



Legislation Text

File #: Ord 21-33, **Version:** 2

Amending Chapters 65 and 66 of the Legislative Code pertaining to homeless services facilities.

WHEREAS, on March 19, 2021, the Planning Commission passed Resolution 21-35 initiating a zoning study to establish a definition and zoning regulations for facilities providing services to people experiencing homelessness, and any other connected regulations contained in the Zoning Code; and

WHEREAS, the Planning Commission duly conducted public hearings on April 30th, 2021 and May 28, 2021 regarding the potential amendments; and

WHEREAS, in a memo dated August 11, 2021, the Comprehensive and Neighborhood Planning Committee submitted a report to the Planning Commission in which recommendations and a rationale for amending specific sections of the Zoning Code were set forth; and

WHEREAS, on August 20, 2021, the Planning Commission, based upon the Comprehensive and Neighborhood Planning Committee's report and all the testimony received from the April 30, 2021 and May 28, 2021 public hearings, duly submitted its recommendation to amend certain sections of the Zoning Code regarding homeless services facilities to the Mayor and City Council for its review and consideration; and

WHEREAS, a public hearing before the City Council having been duly conducted at which all interested parties were given an opportunity to be heard, and having considered all the testimony and recommendations concerning the proposed zoning text amendments, including the Planning Commission resolution and the Comprehensive and Neighborhood Planning Committee's memorandum and their rationale for the recommended Zoning Code amendments which the Council finds persuasive and thus hereby incorporates by reference into this ordinance for the specific purpose of articulating the Council's reasons and rationale for enacting the recommended amendments as set forth below in Section 1, in addition to any other reasons the Council might articulate on the record in adopting these amendments the Council, having considered all the facts and recommendations concerning the proposed zoning amendments and pursuant to the authority granted by and in accordance with the procedures set forth in Minnesota Statutes Sec. 462.357 states as follows:

THE COUNCIL OF THE CITY OF SAINT PAUL DOES ORDAIN:

SECTION 1

Chapters 65 & 66 of the Saint Paul Legislative Code are hereby amended to read as follows:

NOTE: Existing language to be deleted is shown by ~~strikeout~~. New language to be added is shown by underlining.

Chapter 65. Zoning Code-Land Use Definitions and Development Standards

ARTICLE III. 65.200. CIVIC AND INSTITUTIONAL USES

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Secs. 65.222-65.229 65.232. Reserved.

Sec. 65.230 65.233. Golf course.

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Secs. 65.231-65.239. Reserved.

Sec. 65.240. Homeless services facility.

A facility that provides services targeted to persons experiencing homelessness, such as meals, counseling, education and practical assistance.

Standards and conditions:

- (a) ~~The facility may provide up to ten (10) beds for use on an emergency basis. In the event a wind chill advisory is issued by the National Weather Service, a facility may provide up to ten (10) beds for overnight use within relevant capacity limits during the declared advisory for individuals referred by other overnight shelters or government agencies; the facility must be staffed while being used overnight for this purpose. Otherwise, beds are only permitted for daytime use, and overnight shelter is not permitted.~~

- (b) Except in B3-B5 business and IT and I1 industrial districts, a conditional use permit is required for a facility of more than seven thousand (7,000) square feet. The following standards and conditions shall be applied to any conditional use permit:
 - 1. A litter and trash collection plan for the facility shall be developed and submitted to the zoning administrator for approval. The plan shall require the facility operator to keep the facility and surrounding area for a reasonable specified distance free of litter and trash generated from the facility.
 - 2. A stated commitment to engage with the neighborhood District Council and law enforcement to foster ongoing communication, collaboration and problem-solving as needed with community stakeholders and businesses.
 - 3. An operator point of contact to receive reports of issues related to the facility shall be provided to the Zoning Administrator.

Secs. 65.241-65.249. Reserved.

Sec. 65.250 65.234. Museum.

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Secs. 65.251-65.259. Reserved.

Sec. 65.260 65.235. Recreation, noncommercial.

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Secs. 65.261-65.269. Reserved.

Sec. 65.270 65.236. Religious institution.

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Chapter 66. Zoning Code-Zoning District Uses, Density and Dimensional Standards

ARTICLE III. 66.300. TRADITIONAL NEIGHBORHOOD DISTRICTS

Sec. 66.321. Principal uses.

Table 66.321, principal uses in traditional neighborhood districts, lists all permitted and conditional uses in the T1-T4 traditional neighborhood districts, and notes applicable development standards and conditions.

(SEE ATTACHED TABLE 66.321)

ARTICLE IV. 66.400. BUSINESS DISTRICTS

Sec. 66.421. Principal uses.

Table 66.421, principal uses in business districts, lists all permitted and conditional uses in the OS-B5 business districts, and notes applicable development standards and conditions.

(SEE ATTACHED TABLE 66.421)

ARTICLE V. 66.500. INDUSTRIAL DISTRICTS

Sec. 66.521. Principal uses.

Table 66.521, principal uses in industrial districts, lists all permitted and conditional uses in the IT-I3 industrial districts, and notes applicable development standards and conditions.

(SEE ATTACHED TABLE 66.521)

ARTICLE IX. 66.900. FORD DISTRICTS

Sec. 66.921. Ford district use table.

Table 66.921, Ford district uses, lists all permitted and conditional uses in the F1-F6 Ford districts, and notes applicable development standards and conditions.

(SEE ATTACHED TABLE 66.921)

SECTION 2.

This ordinance shall take effect and be in force thirty (30) days from and after its passage, approval and publication.