

Map Change 2653

DP&S
September 13, 2022



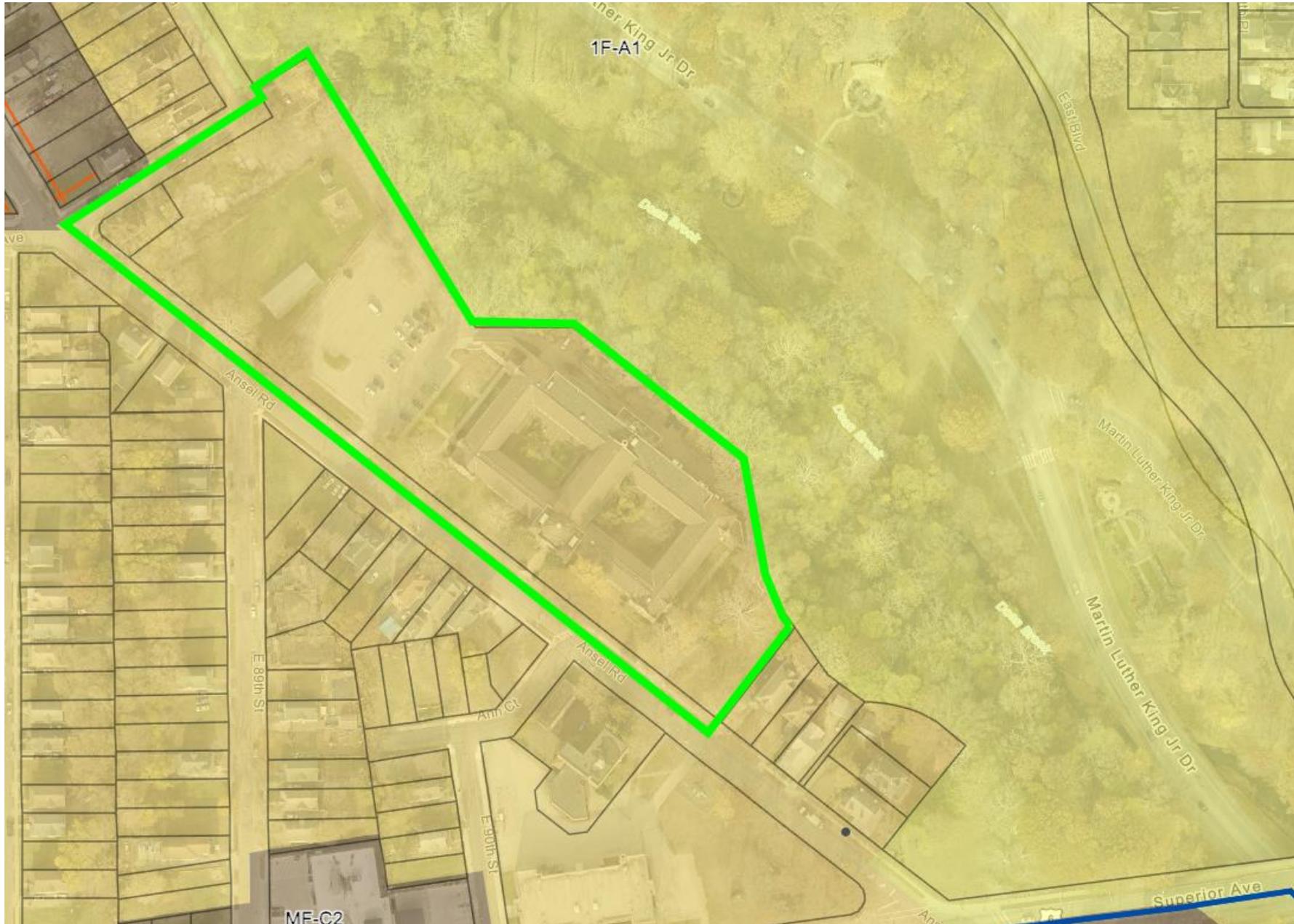
Proposal

Changing the Use, Area & Height Districts of parcels of land northeast of Ansel Road between Derby Avenue and Superior Avenue and adding a 15 Foot Specific Mapped Setback (Map Change 2653).

Purpose

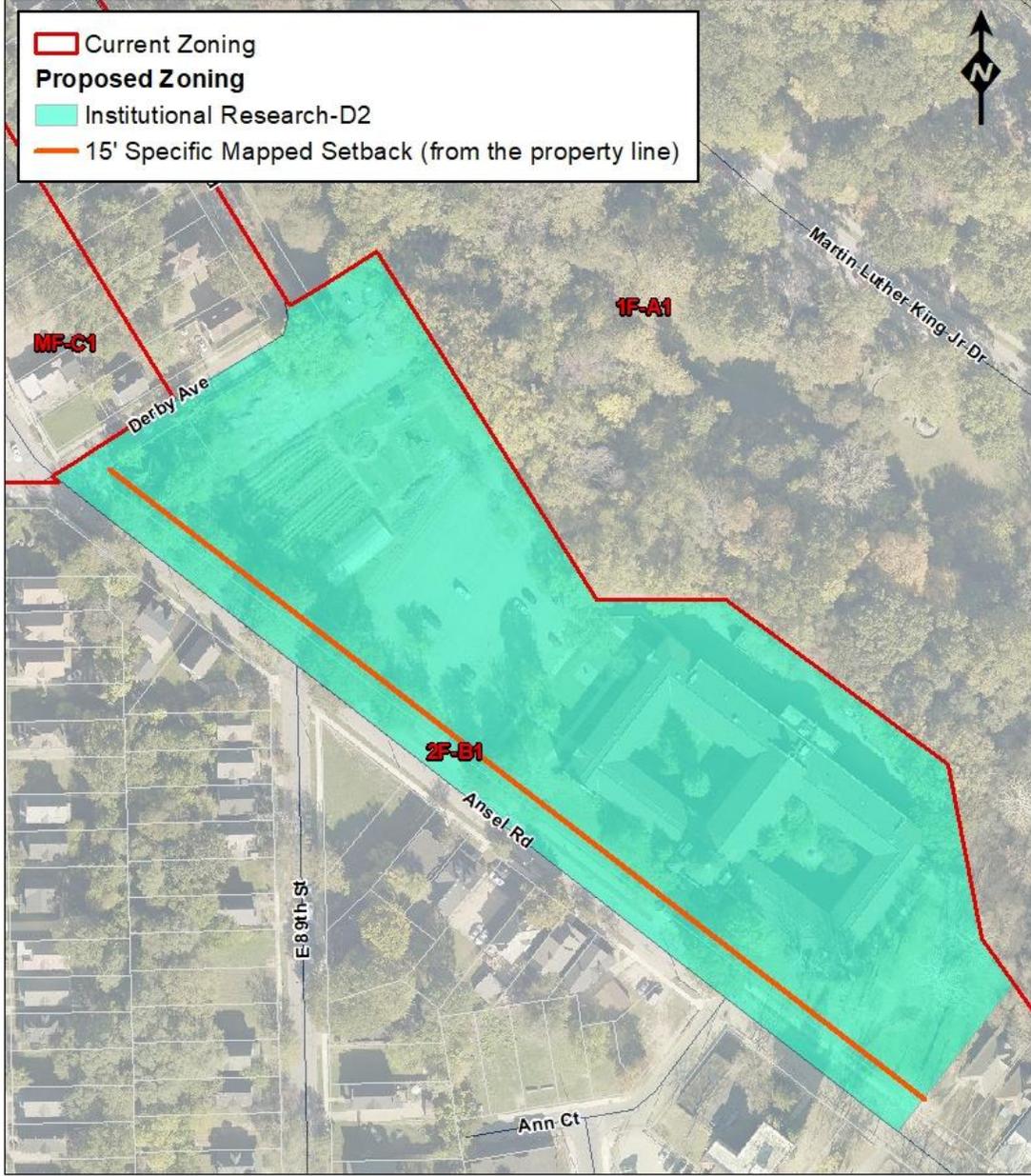
- To allow expansion of nonconforming use (mental health center – 36 bed - Residential Treatment Facility + 53 units of Recovery Housing)
- To permit new construction of the Hitchcock Center for Women to replace the existing building (Lot split & sold)
- Align existing and future land uses with zoning but also enhancing the character of the neighborhood





**ZONING –
2F-B1**

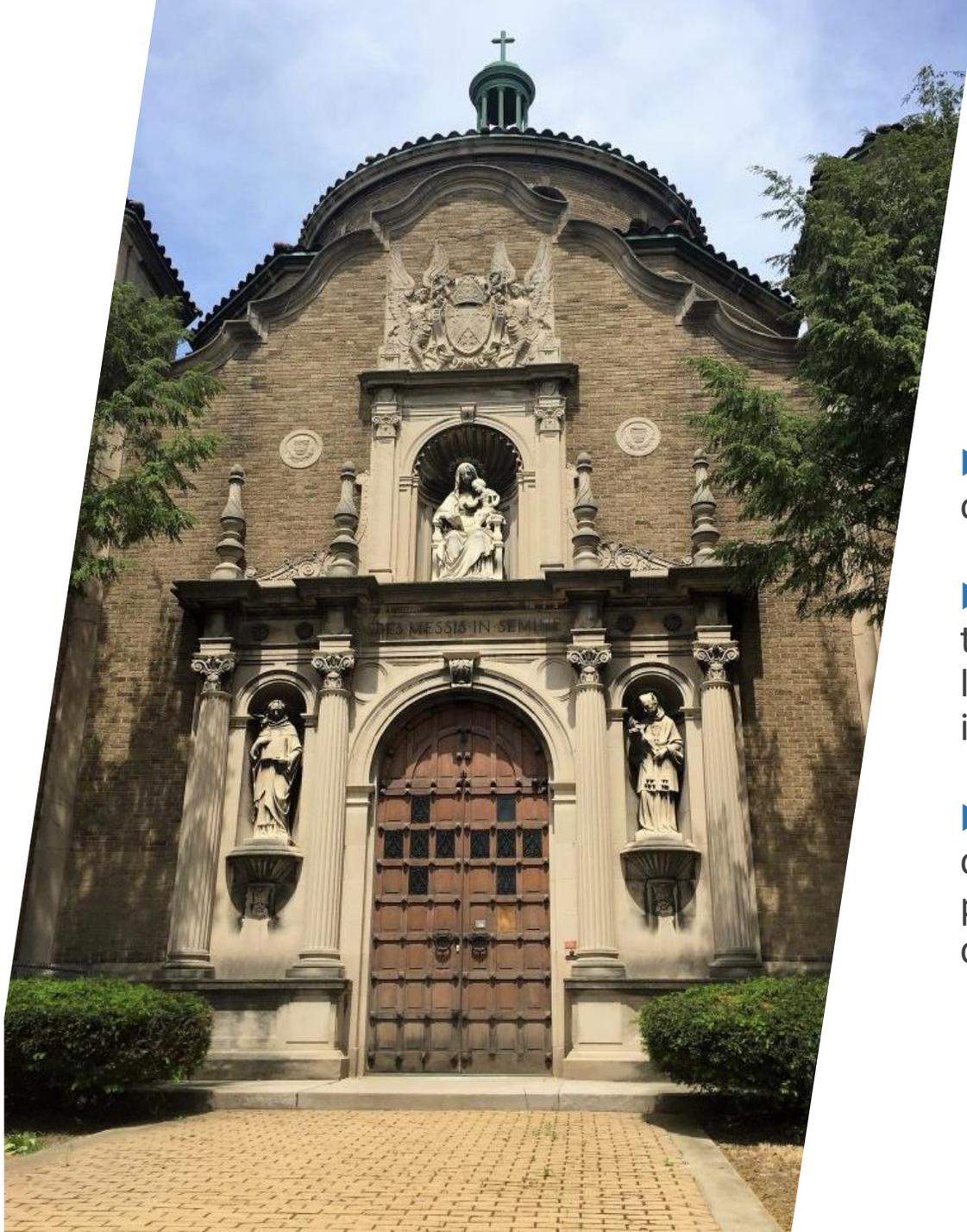
**USE
DISTRICT:
Two Family**



Current Zoning
[Red outline]

Proposed Zoning
[Cyan fill]

15' Specific Mapped Setback (from the property line)
[Orange line]



Existing Building

- ▶ Current HCFW building is functionally obsolete
- ▶ During HCFW's 30-year occupancy of the former seminary, there has been limited resources for capital improvements
- ▶ The age of the building and its complex architectural features are cost prohibitive to be renovated to meet current and expanding needs

New Residential Treatment Summary

36 short-term stay furnished bedrooms with private bath

6 Group Therapy Rooms

12 Therapist Consultation Offices

Dining Room with a Full-Service Kitchen

Designated Children's Play Area

Breastfeeding Areas and Changing Tables

Secured Prescription Storage/Dispensary

Kitchenette, Lounge, and Laundry Rooms on each Floor



New Recovery Housing Summary

53 Furnished Apartments

Common Laundry Room

2 Flexible Community Rooms

Site secured with Fencing and Surveillance Cameras

Sufficient Parking for Residents, Visitors, and Staff

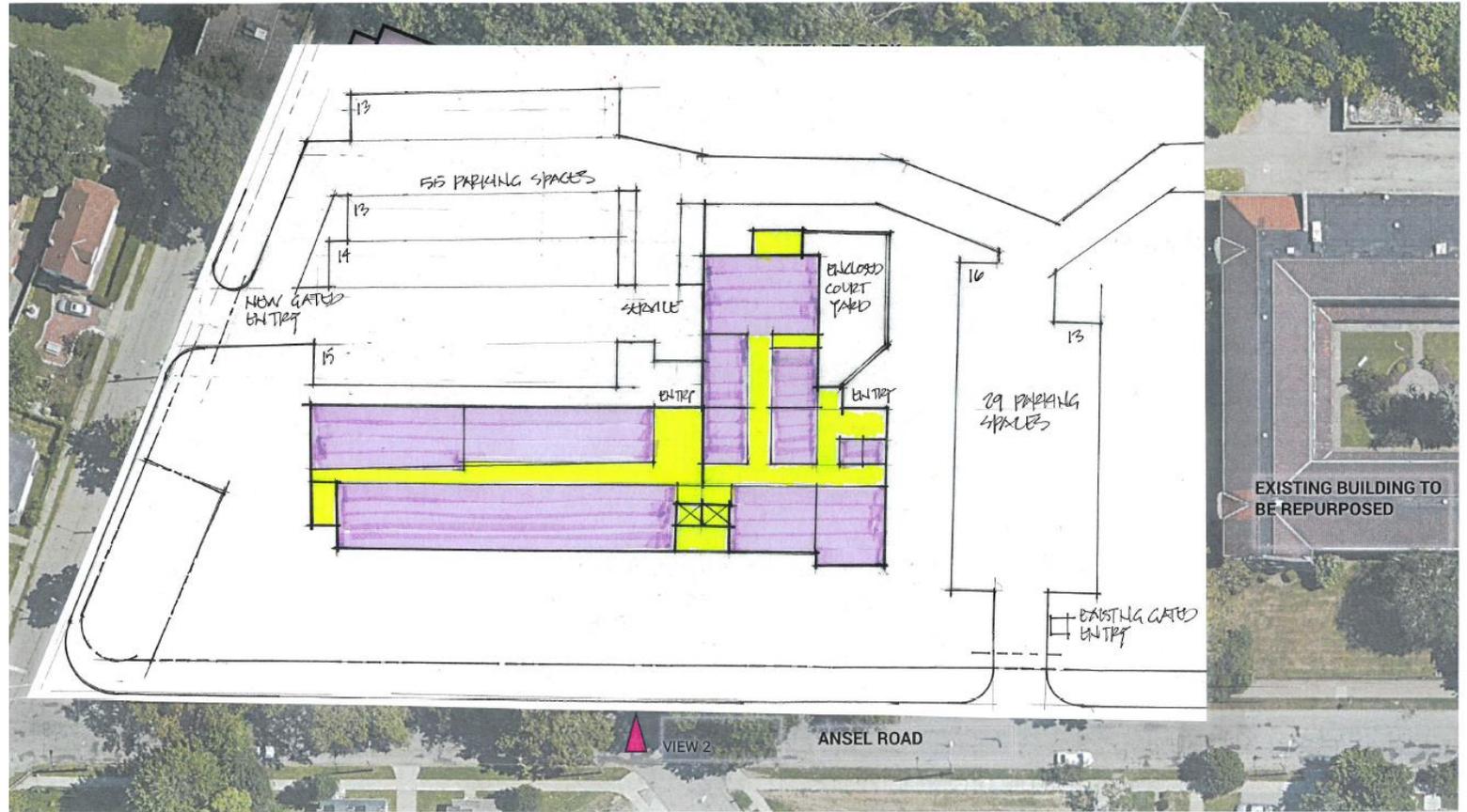
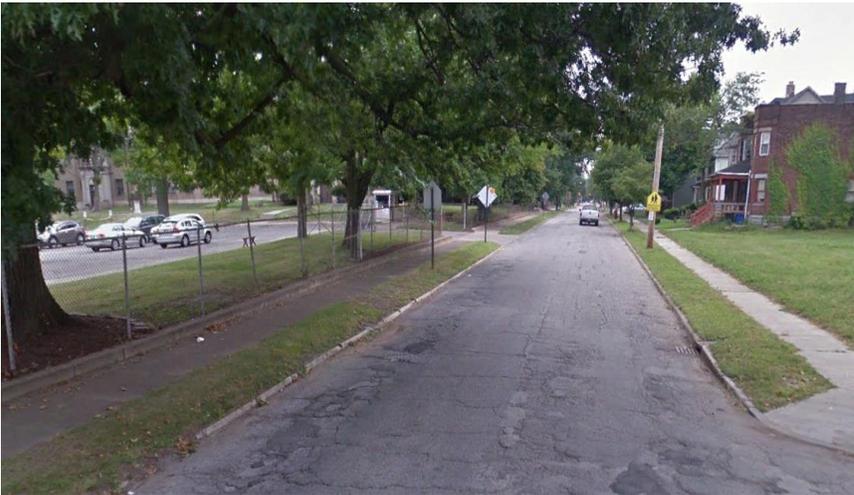
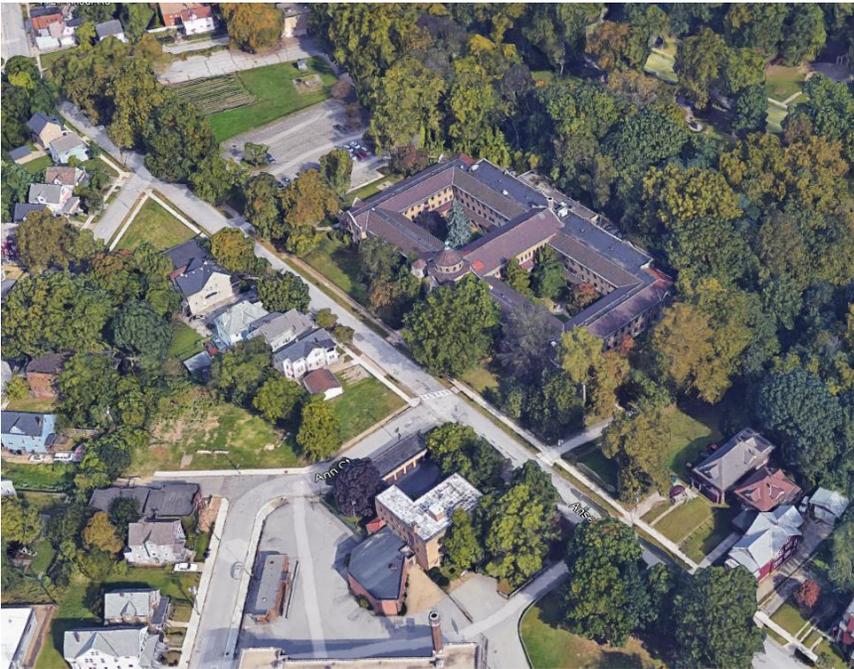
Enclosed Secure Courtyard

Arts & Crafts Room

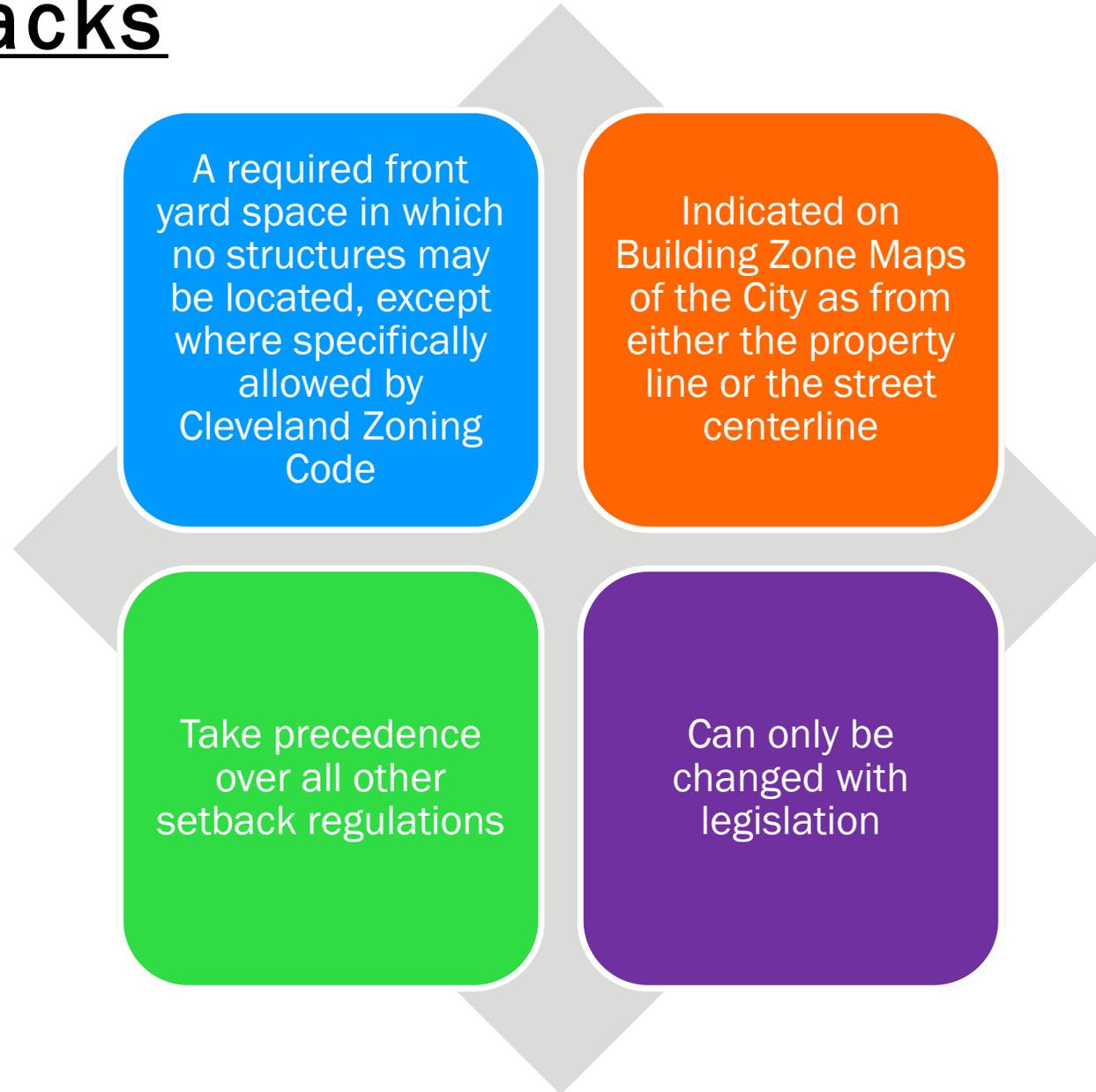
Fitness Center

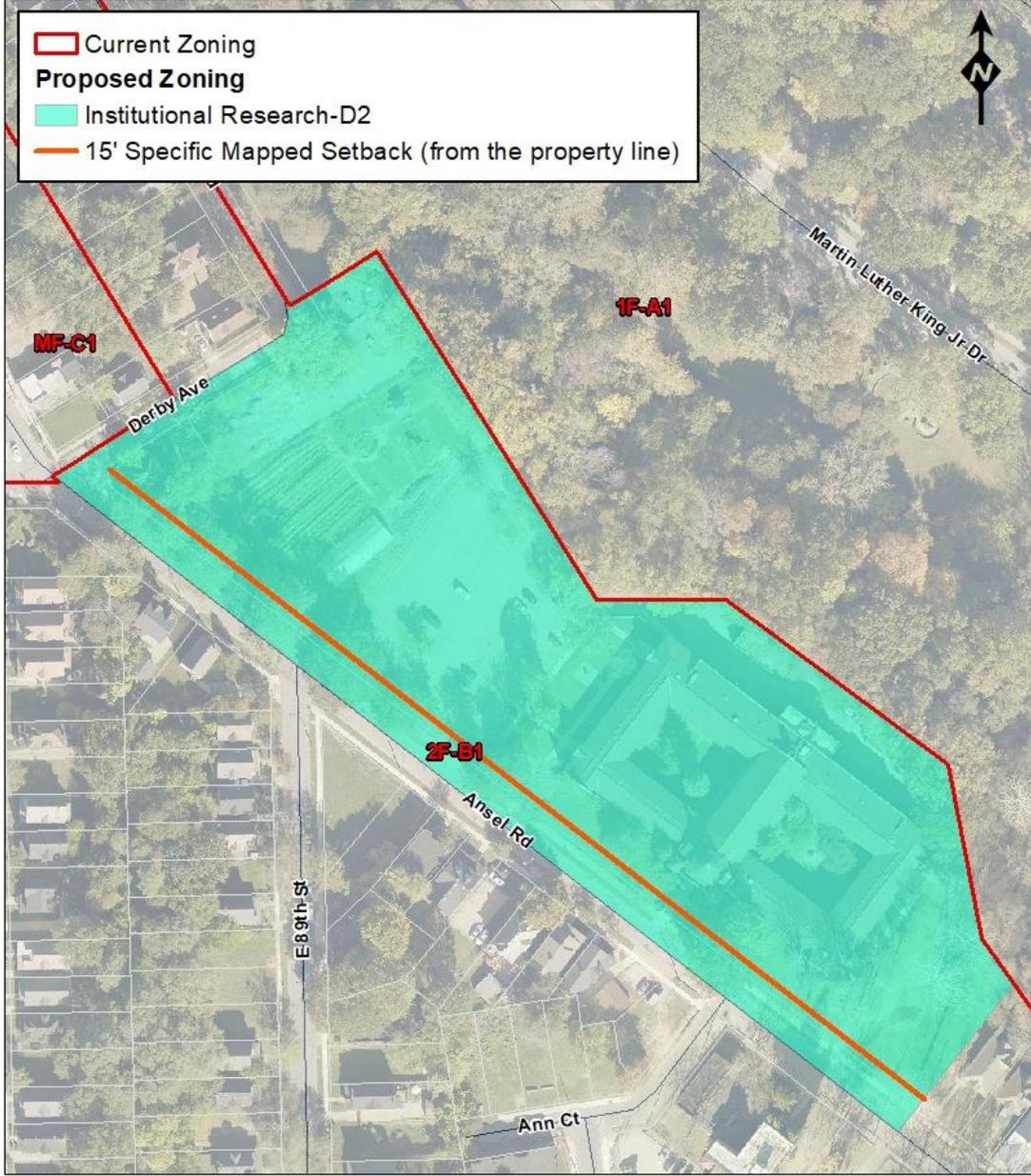
Screened service area





Mapped Setbacks





Current Zoning
[Red outline]

Proposed Zoning
[Cyan fill]

15' Specific Mapped Setback (from the property line)
[Orange line]