

## **Minneapolis City Planning Department Report**

Conditional/Interim Use Permit Application  
BZZ-751

**Date:** August 13, 2002

**Applicant:** Simpson Housing Services (SHS)

**Address of Property:** 1900 11<sup>th</sup> Avenue South

**Date Application Deemed Complete:** July 10, 2002

**End of 60-Day Decision Period:** September 10, 2002

**Contact Person and Phone:** Madeline Olsen, SHS 612-874-8683

**Planning Staff and Phone:** Jim Voll 612-673-3887

**Ward: 6      Neighborhood Organization:** Ventura Village

**Existing Zoning:** R2B Two Family Residential District

**Proposed Use:** Overnight shelter accessory to a church for up to 20 women.

**Appropriate Section(s) of the Zoning Code:** Section 525, Article VIII Interim Use Permits.

### **Background:**

Simpson Housing Services operates a temporary overnight shelter at 1900 11<sup>th</sup> Avenue South in the basement of a building owned by Augustana Lutheran Church. They have been operating at the site since December 15, 1999 and received an interim use permit to operate at the site until April 15, 2002. They are now requesting an extension until April 1, 2003. Guests stay at the shelter for one night. The number of guests at any one time is limited to twenty women. The target population is adult sober women who have no other alternatives for accommodation. Please see the attached letters from the Ventura Village neighborhood group and Council Member Zimmermann.

### **Findings As Required By The Minneapolis Zoning Code:**

For an interim use permit to be granted, the Zoning and Planning Committee must make the same findings that pertain to conditional use permits. In addition to these, any City Council approval of an interim use is subject to five additional conditions. Discussion of each of these findings and conditions follows.

**Findings**

- 1. The establishment, maintenance or operation of the interim use will not be detrimental to or endanger the public health, safety, comfort or general welfare.**

Interim use of the site as an overnight shelter accessory to a church should have few negative impacts on the surrounding area if the applicant follows the submitted management plan, continues intake off-site at the Simpson Shelter at 2740 1<sup>st</sup> Avenue South, and limits the number of guests to twenty or less.

- 2. The interim use will not be injurious to the use and enjoyment of other property in the vicinity and will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.**

The proposed interim use should not negatively affect nearby property or impede orderly development if the number of guests is limited to twenty or less and intake is done off-site at the Simpson Shelter at 2740 1<sup>st</sup> Avenue South.

- 3. Adequate utilities, access roads, drainage, necessary facilities or other measures, have been or will be provided.**

City streets, utilities, water and sewers are existing and adequately service the site.

- 4. Adequate measures have been or will be taken to minimize traffic congestion in the public streets.**

The residents of the shelter will not arrive by car, so there should be no traffic impacts from the shelter. There is parking available for employees that may arrive by car.

- 5. The interim use is consistent with the applicable policies of the comprehensive plan.**

Policy 4.10 of *The Minneapolis Plan* states that “Minneapolis will reasonably accommodate the housing needs of all citizens.” Policy 4.11 states, “Minneapolis will improve the range of housing options for those with few or constrained choices.” It is the staff opinion that the provision of a temporary overnight shelter is in conformance with these policies of the comprehensive plan.

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**6. The interim use shall, in all other respects, conform to the applicable regulations of the district in which it is located.**

The R2B zoning district permits overnight shelters accessory to a church as a conditional use permit. In addition to obtaining an interim use permit overnight shelters are subject to the following standards:

1) The shelter shall operate only between the hours of 5:00 p.m. and 9:00 a.m. daily.

The shelter will be open from 8:00 p.m. to 7:00 a.m. seven days a week.

2) Shelter guests shall be provided with an enclosed waiting area one (1) hour prior to opening each evening, except when the shelter accepts guests by appointment only.

Guests are eligible to stay in the shelter on a first-come, first serve basis and arrive for intake at the Simpson Shelter at 2740 1<sup>st</sup> Avenue South and are brought to 1900 11<sup>th</sup> Avenue South from that location.

3) The number of guests shall not exceed the housing code occupancy requirements.

The plan review specialists in inspection have reviewed the floor plan and have determined that the shelter meets the housing code occupancy requirements if the number of occupants is twenty or less.

4) The operator shall submit a management plan for the facility and a floor plan showing sleeping areas, emergency exits, bathing and restrooms.

The applicant has submitted an acceptable management plan that is attached to this report.

5) The premises, all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within one hundred (100) feet shall be inspected regularly for purposes of removing any litter found thereon.

The applicant is aware of this standard.

**Interim Use Conditions**

**1. The interim use shall be allowed as a conditional use in the zoning district in which it is to be located.**

The R2B zoning district permits overnight shelters accessory to a church as a conditional use.

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2. **Except as otherwise authorized by this section, an interim use shall conform to this zoning ordinance as if it were established as a conditional use.**

As discussed above in the findings for a conditional use, the use is in conformance with the zoning code.

3. **The date or event that will terminate the interim use shall be identified with certainty. Interim uses may not be granted for a period of greater than five (5) years.**

The interim use permit is proposed to expire on April 1, 2003. This date can be extended, but the total time for an interim use cannot exceed five (5) years. A new application, public notice, and a hearing before the Zoning and Planning Committee would be required to extend this date. This date can only be extended for up to two years to 2005.

4. **In the event of a public taking of property after the interim use is established, the property owner shall not be entitled to compensation for any increase in value attributable to the interim use.**

The applicant is aware of this standard.

5. **Such conditions and guarantees as the city council deems reasonable and necessary to protect the public interest and to ensure compliance with the standards and purposes of this zoning ordinance and policies of the comprehensive plan.**

**Recommendation of the Minneapolis City Planning Department:**

The City Planning Department recommends that the City Council **approve** the application for an interim use permit for an overnight shelter accessory to a church (Simpson Housing Services) for property located at 1900 11<sup>th</sup> Avenue South to expire on April 1, 2003 with the following conditions:

- 1) The interim use shall expire on April 1, 2003.
- 2) At the end date of the interim use the applicant will have to cease operation of the shelter, apply for a conditional use permit to operate the shelter, or apply for an extension of the interim use permit.
- 3) The shelter shall be limited to 20 occupants.