

Department of Community Planning and Economic Development – Planning Division
Conditional Use Permit
BZZ-5098

Date: April 11, 2011

Applicant: Hope Academy, Inc. and Minnesota Teen Challenge

Address of Property: 2300 Chicago Avenue

Project Name: Hope Commons

Contact Person and Phone: Tom Peterson with Station Nineteen Architects, Inc., (612) 623-1800

Planning Staff and Phone: Hilary Dvorak, (612) 673-2639

Date Application Deemed Complete: March 7, 2011

End of 60-Day Decision Period: May 6, 2011

End of 120-Day Decision Period: Not applicable for this application

Ward: 6 **Neighborhood Organization:** Phillips West

Existing Zoning: OR3, Institutional Office Residence District and NP North Phillips Overlay District

Proposed Zoning: Not applicable for this application

Zoning Plate Number: 20

Legal Description: Not applicable for this application

Proposed Use: Expansion of an existing supportive housing facility located within a larger mixed-use building

Concurrent Review:

Conditional use permit: to expand the existing supportive housing facility

Applicable zoning code provisions: Chapter 525, Article VII, Conditional Use Permits

Background: The property located at 2300 Chicago Avenue is owned by Friends of Hope Academy, LLC. The building that is located on the site was originally constructed in 1948 and was home to the Mt. Sinai hospital until its closure in 1990. Currently there is a mixture of uses within the building. The basement of the building is being used as a preschool, the first floor of the building is being used as a K-8 school, the second floor of the building is being used as a 9-12 school, the third floor of the building is being used as an 80-bed supportive housing facility and the sixth floor of the building is being used as

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office space. The fourth and fifth floors of the building are currently vacant. Located on the north end of the building is a gymnasium that is used by the community. Also on the north end of the site is a Minneapolis Park and Recreation building for the adjacent Peavey Park.

In 2007 the Minneapolis City Council approved a reasonable accommodation request and several other land use applications to allow an 80-bed supportive housing facility located at 2300 Chicago Avenue. This facility, known as Hope Commons, is run by Minnesota Teen Challenge. Today, Minnesota Teen Challenge is proposing to expand the existing facility by adding an additional 60 beds. The main entrance to Hope Commons is located off of East 24th Street and the use itself occupies the third floor of the building. Currently there are 40 men and 40 women who live at Hope Commons; all on the third floor. The expansion would separate the sleeping rooms for the men from the sleeping rooms for the women. The expansion would occur completely within the existing building. The third floor of the building would remain as a sleeping area for 80 men, the fourth floor of the building would be converted to offices and classrooms and five sleeping rooms for five women each with up to two children and the fifth floor of the building would be converted to a sleeping area for 45 women.

It has been determined that the existing and proposed use is supportive housing. The applicant has indicated that residents within Hope Commons reside there 24 hours per day and receive services which are provided by Minnesota Teen Challenge. The applicant has said that supportive services are necessary for this facility in order for the residents to maintain sobriety and transition into the community successfully. Residents are required to be employed, seeking employment or be in an educational program. Residents are also required to participate in classes that focus on relapse prevention, spirituality and self acceptance, as well as AA or other recovery groups. Counselors and other staff are also available to meet with residents on an individual or group basis to help them find employment, training, transportation and permanent housing.

Supportive housing facilities are subject to specific development standards. One of these standards requires that supportive housing facilities be located at least a quarter mile from all other existing supportive housing facilities as well as community correctional facilities, community residential facilities, inebriate housing facilities, motels and overnight shelters. The applicant has identified nine facilities located within a quarter-mile of the development site that fall into one of the categories mentioned above. Pursuit Hometel, a supportive housing facility, is located at 1900, 1904, 1918 Park Avenue and 626 East 19th Street. Breakaway, a supportive housing facility, is located at 1911 Park Avenue. American Indian Services, a community residential facility, is located at 2200 Park Avenue. Our Savior's Housing, an overnight shelter, is located at 2219 Chicago Avenue. Collaborative Village, a supportive housing facility, is located at 2020 Elliot Avenue. The Lorraine, a supportive housing facility, is located at 2310 Portland Avenue. Alternative Homes of Minneapolis, a supportive housing facility, is located at 2446, 2448 Portland and 512 East 25th Street. Phoenix Program, a supportive housing facility, is located at 2421 Portland Avenue. And LSS Park Avenue Apartments, a supportive housing facility, is located at 241 Park Avenue. Because of the site's proximity to these facilities, the applicant is seeking a reasonable accommodation under the Federal Fair Housing Act of 1988 in order to expand the existing supportive housing facility at this location.

Another specific development standard requires that the maximum number of persons served shall not exceed 32 in a supportive housing facility. In 2007, the Minneapolis City Council approved a variance to increase the number of residents within the facility from 32 to 80. Today the applicant is requesting

to expand the existing facility by adding an additional 60 beds. Because of this, the applicant is seeking a reasonable accommodation under the Federal Fair Housing Act of 1988.

The zoning administrator, in consultation with the city attorney, considers and acts on requests for reasonable accommodation. It has been determined that the residents have a disability, that the requested accommodation is necessary to afford such persons equal opportunity to use and enjoy the dwelling and that the requested accommodation is reasonable; therefore the request was approved.

CONDITIONAL USE PERMIT - to expand the existing supportive housing facility

Findings as Required by the Minneapolis Zoning Code:

The Department of Community Planning and Economic Development – Planning Division has analyzed the application and from the findings above 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 Planning Division does not believe that expanding the existing supportive housing facility will be detrimental to or endanger the public health, safety, comfort or general welfare. The applicant is proposing to expand the existing facility by adding an additional 60 beds. Hope Commons currently occupies the third floor of the building. Currently there are 40 men and 40 women who live at Hope Commons; all on the third floor. The expansion would separate the sleeping rooms for the men from the sleeping rooms for the women. The expansion would occur completely within the existing building. The third floor of the building would remain as a sleeping area for 80 men, the fourth floor of the building would be converted to offices and classrooms and five sleeping rooms for five women each with up to two children and the fifth floor of the building would be converted to a sleeping area for 45 women. All of the residents of the facility will be graduates of the Teen Challenge one-year residential chemical dependency treatment program. Because re-entry into mainstream society can be difficult many graduates of this program need a safe place to stay after graduation to help them maintain sobriety and transition into the community. Supportive housing facilities, such as the one proposed, help individuals gain the skills they need to live productive lives.

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 Planning Division does not believe that expanding the existing supportive housing facility will 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 applicant has indicated that the development will be an expansion of the existing Hope Commons which has proven to be a successful program. By expanding the existing facility additional rooming units can be provided without having to duplicate staff and other program resources.

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

There will be no impacts made on the utilities, roads or drainage.

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

The parking requirement for a supportive housing facility is one parking space per four beds. However, in the OR3 zoning district, residential uses are required to provide only 90 percent of the number of spaces required by the zoning code. With 140 beds the parking requirement is 32 spaces. However, in 2007 as part of the original approvals for the supportive housing facility a parking variance from 18 spaces to zero spaces was approved so the total parking requirement for 140 beds is 14 spaces. The parking requirement for the rest of the building is 96 spaces so the total parking requirement for the building is 110 spaces. There are a total of 32 parking spaces provided on the site and an additional 99 parking spaces provided through a lease agreement in the parking ramp located across East 24th Street from the site. Fourteen of the 32 on-site parking spaces will be dedicated for Hope Commons.

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

The property is located along Chicago Avenue which is a designated Community Corridor. The site is also located one block south of East Franklin Avenue which is a designated Commercial Corridor. The future land use map in *The Minneapolis Plan for Sustainable Growth* designates the site as Public and Institutional. According to the principles and polices outlined in *The Minneapolis Plan for Sustainable Growth*, the following apply to this proposal:

- Preserve the stability and diversity of the city’s neighborhoods while allowing for increased density in order to attract and retain long-term residents and businesses (Land Use Policy 1.8).
- Promote a range of housing types and residential densities, with highest density development concentrated in and along appropriate land use features (Implementation Step for Land Use Policy 1.8).
- Increase housing that is affordable to low and moderate income households (Housing Policy 3.3).
- Support policies and programs that create long-term and perpetually affordable housing units (Implementation Step for Housing Policy 3.3).
- Support the development of housing with supportive services that help households gain stability in areas such as employment, housing retention, parenting, and substance abuse challenges (Implementation Step for Housing Policy 3.3).
- Preserve and increase the supply of safe, stable, and affordable supportive housing opportunities for homeless youth, singles and families (Housing Policy 3.4).
- Support the creation of additional supportive housing units for homeless youth, singles and families (Implementation Step for Housing Policy 3.4).

The Planning Division believes that the proposed use is in conformance with the above policies of the comprehensive plan. The applicant is proposing to expand the existing supportive housing facility by adding an additional 60 beds. Residents are required to be employed, seeking employment or be in an

educational program. Residents are also required to participate in classes that focus on relapse prevention, spirituality and self acceptance, as well as AA or other recovery groups. Counselors and other staff are also available to meet with residents on an individual or group basis to help them find employment, training, transportation and permanent housing.

6. And, does in all other respects conform to the applicable regulations of the district in which it is located.

With the approval of the conditional use permit the development will meet the applicable regulations of the zoning district.

RECOMMENDATIONS

Recommendation of the Department of Community Planning and Economic Development – Planning Division for the conditional use permit:

If the City Planning Commission finds that reasonable accommodation is warranted for this specific use in this location then the Department of Community Planning and Economic Development – Planning Division recommends that the City Planning Commission adopt the above findings and **approve** the conditional use permit application to expand the existing supportive housing facility located at 2300 Chicago Avenue South subject to the following conditions:

1. 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.
2. There shall be no more than 140 residents.

Attachments:

1. Statement of proposed use and description of the project.
2. Conditional use permit findings
3. Parking summary for the building
4. Calls for Service letter and associated police call lists

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5. Management plan
6. March 22, 2011, letter to Council Member Lilligren
7. March 22, 2011, letters to the Phillips West Neighborhood, the Midtown Phillips Neighborhood and the Venture Village Neighborhood
8. Zoning Map
9. Site plan, floor plans and existing sign plan
10. Photographs of the site