



STAFF REPORT

Prepared by Melissa Guilbeau, City Planner

Harden 5600A Group Home (SUP1404)

Type of Request: Special Use Permit

Meeting Dates

Planning Board on July 15, 2014

City Council on August 5, 2014

Contact Information

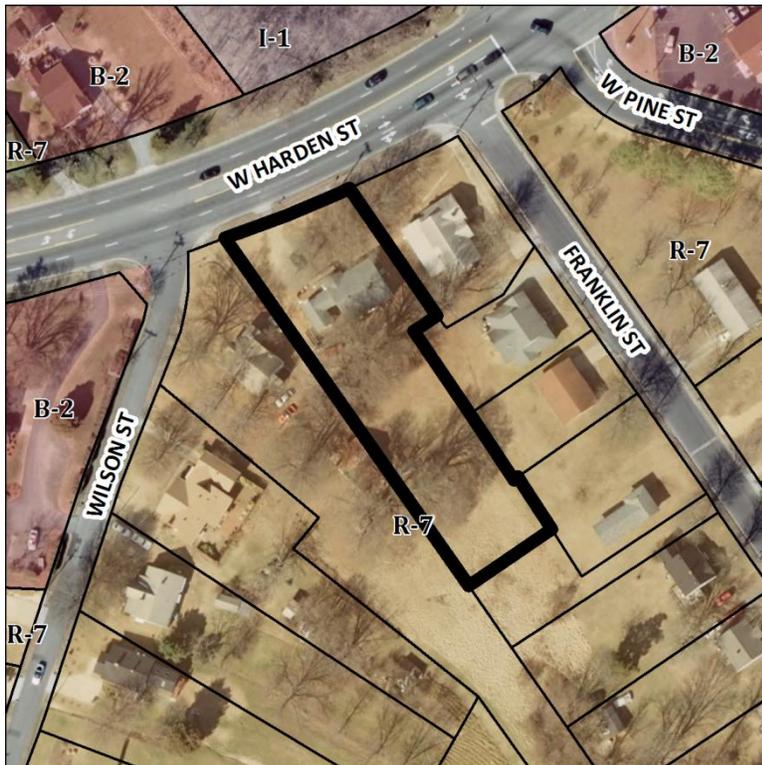
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Summary

This is a request for a Special Use Permit for a group home at 630 W Harden St. There is an existing single family home 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 and ability plus one space per employee. The applicant states that there will be only one employee at any time and that none of the residents have driving ability. The plot plan that was submitted with the application shows space for parking behind the house.

Location

630 W Harden St

GPIN: 8874840073

Proposed Special Use

Group Home

Current Zoning

Residential (high density) (R-7)

Overlay District

None

Surrounding Zoning

R-7, B-2 & I-1

Surrounding Land Uses

Single Family Houses
& Light Industrial

Size

0.70 acres

Public Water & Sewer

Yes

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.*

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 1953, which appears to meet the area, height and yard regulations. 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 and ability plus one space per employee. It shall be located to the side and/or rear of the building. Space for parking for one employee is proposed to be located to the rear of the house. The applicant states that there will be no residents of driving age or ability.*
- *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 "5600A group home." There are no sidewalks in this area. The home is within a five minute walk of commercial establishments along W Harden St and its intersection with W Elm St.*

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 5600A group home will not materially endanger the public health or safety.

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

The proposed 5600A group home will not substantially injure the value of adjoining property.

Planning District

North

Development Type

Neighborhood Residential

Located near a major thoroughfare

For single family residential and townhouses

Characteristics include open space; parks included within development; pedestrian-oriented; automobile-oriented; sidewalks; street trees; landscaping

Density of 3-5+ DU/acre

Infrastructure includes water, sewer, street connectivity and underground utilities

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 5600A group home 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 is in conformance with the Neighborhood Residential development type.
- 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*.