



Legislation Text

File #: 23-0314, **Version:** 1

Use Permit Application No. 23-0314 by Riverside Hospital, Inc. to Permit a Mental Health/Substance Abuse Treatment Facility at 2244 Executive Drive [LRSN: 7001882]

Background Statement:

This is a use permit application by Riverside Hospital, Inc. to permit a mental health/substance abuse treatment facility at the existing Riverside Behavioral Health and Recovery Center. This item is in conjunction with Rezoning Application No. 23-0313, which proposes to rezone the property to Limited Commercial (C-2) District with conditions, which would allow mental health/substance abuse treatment facility with an approved use permit.

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.

If the use permit is to be granted, staff has identified nine (9) recommended conditions based upon the proposed use's operational and land use characteristics. A few key conditions are highlighted below:

- Issuance of permit specific to the subject site;
- Capacity;
- Coliseum Central Design Standards;
- Applicable state certifications;
- Landscape Plan; and
- Nullification and revocation terms

Recommendations:

Staff Recommendation:

Approve with Nine (9) Conditions

Planning Commission Recommendation:

Approve with Nine (9) Conditions