

Department of Community Planning and Economic Development – Planning Division
Conditional Use Permit
BZZ 4051

Date: June 2, 2008

Applicant: Christian Restoration Services

Address of Property: 3003 Penn Avenue North

Project Name: CRS - Penn Avenue Housing

Contact Person and Phone: Larry Prinz, (651) 556-8633

Planning Staff and Phone: Shanna Sether, (612) 673-2307

Date Application Deemed Complete: May 9, 2008

End of 60-Day Decision Period: July 8, 2008

Ward: 4 **Neighborhood Organization:** Jordan Area Community Council

Existing Zoning: R5 Multiple Family District

Proposed Zoning: Not applicable for this application

Zoning Plate Number: 7

Legal Description: Not applicable for this application

Proposed Use: Supportive Housing Facility serving up to ten persons.

Conditional use permit: to allow for a new supportive housing facility that would serve up to 10 persons in an existing building located 3003 Penn Avenue North in the R5 Multiple Family District.

Applicable zoning code provisions: Chapter 525, Article VII Conditional Use Permits and Chapter 546 Residence Districts.

Background: The building at 3003 Penn Avenue North is currently a multiple family structure with eleven dwelling units. Christian Restoration Services will be purchasing this property and convert the use to supportive housing that will serve up to 10 homeless individuals and one staff person. The supportive housing service provider will be Project for Pride in Living. Please see the program description and management plan submitted by the applicant and attached to this report for a more detailed explanation of the development. The applicant is also proposing to remodel the existing

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building to allow for a new laundry room, community room, office and mechanical room in the lower level.

Due to the required land use application for a conditional use permit, the site plan is also subject to design and maintenance standards as provided in Chapter 530 Site Plan Review and Chapter 541 Off-Street Parking and Loading. In addition, Preliminary Development Review (PDR) by Public Works, Police and Fire is required. The report from PDR is attached.

Supportive housing requires a conditional use permit in the R5 Multiple Family District. If the conditional use permit is approved, the use is subject to specific development standards. The proposed facility appears to meet all of the specific development standards. The applicant has provided a management plan and a program description that are attached to this report. The conditional use permit is based on the program description and management plan. A change in the program would require that the applicant obtain a modification to the conditional use permit from the City Planning Commission. Significant or recurrent deviations from the program description and management plan may be grounds for a revocation of the conditional use permit or may require the applicant to obtain a modification to the conditional use permit before the City Planning Commission.

The site is in the Jordan neighborhood and they have submitted a letter of support that is attached to this report. Staff will forward any additional comments, if received, at the City Planning Commission meeting.

CONDITIONAL USE PERMIT: to allow for a supportive housing facility for up to ten persons in an existing building.

Findings as required by the Minneapolis Zoning Code for the conditional use permit:

The Community Planning and Economic Development Planning Division has analyzed the application and from the findings below concludes that the establishment, maintenance, or operation of the proposed conditional use:

- 1. Will not be detrimental to or endanger the public health, safety, comfort or general welfare.**

The applicant is proposing to convert an existing 11-unit residential structure to a supportive housing facility serving up to 10 homeless individuals and one on-site caretaker that will provide light maintenance and emergency case management services. Residents will have the opportunity to participate in activities if they choose to. Conversion of the existing multiple family residential building to supportive housing will not prove detrimental to public health, safety, comfort or general welfare provided the development complies with all applicable building codes and life safety ordinances, as well as Public Works Department standards.

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

The surrounding area is fully developed. The conversion of 11 dwelling units to a supportive housing facility that will serve 10 persons will be provided within an existing building and should not impede on the normal or orderly development of surrounding property in the area. With proper program management, landscaping and site improvements and site security the proposed use should not have negative impacts on surrounding properties. In addition, the City is aware of no other congregate living facilities within a quarter mile of the site, so there is not an undue concentration of such housing in the immediate vicinity.

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

The site is served by existing infrastructure. Vehicle access would be from the alley at the rear of the property. The Public Works Department has reviewed the project for appropriate drainage and stormwater management in or over the public right of way. The PDR report is attached.

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

The structure was built in 1965 as an 11-unit apartment building. Off-street parking was deemed to be sufficient at the time the building was constructed. The conversion of dwelling units to a supportive housing facility reduces the parking requirement from 11 spaces to 5. There is an existing asphalt parking area with 7 off-street spaces to the rear of the site that serves as the parking area. Staff is working with the applicant to change the orientation of the parking lot to avoid maneuvering of vehicles in the alley. In addition, other transportation options exist near the site including a Metro Transit bus stop on the corner of Penn Avenue South and 30th Street North.

5. Is consistent with the applicable policies of the comprehensive plan.

The property is located on Penn Avenue North, a designated Community Corridor and near the commercial node at Penn and Lowry Avenue North.

According to the principles and polices outlined in *The Minneapolis Plan*, the following apply to this proposal:

4.2 Minneapolis will coordinate land use and transportation planning on designated Community Corridors through attention to the mix and intensity of land uses, the pedestrian character and residential livability of the streets, and the type of transit service provided on these streets.

Applicable Implementation Steps

Strengthen the residential character of Community Corridors by developing appropriate housing types that represent variety and a range of affordability levels.

4.11 Minneapolis will improve the range of housing options for those with few or constrained choices.

Applicable Implementation Steps

Support the development of housing with supportive services that help households gain stability in areas such as employment, housing retention, parenting, mental health and substance challenges

4.10 Minneapolis will reasonable accommodate the housing needs of all of its citizens.

Applicable Implementation Steps

Promote increased development of housing for very low-income households earning 30% or less of metropolitan median income.

The Planning Division believes that the proposed use is in conformance with the above policies of the comprehensive plan. The applicant is proposing to convert an existing 11-unit residential structure to a supportive housing facility serving up to 10 persons. The applicants anticipate rental subsidies, which will allow for residents to pay their rent. Residents will have the opportunity to participate in activities within the building. An on-site caretaker will be living on the premises and will provide light maintenance and emergency case management services.

6. And, does in all other respects conform to the applicable regulations of the district in which it is located, with the approval of this conditional use permit.

The proposed use is subject to the following Specific Development Standards, addressed in Chapter 536:

- (1) Supportive housing shall be located at least one-fourth (1/4) mile from all existing supportive housing and from all of the following uses, except in the B4H Overlay District:
 - a. Community correctional facility.
 - b. Community residential facility.
 - c. Inebriate housing.
 - d. Motel.
 - e. Overnight shelter.
- (2) The maximum number of persons served shall not exceed thirty-two (32), except in the B4H Overlay District.
- (3) On-site services shall be for residents of the facility only, except where part of a regimen of scheduled post-residential treatment.
- (4) To the extent practical, all new construction or additions to existing buildings shall be compatible with the scale and character of the surroundings, and exterior building materials shall be harmonious with other buildings in the neighborhood.
- (5) An appropriate transition area between the use and adjacent property shall be provided by landscaping, screening, and other site improvements consistent with the

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character of the neighborhood.

(6) The operator shall submit a management plan for the facility and a floor plan showing sleeping areas, emergency exits and bathrooms.

The building and intended use complies with all of the development standards. The applicant has indicated that the facility is in a secured building and landscaping and screening have been installed around the building to control access and appears visually consistent with other property in the neighborhood. There is an existing five foot wood fence along the interior side property line, which creates an appropriate transition area between the use and adjacent property through screening.

RECOMMENDATIONS

Recommendation of the Community Planning and Economic Development Department – Planning Division for the Conditional Use Permit:

The Community Planning and Economic Development Department – Planning Division recommends that the City Planning Commission adopt the above findings and **approve** the application for a conditional use permit to allow for a supportive housing facility serving up to ten persons in an existing building located at 3003 Penn Avenue North in the R5 Multiple Family District, subject to the following conditions:

1. The Community Planning and Economic Development Planning Division shall review and approve the final site and landscaping plans.
2. The conditional use shall comply with the specific development standards for supportive housing in Chapter 536 of the zoning code.
3. The conditional use permit shall be recorded with Hennepin County as required by Minn. Stat. 462.3595, subd. 4 before building permits may be issued or before the use or activity requiring a conditional use permit may commence. Unless extended by the zoning administrator, the conditional use permit shall expire if it is not recorded within one year of approval.

Attachments:

1. PDR report
2. Written descriptions and findings submitted by the applicant
3. December 17, 2007, letter from Jordan Area Community Council
4. April 28, 2008, letter to Jordan Area Community Council and CM Johnson
5. Zoning map
6. Quarter-mile spacing map
7. Site plan and floor plans
8. Photos of the site and surrounding areas
9. Oblique aerials