

***3-b ZON22-01270. “Copa Health” District 4.** Within the 600 block of West Jerome Avenue (north side). Located west of Country Club Drive and north of Baseline Road. (2± acres). Rezone from Light Industrial with a Bonus Intensity Zone overlay (LI-BIZ) to General Commercial with a Bonus Intensity Zone overlay and Council Use Permit (GC-BIZ-CUP) and Site Plan Review. This request will allow for a social service facility. John Moore, Copa Health, applicant; Accel Properties LLC, owner.

Planner: Charlotte Bridges

Staff Recommendation: Approval with conditions

Summary: This case was on the consent agenda and was not discussed individually.

Vice Chair Ayers motioned to approve case ZON22-01270. The motion was seconded by Boardmember Peterson.

That: The Board recommends to approve case ZON22-01270 conditioned upon:

1. Compliance with final site plan and landscape plan submitted.
2. Compliance with the good neighbor policy.
3. Compliance with all requirements of Design Review Case No. DR14-010.
4. Compliance with all City development codes and regulations, except the modifications to the development standards as approved with this BIZ and shown in the following table:

Development Standards	Approved
<u>Minimum Building Setback –</u> <i>MZO Section 11-6-3</i> -Front and Street Facing Side: Industrial/Commercial collector (South-Jerome Ave.)	15 feet
<u>Required Landscape Yards – MZO Section</u> <i>11-33-3(B)(2)(a)</i> -Non-single Residential Uses Adjacent to Other Non-Single-Residential Uses (West) (North)	Width. 6 feet Width. 9 feet, 8-inches
<u>Parking Area Screening –</u> <i>MZO Section 11-30-9(H)</i>	Parking areas and drive aisles shall be screened from street(s) with masonry wall, berm or combination of walls/berms and densely planted landscaping or "vertical wire trellis

	panels". 100% of the screening may be accomplished with dense landscape
<u>Required Parking Spaces by Use –</u> <i>MZO Table 11-32-3.A</i> -Hospitals, hospices, skilled nursing, and nursing and convalescent homes, 1 parking space per 400-square feet of gross floor area	51 parking spaces
<u>Parking Lot Landscaping –</u> <i>MZO Section 11-33-4(B)(1)</i>	Parking lot landscape islands shall be installed at each end of a row of stalls and in between for maximum 10 contiguous parking spaces

Vote: 7-0

Upon tabulation of vote, it showed:

AYES – Crockett, Ayers, Sarkissian, Allen, Peterson, Pitcher, Montes

NAYS – None