



## GLPC AGENDA ITEM # 6

NOVEMBER 29, 2021

### Conditional Use Request by Courley LLC

File #: CU-2021-08

Courley LLC, represented by John Courson & Tripp Talley, is requesting a Conditional Use Permit (CUP) for a very high density Multi-Family residential development (66.13 bedrooms per acre) in a Community Commercial (C-C) zoning district. The subject property consists of 0.62 acres located at 218 West Hill Avenue, which is along the north side of the road, about 150 feet east of the intersection with Oak Street. The property contains the existing "Budget Inn" motel which consists of 41 motel rooms; most of which are currently being used as "extended stay". The applicant is proposing to convert the motel building into 37 apartments (mostly efficiencies) with a total of 41 bedrooms.

The subject property is located within a **Downtown Activity Center (DAC)** Character Area on the Future Development Map of the Comprehensive Plan. The property is also located within the City's "Local Historic District".

C-C zoning allows multi-family residential development (apartments) as a permitted use with up to 60 bedrooms per acre, and higher density with a CUP approval. With the existing property containing 0.62 acres, the maximum allowed # bedrooms as a permitted use would be 37. With the applicant's proposed 41 bedrooms, this equates to a density of 66.13 bedrooms per acre and hence the CUP request. It should be noted that the existing motel is considered to be "extended-stay", and in some ways already functions as rental apartments. It should be noted too that the applicant has already done this kind of conversion successfully in other communities (see attached photos). It should also be noted that the applicant is concurrently seeking approval of certain Variances from the ZBOA pertaining to supplemental standards such as # parking and minimum heated floor area and roof pitch for apartments, as well as approval of exterior changes from the Historic Preservation Commission (HPC).

In essence, the applicant's proposal results in "no net change" of actual existing conditions. It is simply to convert an existing motel with 41 rooms, that is already functioning much like an apartment building, into an OFFICIAL apartment building that still has only 41 bedrooms. The CUP is triggered by a slight increase above the maximum 60 bedrooms per acre density allowed as a Permitted Use. If the property contained 0.07 acres of additional land or if the project had only 37 total bedrooms, there would be no CUP request.

**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 for a Multi-Family Residential development on the subject property not to exceed a maximum density of 70 bedrooms per acre.
- (2) Conditional Use approval shall expire after 2 years from the date of approval if no Certificate of Occupancy for the finished complex has been requested by that date.