

city of saint paul
planning commission resolution
file number _____
date _____

WHEREAS, Catholic Charities of St. Paul and Minneapolis, File # 18-127-225, has applied for a modification of a conditional use permit #17-211-599 to increase the number of shelter beds from 320 to 356 under the provisions of §65.157 and §61.501 of the Saint Paul Legislative Code, on property located at 435 Dorothy Day Place, Parcel Identification Number (PIN) 062822220100, legally described as CIC No 815 Dorothy Day Condo Unit 1; and

WHEREAS, the Zoning Committee of the Planning Commission, on December 20, 2018, 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. Catholic Charities of St. Paul and Minneapolis is requesting a modification of conditional use permit #17-211-599 at 435 Dorothy Day Place to expand the number of beds in the overnight shelter at Higher Ground Saint Paul from 320 to 356.
2. Catholic Charities intends to use the full 356-bed capacity starting in Winter 2019/2020. In the interim, over the 2018-2019 winter months, Catholic Charities intends to add 24 floor mats, for an interim capacity of 344 beds.
3. § 65.157 lists one standard specific to the overnight shelter use: *The facility shall be six hundred (600) feet from any other of the following congregate living facilities with more than four (4) adult residents: overnight shelter, supportive housing facility, licenses correctional community residential facility, emergency housing facility, or shelter for battered persons.* This condition is met as nearby congregate living facilities are more than 600 feet from this facility, including the Ramsey County Juvenile Detention Center (1,070 feet) and Naomi Family Shelter (1,792 feet). The residential program at St. Joseph’s Hospital is exempt as it is part of the hospital.
4. §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. The project complies with both the 2030 Saint Paul Comprehensive Plan and the Downtown Development Strategy. Policy 3.4 of the Housing Chapter of the *Comprehensive Plan* states: “Assist in the preservation and production of homeless and supportive housing.”

moved by _____
seconded by _____
in favor _____
against _____

Strategy 4.3 of the *Downtown Development Strategy* states: "Provide a range of price options in new housing, from upper-end/luxury to single-room occupancy."

- (b) *The use will provide adequate ingress and egress to minimize traffic congestion in the public streets.* This condition is met. The use generates minimal automobile traffic. The addition of shelter beds within the facility will not change how the site functions in relationship to traffic generation, nor will it increase congestion on public streets.
- (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 existing character of the immediate neighborhood is civic/institutional. The addition of 36 beds to the existing facility will improve the public health, safety and general welfare of Saint Paul's homeless population by providing indoor sleeping facilities.
- (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. This CUP is for the addition of overnight shelter beds within an existing facility, and will not impede the future development of surrounding property.
- (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. This CUP is for the addition of overnight shelter beds in an existing facility, which was granted CUPs in August 2014 and December 2017.

NOW, THEREFORE, BE IT RESOLVED, by the Saint Paul Planning Commission, under the authority of the City's Legislative Code, that the application of Catholic Charities of St. Paul and Minneapolis for a modification of a conditional use permit #17-211-599 to increase the number of shelter beds from 320 to 356 at 435 Dorothy Day Place is hereby approved with the following conditions:

1. Final plans approved by the Zoning Administrator for this use are in substantial compliance with the plan submitted and approved as part of this application.
2. The Department of Safety and Inspections approves the increase in occupant load per Sections 1004.1, 1004.2, 1004.3, 1300.0220, 1300.0110 of the 2015 Minnesota State Building Code.