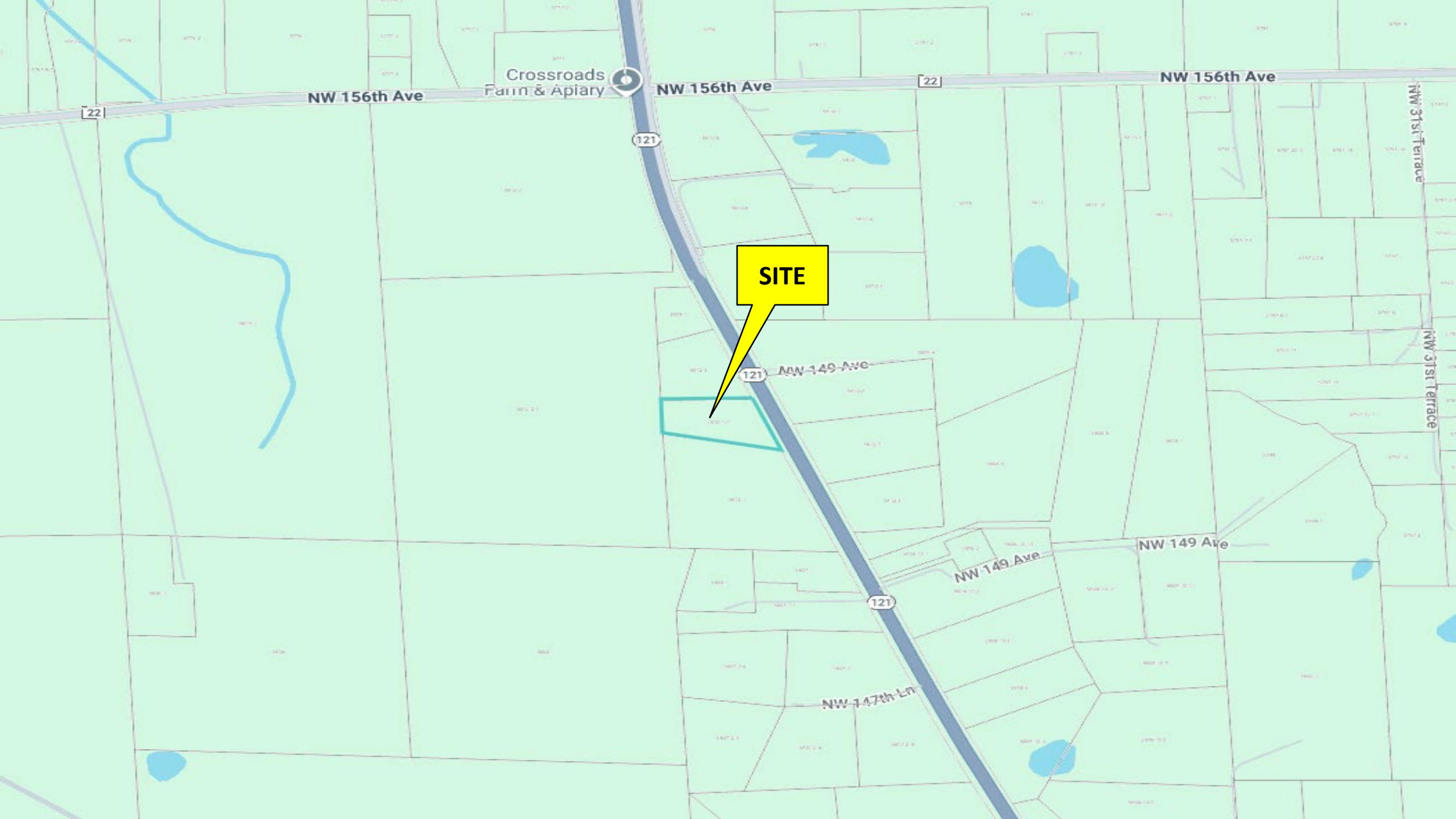




Z25-000016: Special Exception Request

Community Residential Home - Large

Gerald Brewington
Senior Planner



Crossroads
Farm & Apiary

NW 156th Ave

NW 156th Ave

SITE

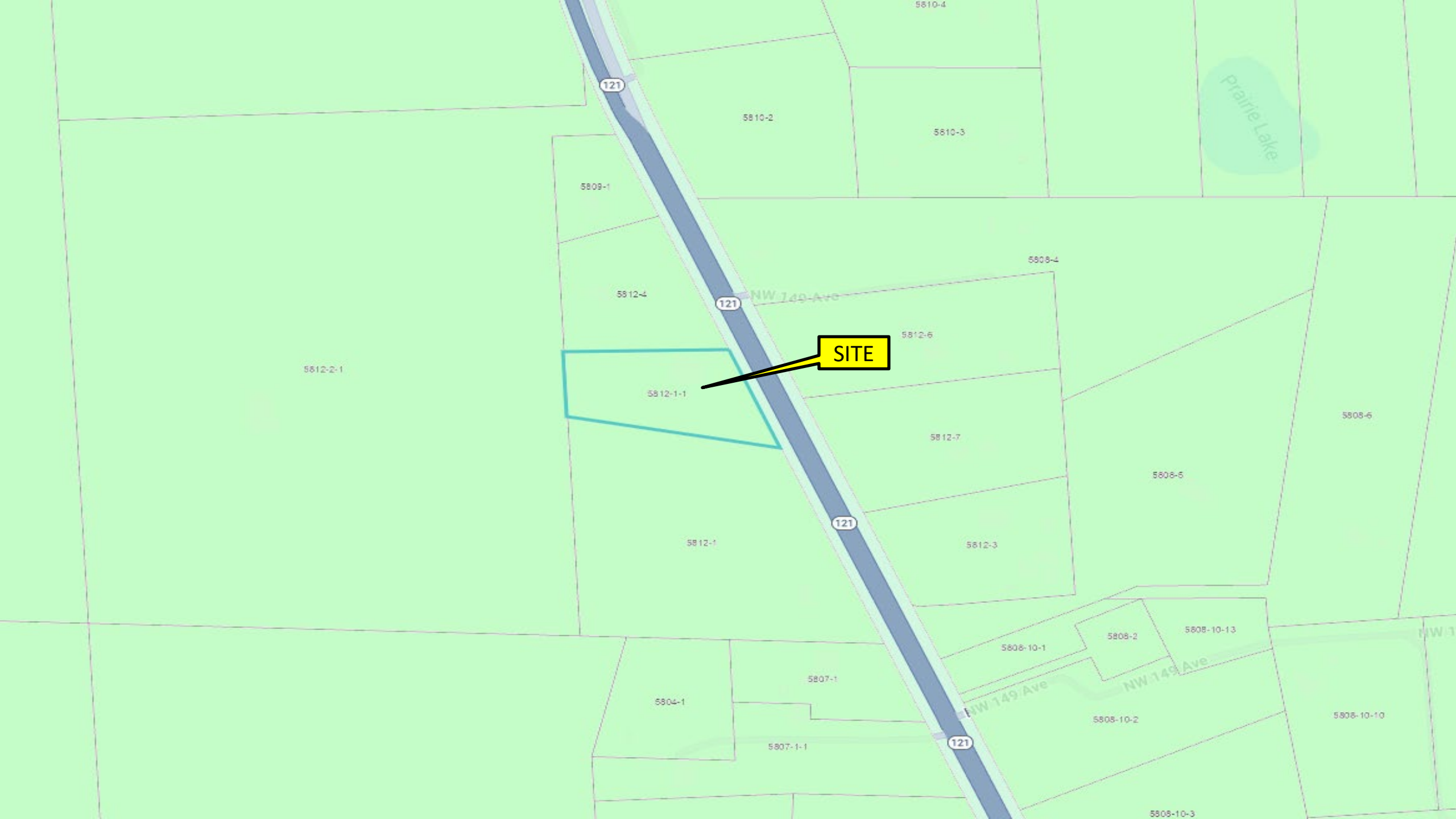
NW 149 Ave

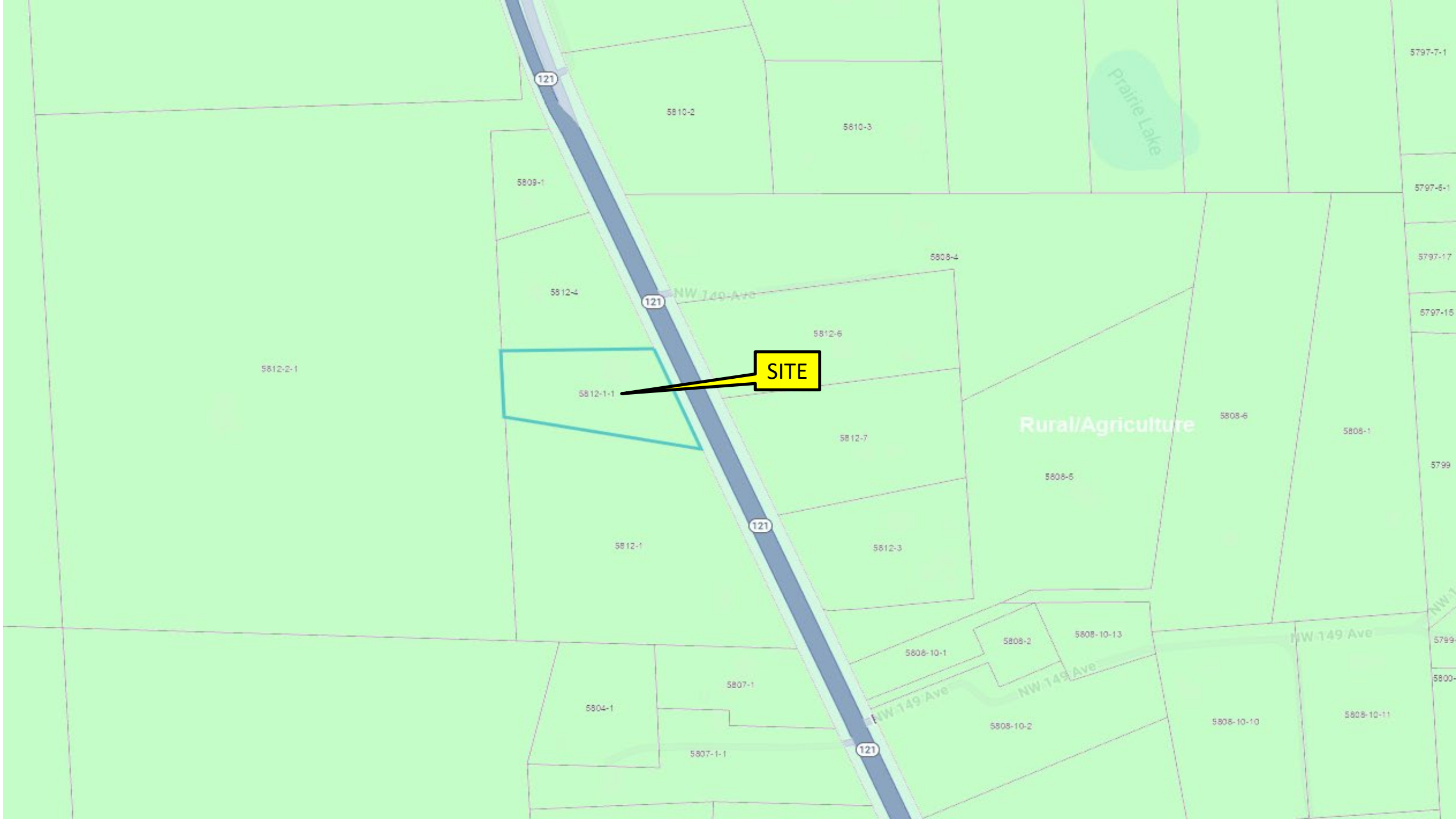
NW 149 Ave

NW 147th Ln

NW 31st Terrace







Background

- The proposed site already contains a community residential home (small)
- The request is for a community residential home (large). The applicant intends to renovate the existing structure to accommodate additional clients.
- Specific criteria for this SE (community residential homes – large) are found in Section 404.29 of the Unified Land Development code (ULDC)

Staff Analysis – Comprehensive Plan

- The proposed SE will not cause Level of Service (LOS) standards located in the Future Land Use Element (FLUE) of the Plan to fall below adopted levels.
- The proposal is also consistent with Policy 7.1.2 of the FLUE which states that proposed changes in the zoning map shall consider consistency with the Plan, impacts to public facilities and relationships to surrounding development. Staff analysis has found that the proposed SE will not negatively impact public facilities, is consistent with development patterns in the immediate area and is consistent with the policies, goals and objectives of the Plan.

Staff Analysis – ULDC

- The proposed SE is consistent with the criteria for approval found in Section 402.113 of the ULDC. These include such factors as consistency with the Plan, compatibility with surrounding uses as well as the health, safety and welfare of the public in general. 402.113 also considers factors such as ingress/egress; off-street parking, noise and odors, availability of utilities, screening and buffering, sign, impacts to public roads as well as environmental justice issues.
- Section 404.29 provides specific requirements for community residential homes (large)

Proposed Conditions

- This special exception is for a community residential home (large) located at 15182 North State Road 121 on Parcel 05812-001-001.
- The maximum number of residents on the site shall not exceed 14.

Staff Recommendation

Staff recommends that the Planning Commission find the proposed SE request consistent with the Plan and ULDC and that they recommend that the BoCC adopt the resolution approving the request.