



## **CITY COUNCIL COMMUNICATION**

October 27, 2015

**SUBJECT:** Hold Public Hearing for Planned Development Case No. 15-09-PD and Consider First and Final Reading of Ordinance No. 2091

**SUBMITTED BY:** Mike Collins, Director of Planning and Economic Development

**REFERENCE NO:** 15-09-PD

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### **ACTION REQUESTED:**

Receive public input regarding a request for Planned Development to change the zoning of Kosambo Addition Block A, Lot 1, 345 Westpark Way, from Neighborhood Business (C-1) to Planned Development (PD) zoning district and consider approval of Ordinance No. 2091.

### **ALTERNATIVES:**

- Approve the request with modifications
- Table the request
- Deny the request

### **SUMMARY OF SUBJECT:**

**Applicant:** Consolata Bryant, representing Beden Enterprises LLC

**Location/Zoning:** 345 Westpark Way. The property is currently zoned neighborhood business district (C-1).

**Project Description:** Ms. Bryant's company provides senior assisted living accommodations to elderly patients and residents. A Home Health Care company, also owned by Ms. Bryant, occupies one half of the building located at 345 Westpark Way. She proposes to take the other half of the building and convert it to an assisted living residence. Constructed as office space originally, this half of the building has remained vacant for several years. If the land use was approved, the interior would need to be modified to provide seven (7) bedrooms, a common area which would include recreation, dining and kitchen spaces, and offices for on-site staffing. The applicant states that it will be a State Licensed Facility and no more than fifteen (15) residents will be housed in the location. The applicant has met with the Building Official and Fire Marshal to evaluate the ability of the

building to be converted and has met with a positive response. Adequate parking currently exists on site and meets the standards of the City of Eules.

Under the C-1, Neighborhood Business zoning district, Senior Assisted Living is not an allowable use. However, staff believes that this proposed use is consistent with other medical and related uses along Westpark Way. With the hospital located nearby, there are several medical offices, rehabilitation facilities, and a nursing home.

The other half of the existing building would be maintained as a separate leased office space, could be utilized in the future as continued office, or provide additional space for the assisted living, while meeting the requirements of the Eules Unified Development Code. In order to maintain the ability to lease the second half of the building for offices, the Planned Development zoning ordinance stipulates that the permitted uses of the Neighborhood Business (C-1) district are maintained with the inclusion of the Senior Assisted Living use.

Development of the assisted living center will require the specific approval of building plans by the Fire Marshal, Building Official and Code Compliance for a commercial kitchen. Staff has reviewed the proposed ordinance and recommends approval.

The Planning and Zoning Commission held a public hearing on October 6, 2015. The Commission voted to recommend approval by a vote of 4-0-0.

**SUPPORTING DOCUMENTS:**

- Ordinance No. 2091
- Minutes – P & Z
- Application
- Map 1, Map 2, and Map 3

**APPROVED BY:**

\_\_\_\_\_ **LG** \_\_\_\_\_

City Manager's Office

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City Secretary's Office