CUP is required	Yes, CUP is required	Yes; requires 50% consent from owners within 500' + ½ lot width	Yes; CUP is required	Yes, special assistance shelter – requires a CUP
Zoning Districts allowed?	Downtown (B5) and Industrial (I1 and I2) Districts	Conditional in multiple-family, commercial, industrial districts and accessory to religious institutions and organizations	High-density residential, most commercial, and most industrial districts	High-density residential, most commercial, downtown and most industrial districts	All districts except Industrial - # of beds allowed/ district	High-density residential, all commercial, industrial and downtown districts	Non-profits: high-density and most commercial districts. For-profit: most commercial districts	High-density residential, all downtown and light industrial districts
Spacing requirement?	600 feet from other CRFs	No	500 feet from schools, 950 beds max/ council district	No	No	500 feet + ½ lot width from churches or schools	No	No
Licensing required?	Yes, for 4 people or more	No	Yes, licensed as a residential care unit	No	Annual inspection and certification	Yes	No	No

Proposed Text Amendment

- Definitions – Redefine *Overnight Shelters* and add a land use and definition for *Emergency Shelters*
 - Emergency shelter. Any facility that provides sleeping accommodations and restroom facilities to homeless persons on a day-to-day basis, for periods of thirty (30) days or less.
 - Overnight shelter. One (1) main building, or portions thereof, on one (1) zoning lot where persons receive temporary overnight shelter for a period of time not to exceed twenty-four (24) hours to persons without permanent housing.



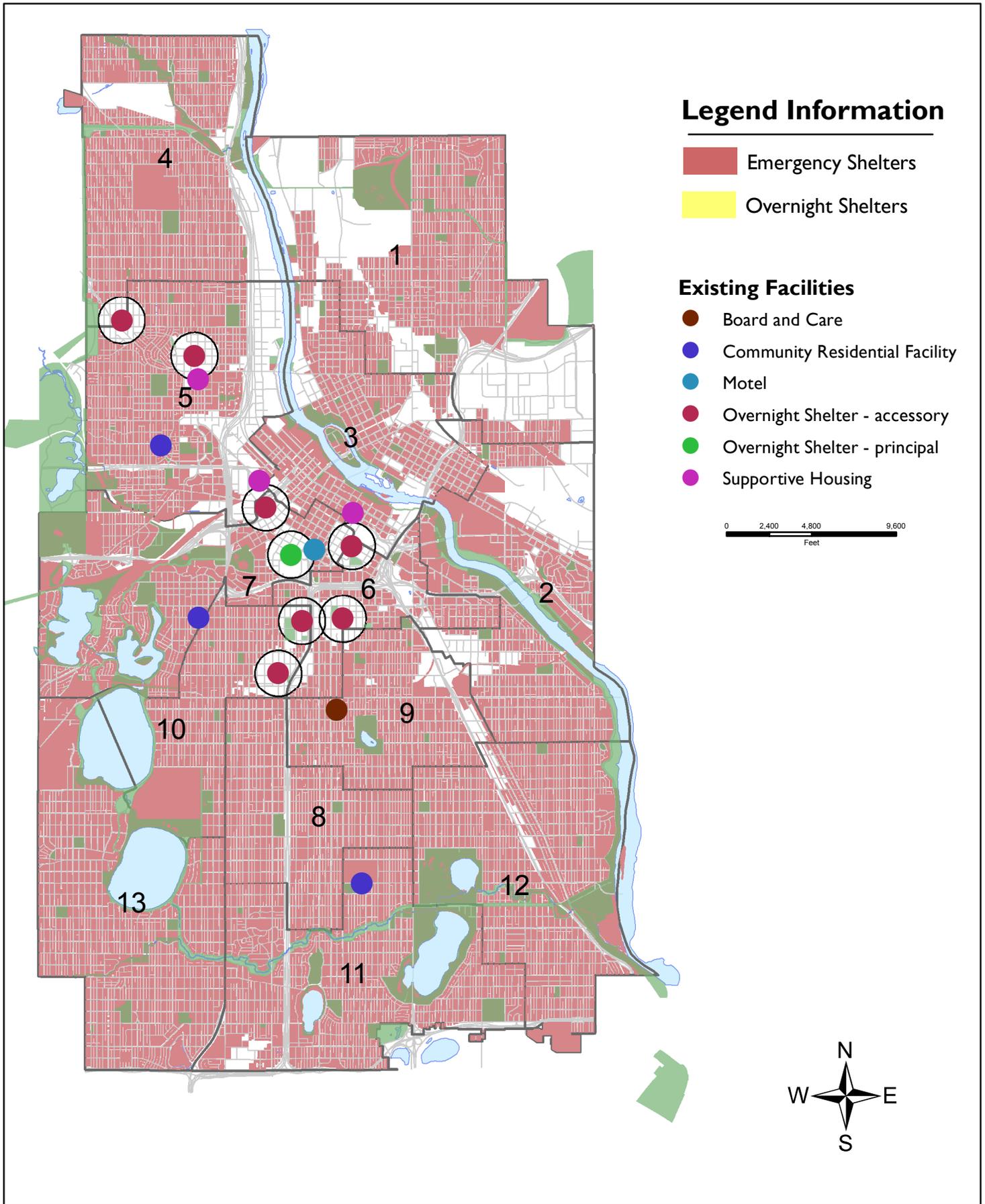
Proposed Text Amendment

- Emergency Shelters –
 - The intent is to allow for smaller facilities with a longer stay.
 - This type of shelter would have the occupancy of persons determined by the zoning district.
 - We would be proposing a minimum spacing of 1,000 feet to other emergency and overnight shelters.
 - This type of facility would require a conditional use permit (public hearing).
 - This facility would be required to carry a lodging or board and lodging license.



Proposed Text Amendment

- Emergency Shelters – Specific Development Standards
 - The use shall be located at least one thousand (1,000) feet from all existing principal emergency shelters and principal overnight shelters.
 - New construction or additions to existing buildings shall be compatible.
 - An appropriate transition area between the use and adjacent property shall be provided by landscaping, screening and other improvements.
 - Shelter guests shall be provided with an enclosed waiting area or by appointment.
 - Management plan for the facility, and a floor plan showing sleeping areas, emergency exits, bathing and restrooms.
 - The premises, etc. within one hundred (100) feet shall be inspected regularly for purposes of removing any litter found thereon.



Emergency and Overnight Shelters 1,000 Foot Spacing from Existing Shelters



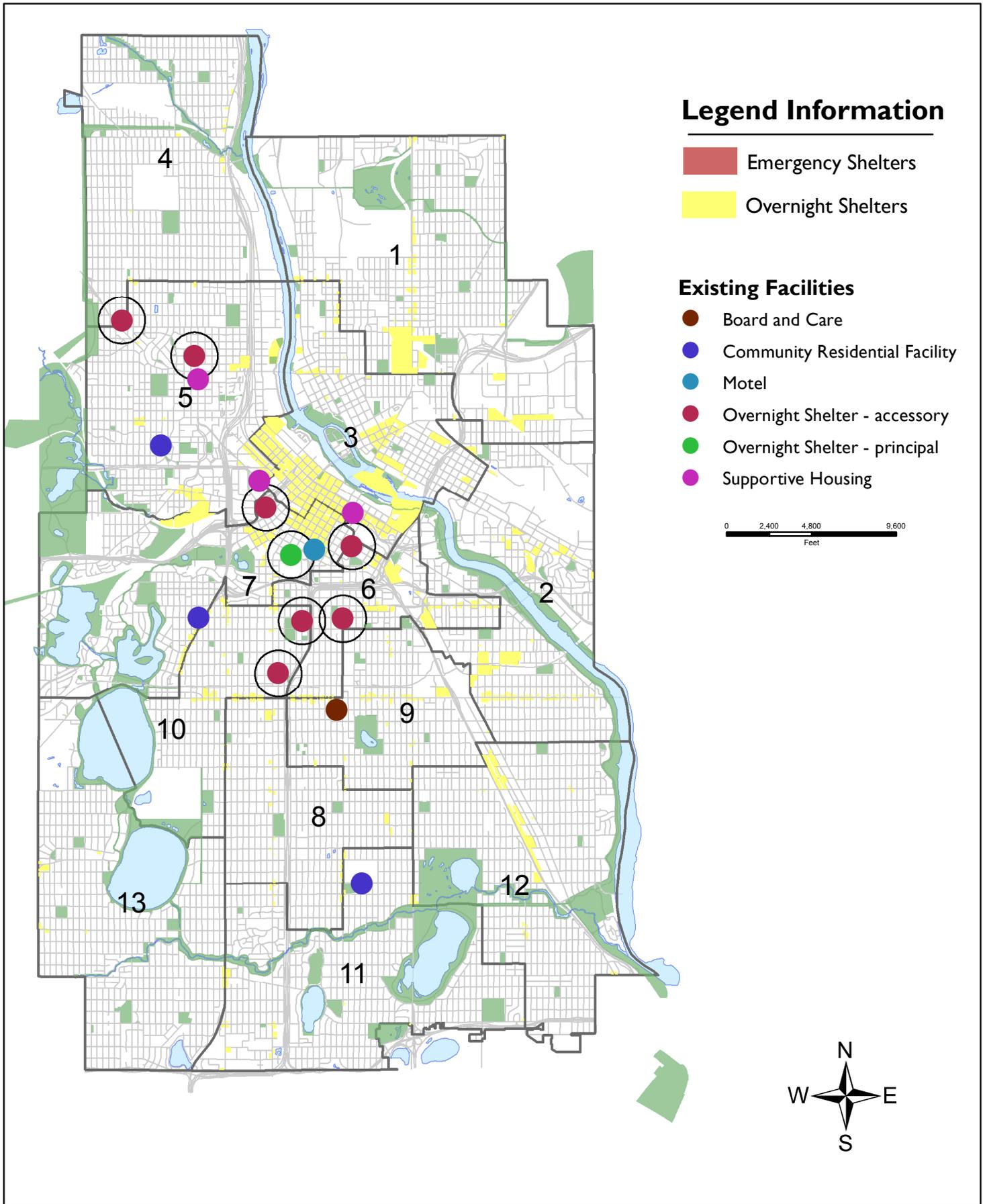
City of Minneapolis
Community Planning and Economic Development
Created on: August 13, 2015

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Proposed Text Amendment

- Overnight Shelters –
 - The intent is to allow for larger facilities with a shorter (less than 24 hour) stay.
 - This type of shelter would have the occupancy either defined by the zoning code or by the building code (1 person/200 square feet).
 - We would be proposing a minimum spacing of 1,000 feet to other emergency and overnight shelters.
 - This type of facility would require a conditional use permit (public hearing).
 - This facility would be required to carry a lodging or board and lodging license.





Emergency and Overnight Shelters 1,000 Foot Spacing from Existing Shelters

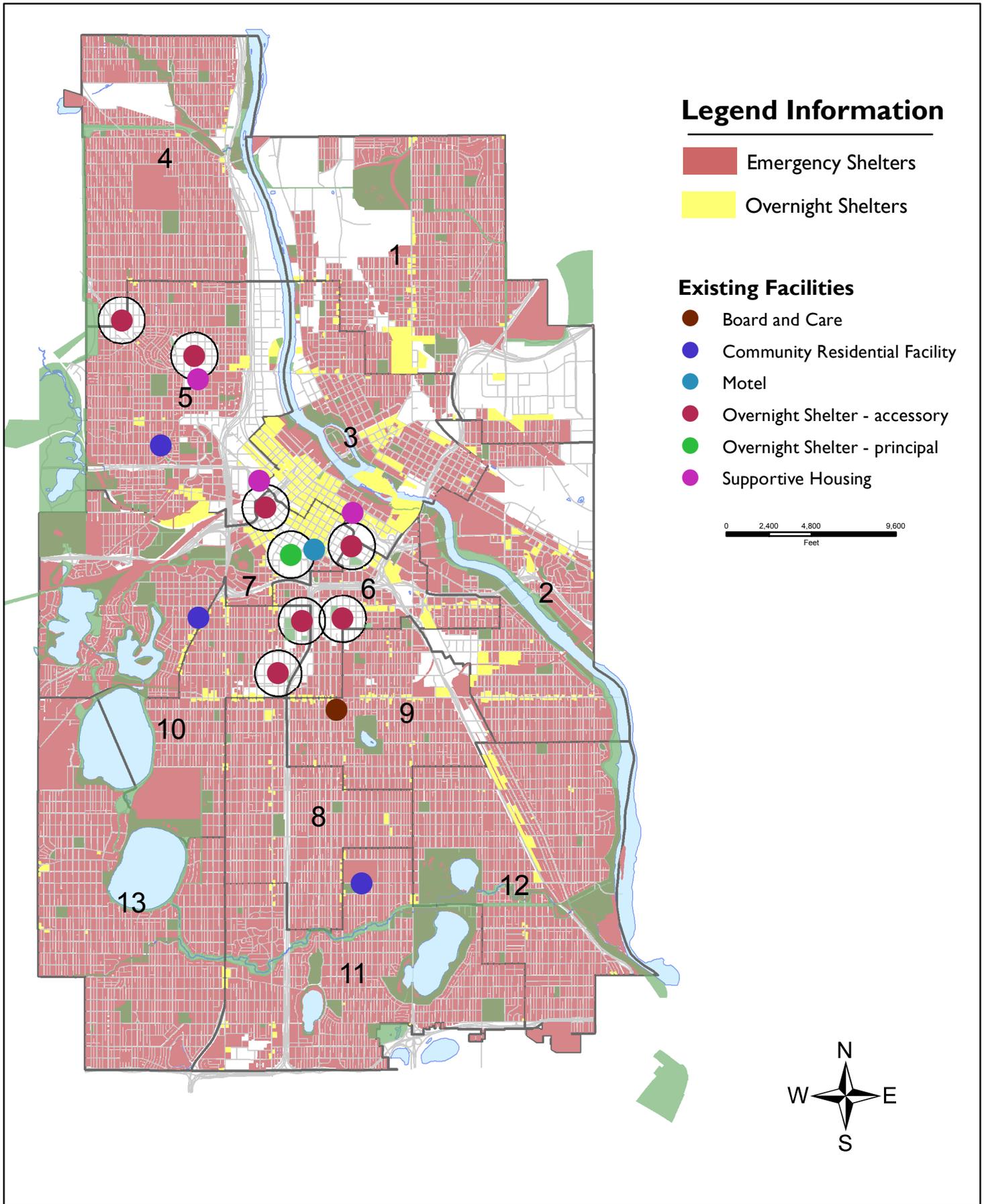


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Proposed Text Amendment

- Overnight Shelters – Specific Development Standards
 - The use shall be located at least one thousand (1,000) feet from all existing principal emergency shelters and principal overnight shelters.
 - Limited occupancy by number of persons or building code, whichever is less.
 - New construction or additions to existing buildings shall be compatible.
 - An appropriate transition area between the use and adjacent property shall be provided by landscaping, screening and other improvements.
 - Shelter guests shall be provided with an enclosed waiting area or by appointment.
 - Management plan for the facility, and a floor plan showing sleeping areas, emergency exits, bathing and restrooms.
 - The premises, etc. within one hundred (100) feet shall be inspected regularly for purposes of removing any litter found thereon.



Emergency and Overnight Shelters 1,000 Foot Spacing from Existing Shelters



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Proposed Text Amendment

- Off-street parking
 - Emergency shelter – No minimum off-street parking; maximum is 1-space per bed
 - Overnight shelter. Minimum and maximum off-street parking requirement is as determined by the conditional use permit/zoning administrator



Proposed Text Amendment

- Residential Districts
 - Low Density (R1 – R2B) for Emergency Shelters (smaller facilities)
 - Conditional use permit and specific development standards required; maximum occupancy would be six (6) or fewer persons.
 - Medium Density (R3) for Emergency Shelters (smaller facilities)
 - Conditional use permit and specific development standards required; maximum occupancy would be 16 persons
 - Medium-High Density (R4 – R6) for Emergency Shelters (smaller facilities)
 - Conditional use permit and specific development standards required; maximum occupancy would be 32 persons



Proposed Text Amendment

- Office-Residence Districts
 - OR1 for Emergency Shelters (smaller facilities)
 - Conditional use permit and specific development standards required; maximum occupancy would be 16 persons
 - OR2 and OR3 for Emergency Shelters (smaller facilities)
 - Conditional use permit and specific development standards required; maximum occupancy would be 32 persons



Proposed Text Amendment

- Commercial Districts
 - C1 for Emergency Shelters (smaller facilities)
 - Conditional use permit and specific development standards required; maximum occupancy would be 16 persons
 - C2 – C4 for Emergency Shelters (smaller facilities)
 - Conditional use permit and specific development standards required; maximum occupancy would be 32 persons
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- C2 & C4 for Overnight Shelters (larger facilities)
 - Conditional use permit and specific development standards required; maximum occupancy based on zoning/building codes

Proposed Text Amendment

- All Downtown Districts
 - Emergency Shelters (smaller facilities)
 - Conditional use permit and specific development standards required; maximum occupancy would be 32 persons
-
- Overnight Shelters (larger facilities)
 - Conditional use permit and specific development standards required; maximum occupancy based on zoning/building codes



Proposed Text Amendment

- All Industrial Districts – **only** with the IL Overlay
 - Emergency Shelters (smaller facilities)
 - Conditional use permit and specific development standards required; maximum occupancy based on zoning/building codes
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- Overnight Shelters (larger facilities)
 - Conditional use permit and specific development standards required; maximum occupancy based on zoning/building codes

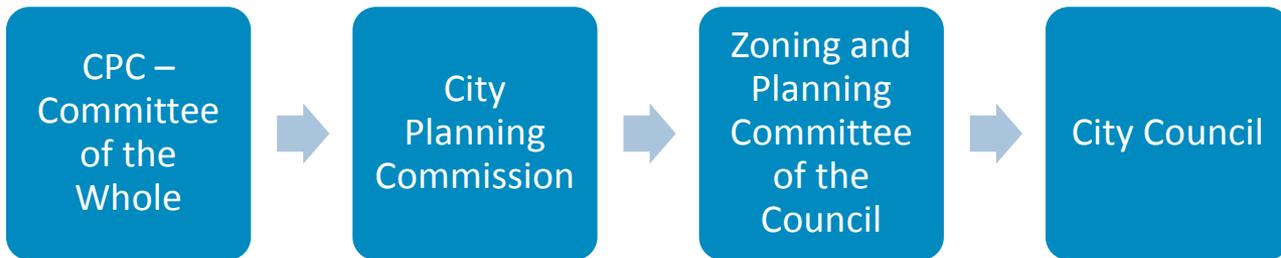


Q&A - Group Discussion



Next Steps

Fall 2015



Please follow the progress of the text amendment at:
http://minneapolismn.gov/cped/projects/overnight_shelters

