



# Memorandum

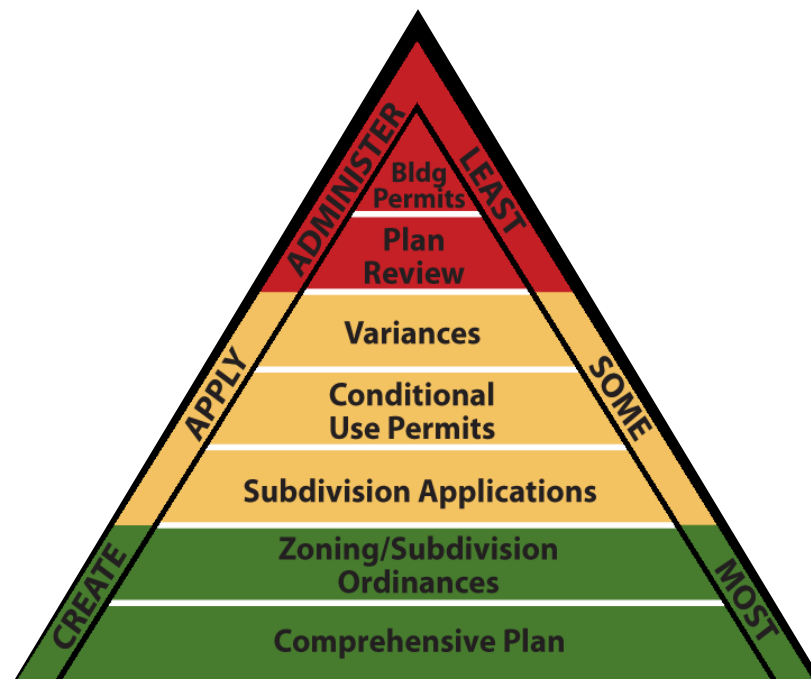
**To:** Mayor Nelson and Members of the City Council  
**From:** Daniel R. Buchholtz, MMC, Administrator, Clerk/Treasurer  
**Date:** December 1, 2020  
**Subject:** Family Promise of Anoka County Code Amendment

The City Council requested that this be added to a work session agenda for further discussion.

Family Promise of Anoka County (“Family Promise”) is exploring the lease or purchase of 1628 County Road 10 to be used as a homeless shelter for families. This use is not specifically defined as a permitted use in the City’s Zoning Code. As such, Family Promise is requesting an amendment to the City’s Zoning Code to permit a shelter use in our C-1, Shopping Center Commercial, Zoning District.

Representatives from Family Promise attended the City Council work session on November 9 to present their idea for the property and answer questions from the City Council.

The City Council has great discretion in establishing which uses are permitted or not within its various Zoning Districts.



As you can see, the City Council has the most discretion at the Comprehensive Plan and Zoning/Subdivision Ordinance level. The City's retains some level of discretion when it comes to variance, conditional use permit and subdivision requests and retains little discretion when it comes to building permits and plan review.

The question of adding a use to a particular zoning district falls within an area where the City maintains the most discretion. This is ultimately a policy decision for the City Council.

If the City Council desires to amend the City Code, staff will draft an ordinance implementing the change with appropriate performance standards. A public hearing before the Planning Commission would be held on this application. If the City Council wishes to keep the Code as is, we will communicate this to Family Promise. This does not prevent Family Promise from making a formal application requesting the City make this change.

If you have any questions, please don't hesitate to contact me at 763-784-6491.