

ITEM NO. 7 SPECIAL USE PERMIT; 1000 W 2ND ST (SLD)

SUP-18-00518: Consider a Special Use Permit/Institutional Development Plan for the development of residential housing to include a 12 bedroom *Group Home* and 10 one-bedroom apartments, located at 1000 W. 2nd Street. Submitted by TreanorHL, for Douglas County, property owner of record.

STAFF PRESENTATION

Sandra Day presented the item.

APPLICANT PRESENTATION

Brian Kemp, TreanorHL, agreed with the staff report and was present for questions.

PUBLIC HEARING

Bart Littlejohn, Pinckney Neighborhood Association, said the neighborhood association met with the applicant in February. He said the project helped fill a vital need for the community. He said some of the neighbors were apprehensive of the speed of the project. He asked that the neighborhood association be included in continued discussions.

Joe Andrew expressed concern about pedestrian traffic through the neighborhood.

Shannon Oury, Lawrence-Douglas County Housing Authority, said she would be meeting with the neighborhood association again in January. She said she wanted neighbors to be involved to help address concerns.

COMMISSION DISCUSSION

Commissioner Willey asked the applicant to provide details of services.

Matthew Faulk, Bert Nash, said staff would be onsite 24 hours a day. He said residents would be required to be actively engaged in services, based on their needs. He said it would operate like a home so residents would make and eat meals there. He said predominately during the day the residents would be working with their mental health providers. He said staff would provide transportation. He said the goal was to make it more of a residential setting and less of a clinical facility. He said there would be a curfew and behavioral rules, based on the client's needs. He said there were consequences for residents who did not follow the guidelines.

Oury said the Housing Authority would be operating a permanent supportive housing. She said it would be independent living and would not have a curfew. She said individuals in this level of housing have demonstrated they are capable of having less restrictions.

Commissioner Carttar wondered where the individuals that would be receiving care at this site living now.

Faulk said some are living independently in apartments around town. He said some may be living at home with their families. He said the type of consumer using the housing could be anybody at any time in their life. He said it was not a set group of people needing the support.

Sands inquired about the future expansion.

Jill Jolicoeur, Douglas County Behavioral Health, said the future expansion would be part of the crisis center. She said the transitional housing provided the flexibility to individuals for six days or six months.

Commissioner Sands inquired about the open space area to the east of the Tier III apartments. He asked if that would expand.

Oury said that land had a hill and was in the floodplain.

McCullough said the current plans did not include that.

Jolicoeur said there were no plans to expand the housing in the neighborhood. She said the best plan was to distribute housing throughout the community.

Sands asked what could be done with the vacant floodplain area.

Day said floodplain could be developed with certain limitations and restrictions. She said part of the project included public improvement plans so the applicant was looking at using some of that area for possible detention, stormwater mitigation, or rain gardens. She said if the applicant wanted to expand housing they would revisit the institutional development plan aspect of the project.

Butler said she was in favor of the Special Use Permit and the use was needed in the community. She said having mental staff onsite was a huge benefit.

Commissioner Willey inquired about people accessing the site.

Faulk said it was rare for clients to have a vehicle. He said the vehicles coming and going would predominately be staff. He said staff would provide transportation for the clients the go to the store and appointments. He said part of the site plan included a sidewalk on that side of the street. He said part of the wellness plan clients would be encouraged to get out and engage in physical activity.

Commissioner Carpenter said he was in favor of the Special Use Permit.

ACTION TAKEN

Motioned by Commissioner Sands, seconded by Commissioner Sinclair, to approve the Special Use Permit located at 1000 W. 2nd Street and forwarding the request to the City Commission with a recommendation of approval, subject to the following condition:

1. Prior to recording of the Institutional Development Plan with the Register of Deeds Office the applicant shall provide a photometric plan to the Planning staff for review and approval per Section 20-1103 of the Land Development Code

Commissioner Willey said she was in favor of the waivers from setbacks and bufferyards.

Motion carried 9-0-1, with Commissioner Kelly abstaining. Commissioners Butler, Carpenter, Carttar, Paden, Sands, Sinclair, Struckhoff, Weaver, and Willey voted in favor.