



Village Planning Committee Meeting Summary
Z-SP-9-19-4

Date of VPC Meeting	November 26, 2019
Request From	R-3 SP HP
Request To	R-3 SP HP
Proposed Use	Special permit to allow the existing bed and breakfast and underlying R-3 uses
Location	Approximately 210 feet west of the southwest corner of Central Avenue and Pasadena Avenue
VPC Recommendation	Approval per staff stipulation.
VPC Vote	11-0, motion passes unanimously with McCabe, Shore, Ammon, Becker, Ender, Farina, Jones, Keyser, Krietor, Solorio and Williams in favor

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

One speaker card was submitted in favor, not wishing to speak.

Two speaker cards were submitted in favor, wishing to speak.

Mr. Bednarek presented an overview of the request including the background and analysis of the site. He displayed an aerial map and zoning map. He presented staff's findings and recommendation.

The applicant, **Brian Greathouse** with Burch & Cracchiolo, P.A., stated that the project has received no opposition from the community and the project will not increase traffic as there will be a van-share program. He stated that they are asking for the same zoning as the neighboring properties which are also under the Historic Preservation overlay. He added that the goal is to provide a school for the mentally and physically disabled, and that the bed and breakfast has operated for many years.

Mr. Ender asked what the name of the company was for the school, the average

number of students, if the employees are credentialed, what the success rate is of these facilities and if there will be subsidized apartments on site.

Ms. Nancy Younger with Development Enrichment Centers responded that the company is called Development Enrichment Centers, the site will have an average of 20 students, all employees are licensed and go through rigorous training, the centers are very successful and there will be subsidized apartments on site.

Bruce Bilbrey, of Medlock Place Neighborhood, stated that he supports the project.

Mr. Krietor asked if the property will change ownership.

Mr. Greathouse replied that the owners will remain on the property in the main house and will lease out the other buildings.

MOTION:

Committee member Mr. Charles Jones motioned to approve the request per staff's stipulation. Committee member Mr. Frank Farina seconded the motion.

VOTE:

11-0, motion passes unanimously with McCabe, Shore, Ammon, Becker, Ender, Farina, Jones, Keyser, Krietor, Solorio and Williams in favor.

STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:

None.

Stipulation

1. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.