



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: February 19, 2024

Re: 2501-2505 Eastwood Drive – Rezoning (Case # 58-2024)

Executive Summary

Approval of this request would result in the rezoning of 0.64 acres, located at the northeast corner of Eastwood Drive and Sylvan Lane, from the R-2 (Two-family Dwelling) zoning district to R-MF (Multi-family Dwelling).

Discussion

Crockett Engineering Company (agent) is seeking, on behalf of In2Action (owner), approval to rezone 0.64 acres of property from the R-2 (Two-family Dwelling) zoning district to R-MF (Multi-family Dwelling) zoning district to permit construction of a, "large group home," on the western half of the subject site located at the northeast corner of the intersection of Eastwood Drive and Sylvan Lane, and addressed as 2501 through 2505 Eastwood Drive.

The In2Action organization offers transitional support and recovery services for their clientele, in a peer-to-peer support setting. The organization has acquired the lots immediately west of their primary campus at 1403 Lakewood Drive in order to meet an increase in demand for their services. The applicants wish to demolish the home at 2501 Eastwood Drive, which is currently vacant, and construct a larger facility on the property. The planned facility would potentially add beds, offices, and a community space for their residents.

The applicants also intend to replat their campus into a single lot. A small group home of up to eight residents plus two caregivers is permitted in the existing R-2 Two-family Dwelling District. The requested R-MF zoning would permit a large group home, which is more than eight residents as desired by the applicants. The applicants' Lakewood property was similarly rezoned to R-MF in 2020.

Staff believes that the request is consistent with the goals and objectives of the comprehensive plan, which would support the integration of multiple housing types at the edge of an existing residential neighborhood and seeks to reduce barriers to infill development. The UDC also provides neighborhood protections in an attempt to offset potential impacts of introducing new uses into an existing residential district.

The Planning & Zoning Commission heard the request at their January 18, 2024 meeting. Commissioners raised concerns over the expansion of an institutional use into an existing neighborhood and the concentration of operations to a single location within the city. The applicant indicated that the organization is growing to meet the increasing needs of their clientele, but also improving the services they offer their existing residents. The applicant noted that their recovery model was based on peer support, so spreading to multiple



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locations would be counterproductive. Members of the Commission also expressed concerns about how parking requirements would be addressed on the redeveloped lot at 2501 Eastwood once the site is redeveloped with a larger structure. The engineering consultant noted that by replatting the lots into a single lot would allow for centralized parking to serve the entire campus. Commissioners expressed additional concerns that public outreach by the applicant was not sufficient to address many of the concerns expressed by neighboring property owners.

Five members of the public spoke in opposition of the request noting a lack of communication by the applicants and voicing fears about the loss of neighborhood character and integration of In2Action's residents into their neighborhood community. Many property owners also noted a scarcity of parking on the nearby streets, and questioned how additional residents with cars would be accommodated.

Following public comments, the Commission questioned whether the current operational structure for the new facility meet the definition of a group home, as described in the UDC. The UDC defines group homes as facilities that provides care, treatment, or custody for individuals considered to be disabled or handicapped under the federal Fair Housing Act, and includes provisions for additional supervisory staff living on-site. A large group home has no limitations on the number of residents or staff; however, small group homes are limited to eight residents, including up to two staff members.

Commissioners noted that the existing structure better-meets the definition of a 'halfway house' which is defined as, "a residential facility primarily for persons who have been institutionalized and released, or who have been assigned to the facility as an alternative to institutionalization, and require the temporary protection of a group setting to facilitate transition to society. Staff clarified that the use had been classified as a group home before the primary property was rezoned in 2020, because the organization serves clientele suffering from substance abuse disorder, which is considered a protected disability. In2Action's executive director verified that all residents under their care are recovering from a substance abuse disorder. After further discussion, the Commission made a motion to approve the requested rezoning from R-2 to R-MF which failed with a vote of (0-6).

A copy of the Planning and Zoning Commission staff report, locator maps, rezoning exhibit, conceptual building plans, public correspondence, and meeting minute excerpts are attached for review.



Fiscal Impact

Short-Term Impact: None anticipated within the next two years. The site is served by existing infrastructure capable of supporting future site redevelopment.

Long-Term Impact: Limited. Potential impacts may include additional public safety, infrastructure maintenance, and trash collection costs. Such impacts may or may not be offset by increased user fees or additional property taxes.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Not Applicable, Secondary Impact: Secondary, Tertiary Impact: Tertiary

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Secondary, Tertiary Impact: Tertiary

Legislative History

Date	Action
N/A	N/A

Suggested Council Action

The Planning & Zoning Commission recommended denial of the requested rezoning from R-2 to R-MF. Staff supports the R-MF request.