



Memorandum

To: Mayor Nelson and Members of the City Council

From: Daniel R. Buchholtz, MMC, Administrator, Clerk/Treasurer

Date: November 4, 2020

Subject: Family Promise

Family Promise of Anoka County has identified a property at 1628 Highway 10 NE in Spring Lake Park as a potential option to provide shelter for 5 - 7 families experiencing homelessness in our community, ranging from 15-50 people.

This property was the side of the former Life Prep Academy school. As you may recall, the City Council amended the Code to permit Life Prep Academy to operate a boarding school in the C-1 zoning district as a conditional use. In addition, the City Council established performance standards in the code (see 16.36.010 (I) of the City Code) for how boarding schools could operate.

A shelter facility is currently neither a permitted or conditional use in any of our commercial or industrial zoning districts. Other residential type uses in the C-1 zoning district include boarding houses, lodging houses, hotels, motels and boarding schools.

State law allows these types of uses in residential zones on a limited basis – up to 6 residents in any single family district and up to 16 residents in a multi-family district. These limitations would not fit the vision as presented by Family Promise.

City Planner Carlson suggested that Family Promise have an informal discussion with the City Council about their program and to determine if the City Council would want staff to work with Family Promise on a potential code amendment. There is some research to be done on how the code amendment would be written, including performance standards, in an effort to ensure this use is complementary with other uses in the C-1 zoning district.

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

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