



GLPC AGENDA ITEM # 8

NOVEMBER 28, 2022

Conditional Use Request by Blue Wright Holdings File #: CU-2022-10

Blue Wright Holdings Opportunity Zone Fund LLC, represented by Whitney Kimbrough, is requesting a Conditional Use Permit (CUP) for a Personal Care Home in a Residential Professional (R-P) zoning district. The subject property consists of 0.16 acres located at 1004 Slater Street, which is along the west side of the street about half way between East Mary Street and East Force Street. The property is currently developed as an unoccupied professional office (1,596-sf) (converted from a former residence) with a paved parking lot of 6-7 spaces in the rear yard. The applicant is proposing to convert the building for use as a licensed Personal Care Home for up to 6 adults who are senior citizens and/or persons with disabilities. The applicant is not proposing any changes to the site or the exterior of the existing building.

The subject property is located within a **Transitional Neighborhood (TN)** Character Area on the Future Development Map of the Comprehensive Plan. The property is also located within the local Historic District. Any exterior changes to the building or site will require COA approval from the Historic Preservation Commission.

** Please note that 15 months ago the applicant requested and received the same CUP approval for a Personal Care Home on the adjacent property to the north at 1006 Slater Street (file # CU-2021-04). Please also note that LDR Section 218-13(BBB)(4) allows no more than one Personal Care Home to be located on the same City block. In order to make this second CUP request eligible, the applicant requested a Variance to this LDR Section, and the ZBOA granted the Variance request on 10-4-2022 (file # APP-2022-12). Copies of both of these approval certificates are attached. Although each request must stand on its own merits, staff is supportive of this request for all the same reasons as the previous request in 2021.

The subject property is located within a former residential area that mostly transitioned many years ago to one that is dominated by professional offices. The small historic buildings (former houses) still remain and preserve the unique residential character of the area. The front yards are very small. All parking is off-street and located in the rear yards only, with interconnecting parking lots among the properties. The subject property is eligible for consideration as its own Personal Care Home with up to 6 residents. This property is an ideal location for such a use in that it still maintains a residential character even though the surrounding land use pattern is already dominated by non-residential. Even as an institutional use, a Personal Care Home of this size is less intensive than most professional offices that could otherwise locate here under R-P zoning. Staff is therefore supportive of this request with all the same conditions as approved for the previous request on the neighboring property.

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 State-licensed and fully compliant Personal Care Home with up to 6 residents at the facility. No other uses allowed in R-P zoning shall be allowed on the property that are in addition to the Personal Care Home.
- (2) All parking associated with the facility shall be located on-site and in the rear yard only.
- (3) There shall be no temporary signage, and permanent signs shall be limited to those which are allowed in the Historic District under R-P zoning and in accordance with the Historic District Design Guidelines (LDR Appendix G).
- (4) Conditional Use approval shall expire after 2 years from the date of approval if no city Business License has been approved for the facility by that date.