



By the Door-

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Single Family Conservation Overlay Public Meeting

November 19, 2024

Agenda

- **Overview by City staff of the proposed Amendment**
 - Social Service provider definition
 - Social Service provider text amendment request
 - Other Alternatives identified by Council at the October 8th meeting
- **Public Comments**
 - Pros cons of any particular alternative?
 - Specific issue to be addressed or standard that you would like to see added to an alternative? For example, hours, size of facility, separation, etc.
 - Other issues for Social Service Providers in O-SFC?

Social Service Provider

Zoning Ordinance Defines the use Table 29.501(4)-5:

Social Service Providers

Definition. Social Service Provider uses (SSPs) are primarily engaged in providing on-site counseling, meals or shelter beds for free or at significantly below market rates. Uses that provide food on-site as an Accessory Use are not included if the service is provided fewer than 3 days a week. For example, a church that provides a free or low-cost meal once a week would not be classified as an SSP use.

Uses Included

- Drug and alcohol counseling centers
- Rescue missions
- Shelters, temporary or permanent
- Soup kitchens
- Surplus food distribution centers

Accessory Uses

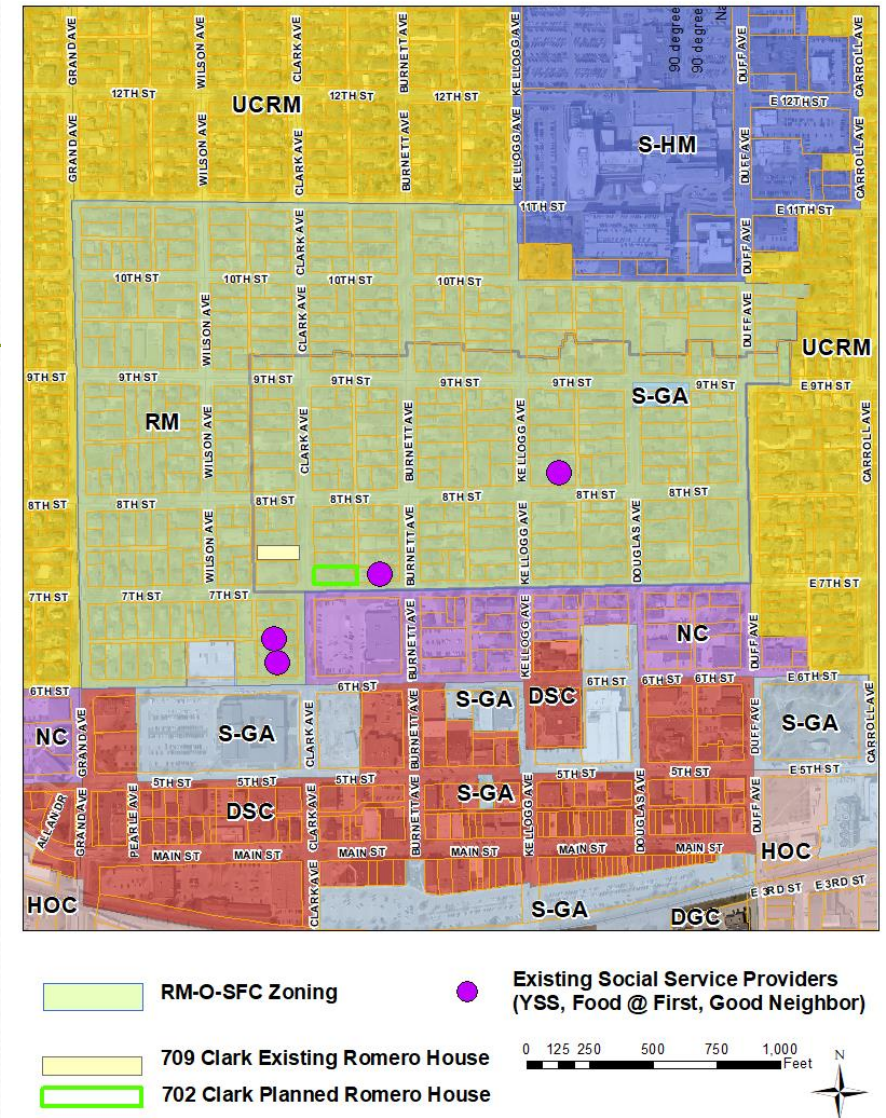
Offices and facilities for counseling, recreation, restrooms, bathing, and washing of clothes.

Social Service Provider

- Current Request- Alternative 1: Allow with Special Use Permit (SUP) within O-SFC zoning overlay
 - Alt. 2. Allow with SUP, only for properties abutting commercial zoning (7th Street (Clark to Duff) and 600 block Clark)
 - Alt. 3. No Change to O-SFC, amend the land use designation and rezone to Neighborhood Commercial (NC) for 702 Clark and current YSS Shelter at 703 Burnett to allow for Social Service Provider. (Mayor's Proposal)
 - Alt. 4. Other alternatives are to define the proposed use as its own/new facility type base upon daytime activities/services provided, operational criteria, siting criteria, special use permit process
- City Council can deny the request

Zoning and Existing Social Service Provider Locations

- Base Zoning Residential Medium (RM)-allows multiple use types, including social service provider; however
- Overlay- Single Family Conservation (O-SFC) also applies and limits uses to one-family, two-family, and apartment, guest lodging
- Existing facilities with social service providers considered non-conforming, meaning it can continue to operate but no new facilities can be established
- 347 Properties within the O-SFC
- O-SFC is approx.. 1,500 feet north to south, 2600 feet east to west



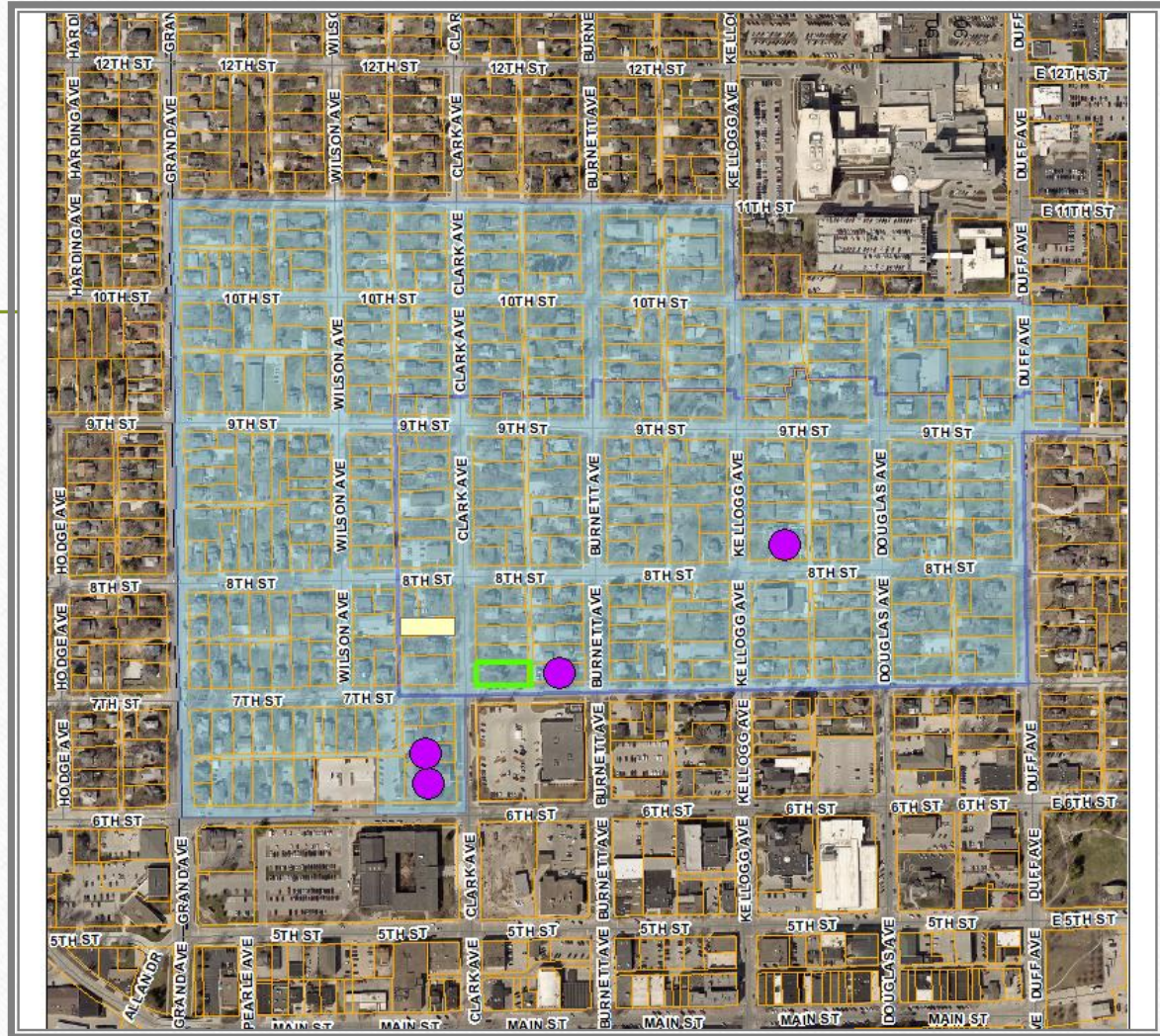
Special Use Permit (SUP)

- ☐ Public Hearing with Zoning Board of Adjustment (ZBA)
- ☐ 200-foot property owner notice, posting of sign on the site prior to the meeting
- ☐ ZBA must find the application meets the criteria of the Zoning Ordinance 29.1503
 - ☐ Allows for review of specific operational aspects of the proposed use and any changes to the property, such as hours, number of people, location on a site, etc.
- ☐ If a Special Use Permit is approved, the use must operate consistent with its approval

Current Overlay Boundary and Social Service Provider Locations

ALTERNATIVE 1 would allow for any property to be proposed as a Social Service Provider, subject to approval by the ZBA

- Current definition allows for a broad range of uses as Social Service Provider
- Would change status of existing facilities from Non-Conforming to Special Use Permit
- This Alternative allows case-by-base site consideration, does not directly limit the overall number of facilities in an area or proximity to another facility.

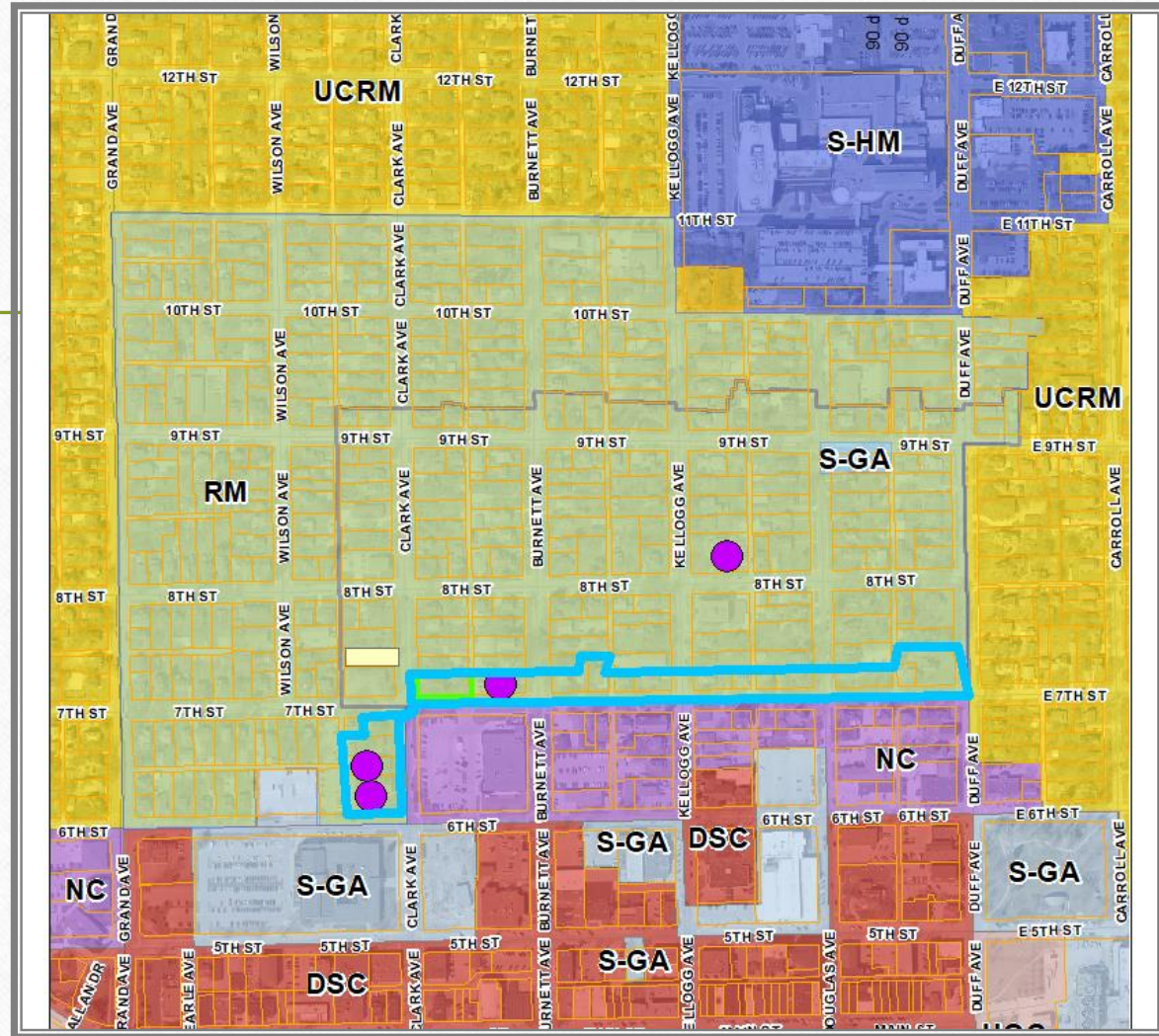


Current Overlay Boundary and Social Service Provider Locations

ALTERNATIVE 2 would allow by Special
Use Permit Social Service Providers Only
on Property abutting commercial zoning.

 Properties abutting commercial zoning

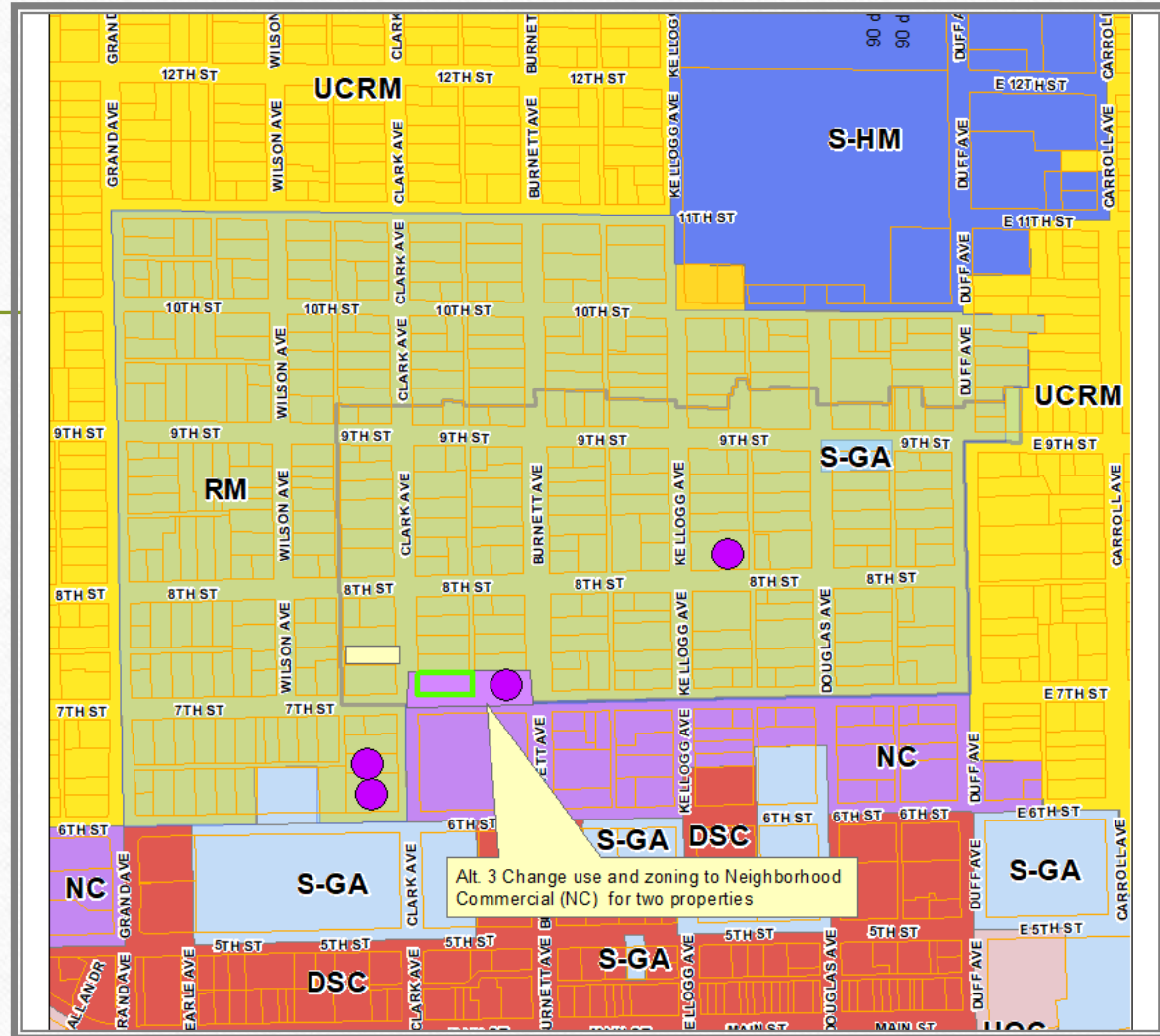
- Limits potential locations within the O-SFC to 17 properties, 3 are already Social Service Providers



Zoning and Existing Social Service Provider Locations

ALTERNATIVE 3 would change the land use and zoning for 702 Clark and 703 Burnett to Neighborhood Commercial (NC).

- The remaining O-SFC will have no changes.
- Allows YSS Shelter at 703 Burnett to become a Special Use Permit,

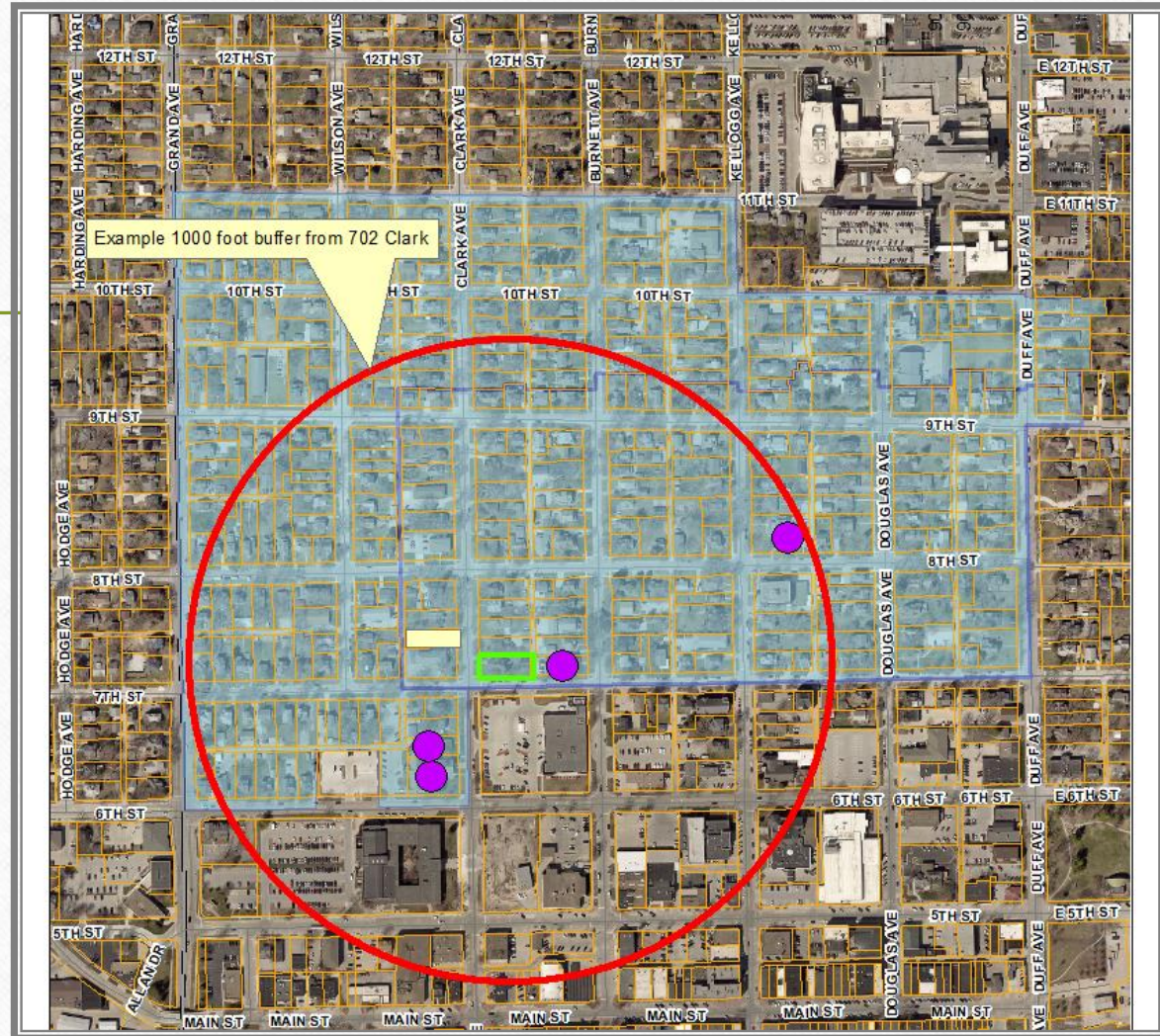


Overlay Area with existing Social Service Providers

ALTERNATIVE 4 –Additional Requirements

Examples:

- Separation Distances
- Redefine the use
- Set size limitations



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- Next Steps-
 - Provide feedback of this meeting to City Council
 - November 26th City Council Meeting to continue its deliberations

29.1503 General Criteria

ZBA determines the project will:

- (i) Be harmonious with and in accordance with the general principles and proposals of the Comprehensive Plan of the City;
- (ii) Be designed, constructed, operated, and maintained so as to be harmonious in appearance with the existing or intended character of the general vicinity and that such a use will not change the essential character of the area in which it is proposed;
- (iii) Not be hazardous or disturbing to existing or future uses in the same general vicinity;
- (iv) Be served adequately by essential public facilities and services such as highways, streets, police, fire protection, drainage structure, refuse disposal, water, and sewage facilities, and/or schools;
- (v) Not create excessive additional requirements at public cost for public facilities and services;
- (vi) Not involve uses, activities, processes, materials, equipment, or conditions of operation that will be detrimental to any person, property, or general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors; and
- (vii) Be consistent with the intent and purpose of the Zone in which it is proposed to locate such use.

29.1503 Residential Criteria

ZBA determines the project will:

- (i) Not create excessively higher levels of traffic than the predominant pattern in the area and not create additional traffic from the proposed use that would change the street classification and such traffic shall not lower the level of service at area intersections;
- (ii) Not create a noticeably different travel pattern than the predominant pattern in the area. Special attention must be shown to deliveries or service trips in a residential zone that are different than the normal to and from work travel pattern in the residential area;
- (iii) Not generate truck trips by trucks over 26,000 pounds g.v.w (gross vehicular weight) to and from site except for food delivery vehicles, waste collection vehicles and moving vans;
- (iv) Not have noticeably different and disruptive hours of operation;
- (v) Be sufficiently desirable for the entire community that the loss of residential land is justifiable in relation to the benefit;
- (vi) Be compatible in terms of structure placement, height, orientation, or scale with the predominate building pattern in the area;
- (vii) Be located on the lot with a greater setback or with landscape buffering to minimize the impact of the use on adjacent property; and (viii)) Be consistent with all other applicable standards in the zone.