

city of saint paul
planning commission resolution
file number
date

WHEREAS, Interfaith Action of Greater St. Paul, File # 20-099-497, has applied for a conditional use permit for an emergency housing facility serving 22-30 families under the provisions of § 61.501 and § 65.162(a-d) of the Saint Paul Legislative Code on property located at 1880 Randolph Avenue, Parcel Identification Number (PIN) 09-28-23-31-0011, legally described as Lot 2, Block 1, Carondelet Village and

WHEREAS, the Zoning Committee of the Planning Commission, on February 25, 2021, held a public hearing at which all persons present were given an opportunity to be heard pursuant to said application in accordance with the requirements of § 61.303 of the Saint Paul Legislative Code; and

WHEREAS, the Saint Paul Planning Commission, based on the evidence presented to its Zoning Committee at the public hearing, as substantially reflected in the minutes, made the following findings of fact:

1. The applicant, Interfaith Action of Greater St. Paul, intends to lease space in the Provincial House building on property owned by the Sisters of St. Joseph of Carondelet to establish an emergency housing facility serving 22 to 30 families as part of its Project Home program. The applicant states that most program residents are children. As part of Ramsey County's Continuum of Care, Project Home receives referrals directly from the Ramsey County shelter team. The program reports to the county when it has an opening and the size of family they can accommodate. The program keeps a waiting list of families needing to enter emergency shelter. Program operations will be confined primarily to the second and third floors of the building, though limited use of the ground floor and fourth floor spaces will occur at designated times. Volunteers will come to the site to assist staff in running the program, including three meals a day in the facility's dining room. The facility will be staffed 24 hours a day, 7 days a week.
2. § 65.162 (a-d) lists the standards and conditions the use must satisfy:
 - (a) The facility shall be a minimum distance of one thousand three hundred twenty (1,320) feet from any other of the following congregate living facilities with more than four (4) adult residents, except in B5-B5 business districts where it shall be at least six hundred (600) feet from any other such facility: supportive housing facility, licensed correctional community residential facility, emergency housing facility, shelter for battered persons, or overnight shelter. This condition is met. There is no supportive housing facility, licensed correctional community residential facility, emergency housing facility, shelter for battered persons, or overnight shelter within 1,320 feet of the proposed facility.

moved by _____

seconded by _____

in favor _____

against _____

- (b) In RL-RT1 residential districts, the facility shall serve six (6) or fewer facility residents. In RT2 residential, traditional neighborhood, Ford, OS-B3 business and IT-I2 industrial districts, the facility shall serve sixteen (16) or fewer facility residents. This condition is not applicable to the proposed use in an RM2 residential zoning district.
 - (c) In residential, T1 traditional neighborhood and F1 Ford districts, a conditional use permit is required for facilities serving seven (7) or more facility residents. The applicant submitted a conditional use permit application to establish an emergency housing facility serving 22 to 30 families. This condition can be met when a conditional use permit is granted for the use.
 - (d) In residential and T1 traditional neighborhood districts, facilities serving seventeen (17) or more facility residents shall have a minimum lot area of five thousand (5,000) square feet plus one thousand (1,000) square feet for each guest room in excess of six (6) guest rooms. In T2-T4 traditional neighborhood districts, the density shall be regulated as for multifamily uses. This condition is met. The lot size of 8.68 acres, or 378,100 square feet, is more than adequate to meet the lot area requirement for the use. The lot area requirement for 30 guest rooms is 29,000 square feet ($5,000 + 24,000 = 29,000$). There is enough space on the property for all uses on the site.
3. § 61.501 lists five standards that all conditional uses must satisfy:
- (a) The extent, location and intensity of the use will be in substantial compliance with the Saint Paul Comprehensive Plan and any applicable subarea plans which were approved by the city council. This condition is met. Goals of the housing chapter of the 2040 Comprehensive Plan include: Decent, safe and healthy housing for all Saint Paul residents; and Fair and equitable access to housing for all city residents. Policy H-15 in the plan states, "Accommodate a wide variety of culturally-appropriate housing types throughout the city to support residents at all stages of life and levels of ability". Policy H18 states, "Foster the preservation and production of deeply affordable rental housing (housing affordable to those at 30% or less of AMI), supportive housing and housing for people experiencing homelessness." Goal H1.1 in the Highland Park District Plan states, "Increase the diversity of housing options so that people of all ages, cultures, ethnicities and incomes have a place in the neighborhood." Policy H1.1 in the plan states, "Promote and support housing options for older adults, families with children, and people with disabilities that accommodate range of household incomes, cultures and ethnicities, by using strategies such as zoning and density bonuses." Policy H1.4 states, "Encourage developments that allow all residents and families to stay in the neighborhood as their life circumstances change. These changes may include "aging in community," having children, seeking to upsize or downsize, or a change in income."
 - (b) The use will provide adequate ingress and egress to minimize traffic congestion in the public streets. This condition is met. The property has vehicle access from Randolph Avenue; no changes to this access are planned. A network of private drives internal to the site provides access to the buildings and parking lots on the property. Most facility residents will not have vehicles and will rely on transit for transportation needs. There is a parking lot for facility residents who do have vehicles. Parking is also available for program staff and volunteers. The site is served by nearby Metro Transit routes 74 and 87 and access to the A Line along Snelling Avenue is about one-half mile to the east along Snelling Avenue.
 - (c) The use will not be detrimental to the existing character of the development in the immediate neighborhood or endanger the public health, safety and general welfare. This condition is met. The Provincial House building, a former nunnery, is one of several

buildings on the property. The use will be located entirely within a portion of this building, which was designed to provide space for congregate living. The use will not change the character of the area or endanger public health, safety, and general welfare.

- (d) The use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district. This condition is met. The surrounding area is fully developed. The use will be located entirely within a portion of an existing building designed for congregate living.
- (e) The use shall, in all other respects, conform to the applicable regulations of the district in which it is located. This condition is met. The use will conform to applicable regulations of the RM2 zoning district.

NOW, THEREFORE, BE IT RESOLVED, by the Saint Paul Planning Commission, under the authority of the City's Legislative Code, that the application of Interfaith Action of Greater St. Paul for a conditional use permit for an emergency housing facility serving 22 to 30 families at 1880 Randolph Avenue is hereby approved.