

24-LDC-0001

Homeless & Crisis Shelters

Planning Committee

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April 21, 2025



Requests

- **Land Development Code Text Amendment – Homeless and Crisis Shelters**



Case Summary

- Resolution No. 019, Series 2024 – Review the Metro LDC and consider changes to “permit more Homeless Shelters with Standards instead of requiring a Conditional Use Permit and to create an option for Temporary Crisis Shelters for when there is a temporary but urgent need for additional shelter space.”
- Presentation to Metro Council’s Planning & Zoning Committee on May 7, 2024
- Five (5) Community Listening Sessions in the Fall of 2024
- Draft released for public comment on March 25, 2025
- Draft Revised for Planning Committee on April 17, 2025



Amendment #1: Day Shelter Definition and Special Standards

- Define Day Shelter
- Permitted Locations:
 1. OR, OR-1, OR-2, OR-3, OTF, C-R, C-N, C-1, C-2, C-3, & EZ-1
 2. On any development site where a non-residential building is present, in existence prior to the adoption of these standards, and where the use will occur within the existing building
 3. As an accessory use to an institutional use (new construction permitted)
- Grounds Management Plan
- 1,000 separation from other day shelters serving same population (residential only)



Amendment #2: Revise Definition for Community Service Facility

- **Community Service Facility** - Uses of a public, nonprofit, or charitable nature generally providing a local service to people of the community. They provide the service on-site and have employees at the site on a regular basis. The service is ongoing, not just for special events. These facilities may provide accessory uses such as counseling, education, or training. These facilities are not considered schools (e.g. training schools, business schools, etc.) and do not include a residential occupancy component. A Community Service Facility may include Day Shelter(s) as an accessory or principal use.



Amendment #3: Accessory Overnight Shelter Definition and Special Standards

- Define Accessory Overnight Shelter – “A facility that is subordinate to an active religious building...”
- Any zoning district subject to the definition
- Grounds Management Plan
- 1,000 separation from other Accessory Overnight serving same population (residential only)
- Maximum occupancy – 25 adults
- LMCO compliance/Chapter 115 license



Amendment #4: Delete CUP requirement for Private Institutional Use

- Since 2017, a Conditional Use Permit has been required for any new, expansion, or modification to a private institutional use, including private schools and churches in the single-family residential districts.
- Because a Day Shelter, Accessory Overnight Shelter, or Extreme Weather Shelters are proposed to be provisioned with religious buildings (private institutions), which are most often in residential zoning districts, the requirement to obtain a Conditional Use Permit impedes the provisioning of these services.



Amendment #5: Extreme Weather Shelter Definition and Special Standards

- Define Extreme Weather Shelter
 - Does not include Red Cross or like entities providing shelter during fires, floods, or hazardous material release
- Permitted Locations:
 1. OR, OR-1, OR-2, OR-3, OTF, C-R, C-N, C-1, C-2, C-3, & EZ-1
 2. On any development site where a non-residential building is present, in existence prior to the adoption of these standards, and where the use will occur within the existing building
 3. As an accessory use to an institutional use (new construction permitted)



Amendment #5: Extreme Weather Shelter Definition and Special Standards

- Extreme Weather Event includes the following:
 - Wind Chill below 35 degrees Fahrenheit
 - Heat Index over 95 degrees Fahrenheit
 - Air Quality Index is rated Unhealthy (AQI value of 151 or higher)
 - A severe weather, winter storm, or flood watch or warning has been issued by the National Weather Service
- Temporary shelter may be provided for the duration of the weather event, including 24-hours before and after the event, unless an extension of this period is authorized by the Planning Director in coordination with relevant agencies to ensure the health and safety of community members.



Amendment #6: Update Existing Homeless Shelter – Conditional Use Permit and Definition

- **Updates Only – No changes to permitted locations**
- **Clarified the ability to provide services**
- **Added Grounds Management Plan**



Amendment #7: Update Existing Homeless Shelter – Permitted with Special Standards

- **Updates Only – No changes to permitted locations**
- **Clarified the ability to provide services**
- **Added Grounds Management Plan**



Technical Notes

- No existing facility will be required to comply. For example, a day shelter currently being operated as a community service facility would not be retroactively required to comply, unless the facility expands the size or intensity of the use.
- Notice for public meeting – GovDelivery, Attendees of Listening Sessions, & Notice in the CJ
- LDC Amendments subject to Comprehensive Plan Review, Recommendation by the Planning Commission, and adoption by legislation bodies having jurisdiction



Staff Finding



The proposal is ready for a public hearing date – May 15, 2025