

PC Minutes 4/23/18

**ITEM NO. 1A PRELIMINARY PLAT FOR OREAD WEST NO. 17; 1601 & 1701 RESEARCH PARK DR (BJP)**

**PP-18-00072:** Consider a Preliminary Plat for Oread West No. 17 located at 1601 & 1701 Research Park Dr. Submitted by BG Consultants on behalf of Beckmeisters LLC, property owner of record.

**ITEM NO. 1B SPECIAL USE PERMIT FOR BRIDGE HAVEN; 1601 & 1701 RESEARCH PARK DR (BJP)**

**SUP-17-00697:** Consider a Special Use Permit for Bridge Haven, located at 1601 & 1701 Research Park Drive. Submitted by Paul Werner Architect, for Beckmeisters LLC, property owner of record.

**STAFF PRESENTATION**

Ms. Becky Pepper presented items 1A-1B together.

**APPLICANT PRESENTATION**

Ms. Joy Rhea, Paul Werner Architects, said the site would be more neighborhood friendly by adding parking and addressing the trash issue, which were the complaints by the neighbors.

**PUBLIC COMMENT**

No public comment.

**COMMISSION DISCUSSION**

Commissioner Kelly asked how many beds were in the current facility.

Ms. Pepper said building A had 10 bedrooms, building B had 12 bedrooms, and the new building would have 12 bedrooms.

Commissioner Kelly wondered if the parking numbers should be looked at since people were parking on the street.

Mr. Robert Wilson, Bridge Haven, said he was not the developer on the original building. He said each building had four staff members with a shift change twice a day where there are double the staff for about 20-30 minutes. He said the parking was doubled to get all employees off the street. He also said there would be several reserved spots near the front as a courtesy to family members visiting residents. He said adding a large dumpster would solve the trash issue. He said the first building had 10 bedrooms but two were semi-private so each building had 12 bedrooms.

Commissioner Paden inquired about parking on Research Park Drive.

Mr. Wilson said some employees were parking on Research Park Drive and that there were no other businesses on that street.

Commissioner Paden asked what type of street Research Park Drive was.

Ms. Pepper said it was a collector street.

Commissioner Kelly asked how many residents drive.

Mr. Wilson said none of the residents drive and that the parking was only for staff and family members. He said during shift changes staff overlap and parking may be on the street.

Commissioner Kelly wondered about the parking calculations being too low.

Mr. McCullough said the Code didn't take into account staffing.

Commissioner Sinclair said it was worth recognizing that the applicant was retaining the mature trees on the property. He asked if the trees could be altered at a later date.

Mr. McCullough said yes but that there was still a bufferyard requirement.

**ACTION TAKEN on Item 1A**

Motioned by Commissioner Butler, seconded by Commissioner Paden, to approve the Preliminary Plat, PP-18-00072, for Oread West No. 17 located at 1601 & 1701 Research Park Dr.

Motion carried 7-0-1. Commissioners Butler, Carpenter, Culver, Kelly, Paden, Sinclair, and Weaver voted in favor. Commissioner Sands was not present for the vote.

**ACTION TAKEN on Item 1B**

Motioned by Commissioner Butler, seconded by Commissioner Culver, to approve the Special Use Permit, SUP-17-00697, of the *Extended Care Facility, General* use located at 1601 & 1701 Research Park Drive and forwarding the request to the City Commission with a recommendation of approval, subject to the following conditions:

1. Prior to release of the accompanying site plan for building permits, the applicant will provide a photometric plan to the Planning Office for review of compliance with Section 20-1103;
2. Approval by the Stormwater Engineer of a best management practice at the west end of the proposed parking lot to mitigate the amount of parking that exceeds parking code requirements.

Motion carried 7-0-1. Commissioners Butler, Carpenter, Culver, Kelly, Paden, Sinclair, and Weaver voted in favor. Commissioner Sands was not present for the vote.