

Memorandum

TO: City Council
FROM: Allison Eddins , Senior planner
DATE: December 1, 2025
SUBJECT: One year extension of a conditional use permit for a residential care facility
ITEM NUMBER: 8.e
SECTION: CONSENT AGENDA

REQUESTED MOTION

To approve a one-year extension of the conditional use permit that the Shoreview City Council approved on December 16, 2024 for a residential care facility for up to 8 beds/units at 0 Emmert Street, subject to the conditions in Resolution No. 24-82. The new expiration date is December 16, 2026.

INTRODUCTION

On December 16, 2024, Distyle Design Architects, on behalf of ACR Homes, received approval from the city council for the development of a residential care facility on two vacant lots on Emmert Street, currently known as 0 Emmert Street.

DISCUSSION

ACR Homes operates adult residential / dementia care facilities around the Twin Cities and currently operates one home in Shoreview. Distyle Design Architects, on behalf of ACR Homes, has submitted an application for a conditional use permit for the operation of a residential care home for up to eight adults in an R1, Detached Residential district. As part of the project, Distyle Design Architects also submitted a variance request to the front yard setback requirement. On December 16, 2024, the city council unanimously approved the conditional use permit by adopting Resolution No. 24-82.

ACR Homes submitted a one-year extension request on November 10, 2025 stating the need for more time to make the development successful.

RECOMMENDATION

Staff is recommending that the city council approves a one-year extension of the conditional use permit for the development of a residential care facility by ACR Homes at 0 Emmert Street, subject to the conditions approved in Resolution 24-82. The new expiration date is December 16, 2026.

ATTACHMENTS

[Location Map](#)
[Site plan and elevations](#)
[Resolution No. 24-82](#)