

The existing main facility to the south is zoned R-P which allows both the main use and the possibility of transitional housing (through CUP). However, these other properties zoned R-6 do NOT allow transitional housing facilities at all, and a rezoning to at least R-M is required. These properties are located within an Established Residential (ER) character area which caps the possible zoning change at R-M. It is the intent of the applicant to rezone these properties to R-M now, perhaps rezone other properties to R-M later (if acquired), and then to prepare a comprehensive overall "master plan" that can be submitted for formal Planned Development review under both R-P and R-M zoning. Currently, the proposed master plan is "extremely draft" and has a long way to go. Staff is supportive of the overall idea of tying the Salvation Army's existing facilities I this location into one cohesive "campus" master plan, with perhaps some expansions at an appropriate scale.

The applicant's current request is really just a stepping stone in the overall process, to get more of the appropriate zoning categories in place to support their vision of an overall master plan. If this rezoning request gets approved, their next steps are to continue seeking the acquisition of the other adjacent properties to the east, but more importantly to now solidify their proposed building plans. These plans, along with any proposed demolitions, will then need formal approval from the Historic Preservation Commission (HPC). Only then would their Planned Development proposal be sufficiently complete to submit back to City Council for final consideration. If after this rezoning the Planned Development process is abandoned, the approved R-M zoning would still be considered compatible with the surrounding land use pattern (which includes both apartments, duplexes, boarding houses, etc.)

Staff Recommendation: Find consistent with the Comprehensive Plan and the Standards for the Exercise of Zoning Power (SFEZP) and recommend approval to the City Council.

Commissioner Miller asked if the building would be multi-family? Mr. Martin responded no.

Speaking in favor of the request:

- Captain Chris Thomas

Capt. Thomas explained the project. He stated the intent is to improve the neighborhood and offer shared parking with the adjacent businesses.

No one spoke in favor or nor against the request.

There being no further discussion, Chairperson Rountree called for a motion. Motion by Commissioner Wildes to recommend approval of the request as presented. Commissioner Bailey second. All in favor, no one opposed. Motion carried.