



STAFF REPORT

Prepared by Melissa Guilbeau, City Planner

Providence Foster Respite for Children (SUP1402)

Type of Request: Special Use Permit

Meeting Dates

Planning Board on May 20, 2014

City Council on June 3, 2014

Contact Information

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Summary

This is a request for a Special Use Permit for a group home at 306 Providence Rd. There is an existing single family home and carport on the property.



Because this is a new use for the property, the development will be required to comply with off-street parking requirements, which are one space for each two residents of driving age plus one space per employee. The plot plan that was submitted with the application shows the location of two parking spaces in the existing carport behind the house.

Location

306 Providence Rd

GPIN: 8874987219

Proposed Special Use

Group Home

Current Zoning

Residential (high density) (R-7)

Overlay District

None

Surrounding Zoning

R-7

Surrounding Land Uses

Single Family Houses

Size

0.15 acres

Public Water & Sewer

Water along Providence Rd

Sewer to Washington St

Floodplain

No

Staff Recommendation

Approval

Conformity to the *Growth Management Plan (GMP)* and Other Adopted Plans

Applicable Goals to Guide Us into the Future

- 6.2.3. Provide various and adequate community facilities for all residents throughout the City (i.e. Senior Citizens Center). *This special use permit would permit a group home for children.*

Applicable Planning District Policies and Recommendations

- None are applicable

DRAFT Findings of Fact and Conclusions

In granting a special use permit, the City Council shall find that all of the six conditions listed below have been met, or it shall be denied. Staff has prepared the following DRAFT findings of fact for each of the six conditions. These findings should be modified by the Council as it considers its decision.

1. All applicable regulations of the zoning district in which the use is proposed are complied with.

The property is zoned R-7. "Group Home" is permitted in this zoning district with a Special Use Permit. The proposed group home will be located in the existing single family house built in 1932, which appears to meet the area, height and yard regulations, though it may be nonconforming for the front yard setback. Any new signs will require a sign permit.

2. Conditions specific to each use, identified by the Development Ordinance, are complied with.

The following requirements are specific to this use:

- *Off-street parking is required in the amount of one space for each two residents of driving age plus one space per employee. It shall be located to the side and/or rear of the building. Two parking spaces, one for each employee, are proposed to be located to the rear of the house.*
- *Group homes should be located in areas where employment, goods and services can readily be reached by a variety of means of transportation. Access to transit, a sidewalk network and/or close proximity to employment, goods and services are encouraged for approval of a special use permit unless the applicant can satisfactorily demonstrate that the intended residents of the group home do not require this service. The group home will be a "foster respite for children... [providing a] residential therapeutic (habilitative) facility for children and adolescents of all disability groups." There is no sidewalk along this block of Providence Rd. The home is a short walk from an existing convenience store and church. It is also within a ten minute walk of services along N Main St and the Graham Recreation Center.*

3. The use will not materially endanger the public health or safety if located where proposed and developed according to the plan as submitted.

The proposed foster respite for children will not materially endanger the public health or safety.

Planning District

North

Development Type

Neighborhood Center and
Neighborhood Residential

Located near a major
thoroughfare

For single family residential,
townhouses, commercial, office/
institutional, and mixed use

Characteristics include
open space; parks included with
development; pedestrian-
oriented; automobile-oriented;
design requirements; sidewalks;
street trees; landscaping;
buffering/screening; parking
provided on-site; height of
structures regulated; controlled
access; building orientation

Density of 3+ DU/acre or
<10,000sf of retail

Infrastructure includes
water, sewer, street connectivity
and underground utilities

4. The use will not substantially injure the value of adjoining property or that the use is a public necessity.

The proposed foster respite for children will not substantially injure the value of adjoining property.

5. The location and character of the use if developed according to the plan as submitted will be in harmony with the area in which it is to be located and in general conformity with the plan of development for the Graham planning area.

The proposed foster respite for children is a residential use that will be located in an existing single family home and is in general conformity with the Growth Management Plan 2000-2020.

6. Satisfactory provision has been made for the following, when applicable: vehicle circulation, parking and loading, service entrances and areas, screening, utilities, signs and lighting, and open space.

Satisfactory provision has been made for vehicle circulation and parking.

Staff Recommendation

Based on the *Growth Management Plan 2000-2020* and the *City of Graham Development Ordinance*, staff **recommends approval** of the Special Use Permit. The following supports this recommendation:

- The development furthers goals of the *Growth Management Plan* and complies with the Development Toolkit Checklist for Neighborhood Center and Neighborhood Residential.
- The development complies with the standards of the *Development Ordinance*.
- The development meets all six conditions required by Section 10.144 of the *Development Ordinance*.