



City of Lawrence
Douglas County

PLANNING & DEVELOPMENT SERVICES

Homeless Facilities & Services

Regular Agenda Item #4; TA-04-03-08



Homelessness in Lawrence

- 373 homeless persons, of which:
 - 79 families with 111 children
 - 32 chronically homeless

CCH Finding

There are no immediate, short term housing options for families with children.



CCH Vision

- The need?
 - 1 emergency shelter serving 75 individuals.
 - 100 new emergency temporary housing units for homeless families with children.
 - 35 new transitional housing units (in addition to 50 existing units) for homeless individuals and families.
- Supportive services are recognized as critical aspects of each shelter/housing option.
- Family Promise would be only organization providing shelter for homeless families with children in Lawrence.



Research Results

- Many cities regulations:
 - Identify several homeless facility use categories.
 - Prescribe standards to such uses with greatest impact.
 - Require special use permits for uses with greatest impact.
 - Limit the concentration of such uses in any one neighborhood.
 - Distinguish uses by size/impact.



Development Code - Current

Use	Definition	Districts Permitted
Homeless or Transient Shelter	Facility providing temporary housing for one (1) or more individuals who are otherwise homeless.	RSO, RMO, CO, CD, CC, CR, CS, GPI, H (SUP required in any of these districts)
Community Meal Program	Undefined	Same as Homeless Shelter
Office, Other	Community Facilities that are public, non profit or charitable in nature and provide education, training and counseling services.	RSO, RMO, RMG, CN1, CN2, CO, CD, CC, CR, CS, IBP, IL, IG (Permitted in all of these districts)



Recommended Uses

- Six new uses:
 - 1) Homeless Day Center, Type A
 - 2) Homeless Day Center, Type B
 - 3) Homeless Shelter, Type A
 - 4) Homeless Shelter, Type B
 - 5) Homeless Workplace
 - 6) Social Service Agency



Homeless Shelters

A building or structure operated and staffed by a public, nonprofit, charitable or religious institution which provides overnight shelter to persons who are otherwise homeless.

Type A

Occupied by a maximum of 4 families, not exceeding 15 persons total, or by a maximum of 4 unrelated persons.

Type B

Any shelter not meeting the definition of Type A.



Homeless Day Centers

A building or structure operated and staffed by a public, nonprofit, charitable or religious institution that provides basic services during only daylight hours to homeless persons, or persons at risk of being homeless.

Type A

Serves a maximum of 4 families, not exceeding 15 persons total, or by a maximum of 4 unrelated persons.

Type B

Any day center not meeting the definition of Type A.



Homeless Workplaces

A building or structure operated by a public, nonprofit, charitable or religious institution which provides a place of work to homeless persons and is accessory to a Type B Homeless Shelter or Homeless Day Center (both types).

May consist of any use permitted in the zoning district.

Any place of work for homeless persons which is not accessory to Type B Homeless Shelters or Homeless Day Centers shall not be considered a homeless workplace and shall be subject to the regulations of the district in which it is located.



Social Service Agency

A service operated by a government, public, civic, nonprofit or charitable organization providing services undertaken to advance the welfare of citizens in need which typically includes supporting office uses. Social service agencies shall not include homeless shelters, group homes or commercial uses such as medical, professional, financial or real estate offices.



Where Permitted

20-401 Residential District Use Table

KEY: A = Accessory P = Permitted S = Special Use * = Standard Applies – Use not allowed		RS40	RS 20	RS 10	RS7	RS5	RS3	RSO	RM12	RM12D	RM15	RM24	RM32	RMG	RMO	Use Specific Standard
PUBLIC AND CIVIC																
Community Facilities	Community Meal Program	–	–	–	–	–	–	S	–	–	–	–	–	–	S	
	<i>Homeless Day Center, Type A</i>	<i>S*</i>	<i>S*</i>	<i>S*</i>	<i>S*</i>	<i>S*</i>	<i>S*</i>	<i>S*</i>	<i>S*</i>	<i>S*</i>	<i>S*</i>	<i>S*</i>	<i>S*</i>	<i>S*</i>	<i>S*</i>	<i>20-542</i>
	<i>Homeless Day Center, Type B</i>	–	–	–	–	–	–	<i>S*</i>	–	–	–	–	–	–	<i>S*</i>	<i>20-542</i>
	<i>Homeless Shelter, Type A</i>	<i>A*</i>	<i>A*</i>	<i>A*</i>	<i>A*</i>	<i>A*</i>	<i>A*</i>	<i>A*</i>	<i>A*</i>	<i>A*</i>	<i>A*</i>	<i>A*</i>	<i>A*</i>	<i>A*</i>	<i>A*</i>	<i>20-542</i>
	<i>Homeless or Transient Shelter</i>	–	–	–	–	–	–	<i>S*</i>	–	–	–	–	–	–	<i>S*</i>	<i>20-542</i>
	<i>Homeless Shelter, Type B</i>	–	–	–	–	–	–	<i>A*</i>	–	–	–	–	–	–	<i>A*</i>	<i>20-542</i>
	<i>Homeless Workplace</i>	–	–	–	–	–	–	<i>P</i>	–	–	–	–	–	–	<i>P</i>	
	<i>Social Service Agency</i>	–	–	–	–	–	–	<i>P</i>	–	–	–	–	–	–	<i>P</i>	

20-401 Nonresidential District Use Table

KEY: A = Accessory P = Permitted S = Special Use * = Standard Applies – Use not allowed		CN1	CN2	CO	CD	CC	CR	CS	IBP	IL	IG	OS	GPI	H	Use Specific Standard
PUBLIC AND CIVIC															
Community Facilities	Community Meal Program	<i>S</i>	<i>S</i>	<i>S</i>	<i>S</i>	<i>S</i>	<i>S</i>	<i>S</i>	<i>S</i>	<i>S</i>	<i>S</i>	–	<i>S</i>	<i>S</i>	
	<i>Homeless Day Center, Type A</i>	<i>S*</i>	<i>S*</i>	<i>S*</i>	<i>S*</i>	<i>S*</i>	<i>S*</i>	<i>S*</i>	<i>S*</i>	<i>S*</i>	<i>S*</i>	–	<i>S*</i>	<i>S*</i>	<i>20-542</i>
	<i>Homeless Day Center, Type B</i>	<i>S*</i>	<i>S*</i>	<i>S*</i>	<i>S*</i>	<i>S*</i>	<i>S*</i>	<i>S*</i>	<i>S*</i>	<i>S*</i>	<i>S*</i>	–	<i>S*</i>	<i>S*</i>	<i>20-542</i>
	<i>Homeless Shelter, Type A</i>	<i>A*</i>	<i>A*</i>	<i>A*</i>	<i>A*</i>	<i>A*</i>	<i>A*</i>	<i>A*</i>	<i>A*</i>	<i>A*</i>	<i>A*</i>	–	<i>A*</i>	<i>A*</i>	<i>20-542</i>
	<i>Homeless or Transient Shelter</i>	<i>S*</i>	<i>S*</i>	<i>S*</i>	<i>S*</i>	<i>S*</i>	<i>S*</i>	<i>S*</i>	<i>S*</i>	<i>S*</i>	<i>S*</i>	–	<i>S*</i>	<i>S*</i>	<i>20-542</i>
	<i>Homeless Shelter, Type B</i>	<i>S*</i>	<i>S*</i>	<i>S*</i>	<i>S*</i>	<i>S*</i>	<i>S*</i>	<i>S*</i>	<i>S*</i>	<i>S*</i>	<i>S*</i>	–	<i>S*</i>	<i>S*</i>	<i>20-542</i>
	<i>Homeless Workplace</i>	<i>A*</i>	<i>A*</i>	<i>A*</i>	<i>A*</i>	<i>A*</i>	<i>A*</i>	<i>A*</i>	<i>A*</i>	<i>A*</i>	<i>A*</i>	–	<i>A*</i>	<i>A*</i>	<i>20-542</i>
	<i>Social Service Agency</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	–	<i>P</i>	<i>P</i>	



Process

Use		Standards	Permitted by
Homeless Shelters	Type A	Use Standards	By right, accessory to public or civic uses
	Type B	Use Standards Design Standards Management Plan	By SUP
Homeless Day Centers	Type A	Use Standards Design Standards Management Plan	By SUP
	Type B		
Homeless Workplace		None	By right, accessory to Type B Shelters & Homeless Day Centers
Social Service Agency		None	By right



Public Comment

- Critical of process and public input
- Concerns that code language would force the concentration of homeless facilities in one neighborhood or area of community.
- Concerns about permitting Type A Homeless Day Centers in residential zoning districts.
 - SUP, standards, and management plan required.
- Concerns about permitting Type A Homeless Shelters in residential zoning districts accessory to public or civic uses.
 - Permitting as accessory only to religious institutions
 - SUP requirement
 - Registration requirement
 - Time limitation



Action Requested

- Defer item pursuant to schedule outlined in staff memo.



Recommended Schedule

- 1) Receive public comment through August 27.
- 2) Revise language per public comments and present draft to CCH for their September 9 public meeting.
- 3) Revise language, if necessary, per CCH comments and present draft to Planning Commission at their September meeting for consideration and recommendation to City Commission.
- 4) Forward Planning Commission recommendation to City Commission for consideration in mid October.