



GLPC AGENDA ITEM # 6

SEPTEMBER 26, 2022

Conditional Use Request by TEACH Ministries File #: CU-2022-08

TEACH Outreach Ministries (TEACH Inc.) is requesting a Conditional Use Permit (CUP) for a Transitional Housing facility in an Office Professional (O-P) zoning district. The subject property consists of 0.24 acres located at 606 South Lee Street, which is at the SW corner of South Lee Street and McDougal Street. The property contains a 2-story historic former residence (2,618-sf) which was converted by the applicant in 2004 as a ministerial community outreach center. The applicant is now proposing to convert up to 6 of the building's 7 bedrooms to serve as temporary housing for homeless mothers who have young children. The building can house up to 18 individuals – depending on the size of the family units – for periods of up to 12 months. The applicant is not proposing any changes to the building nor the existing site.

The subject property is located within an **Established Residential (ER)** Character Area on the Future Development Map of the Comprehensive Plan. The property is also located within the "Southside" National Register Historic District.

Transitional Housing facilities are broadly defined as "*a building or buildings in which is provided long-term but not permanent living accommodations for one or more persons who have no permanent residence and are in need of long-term housing assistance, and in which may also be provided meals and social services including counseling and substance abuse recovery assistance*" Because they are defined so broadly and whether or not such facilities are the primary use -- or an accessory use -- of a given property, they each require a CUP in the zoning district where they are allowed. This allows each proposed facility to be reviewed and approved individually, based on its magnitude and scope of services, location among its surroundings, etc... "Teaching Educating Advancing Christian Health" (TEACH) Inc. has been successfully operating this existing facility as well as the refuge center across the street for many years. Staff is not aware of any complaints or concerns raised by its neighbors. The applicant's Letter of Intent (enclosed herein) more fully explains their history as well as their detailed plans and purposes for this new added use of the existing facility. Given the applicant's positive track record, the limited size and residential character of the existing building, staff is supportive of the proposed use with appropriate conditions that maintain this character and control of the facility with the applicant.

Staff Recommendation: Find consistent with the Comprehensive Plan and the Conditional Use Review Criteria, and recommend approval to the City Council, subject to the following conditions:

- (1) Approval shall be granted in the name of the applicant only, for a Transitional Housing facility as defined by the LDR, but is not a halfway house nor an open shelter for substance abusers. Maximum occupancy of the facility shall be determined by the Fire Marshal.
- (2) The existing building and the residential character of the property shall be maintained, with no major building expansions.
- (3) All parking for the facility shall be off-street and continue to be "paving optional" at the discretion of the City Engineer.
- (4) Conditional Use approval shall expire after 1 year from the date of approval if no updated Certificate of Occupancy has been approved for the facility by that date..