



Legislation Details (With Text)

File #: 23-0313 **Version:** 1 **Name:** RZ - 2244 Executive Dr - Riverside
Type: Zoning Ordinance - Map **Status:** Passed
File created: 10/17/2023 **In control:** City Council Legislative Session
On agenda: 12/13/2023 **Final action:** 12/13/2023
Title: Rezoning Application No. 23-0313 by Riverside Hospital, Inc. to Rezone a Parcel, Totaling +/- 13.8 Acres, from Multiple Residential (R-M) District and Limited Commercial (C-2) District to Limited Commercial (C-2) District with Conditions at 2244 Executive Drive [LRSN: 7001882]

Sponsors:

Indexes: ,

Code sections:

Attachments: 1. Application, 2. Signed Proffer Agreement, 3. Staff Report, 4. Resolution, 5. Presentation

Date	Ver.	Action By	Action	Result
12/13/2023	1	City Council Legislative Session	approved	Pass

Rezoning Application No. 23-0313 by Riverside Hospital, Inc. to Rezone a Parcel, Totaling +/- 13.8 Acres, from Multiple Residential (R-M) District and Limited Commercial (C-2) District to Limited Commercial (C-2) District with Conditions at 2244 Executive Drive [LRSN: 7001882]

Background Statement:

This is a rezoning application by Riverside Hospital, Inc. to rezone the existing Riverside Behavioral Health & Recovery Center from Multiple Residential (R-M) District and Limited Commercial (C-2) District to Limited Commercial (C-2) District with conditions. This item is in conjunction with Use Permit Application No. 23-0314, which is a request to permit the mental health/substance abuse treatment facility at the subject location.

The applicant proposes to add an addition to the existing Riverside Mental Health & Recovery Center, which is operated as a mental health/substance abuse treatment facility. The existing facility is currently split-zoned Multiple Residential (R-M) District and Limited Commercial (C-2) District, with the entire facility located within the R-M District. Currently, the existing use is legally nonconforming as the R-M District does not permit the mental health/substance abuse treatment facility use.

In order to bring the use into conformance with the current zoning regulations, the property is required to be rezoned to a zoning district that permits the desired use. Limited Commercial (C-2) District permits mental health/substance abuse treatment facility subject to an approved Use Permit.

Recommendations:

Staff Recommendation:

Approve with five (5) proffered conditions

Planning Commission Recommendation:

Approve with five (5) proffered conditions