

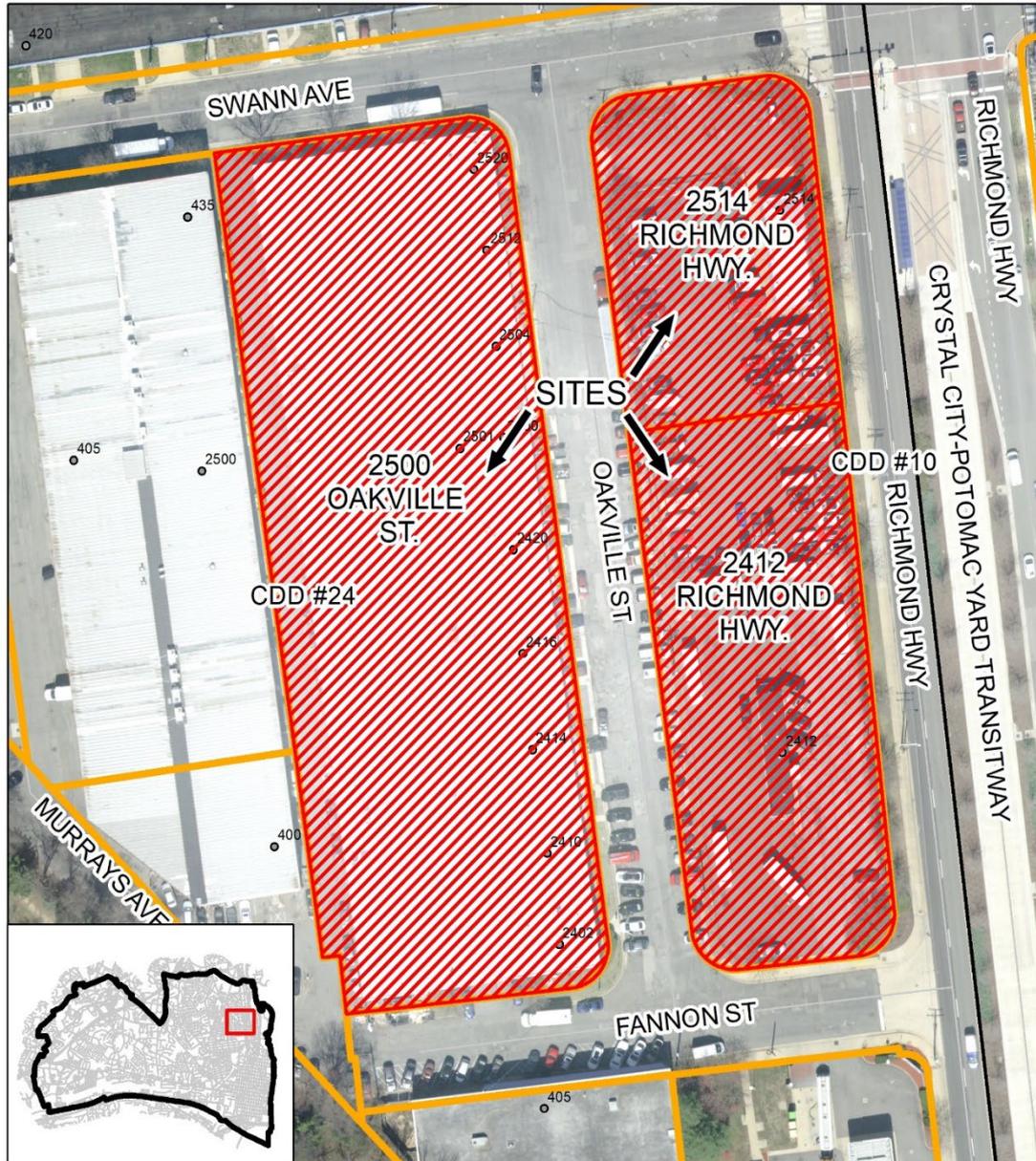


# **Special Use Permit #2021-00060**

**2412 & 2514 Richmond Hwy & 2500 Oakville  
Street**

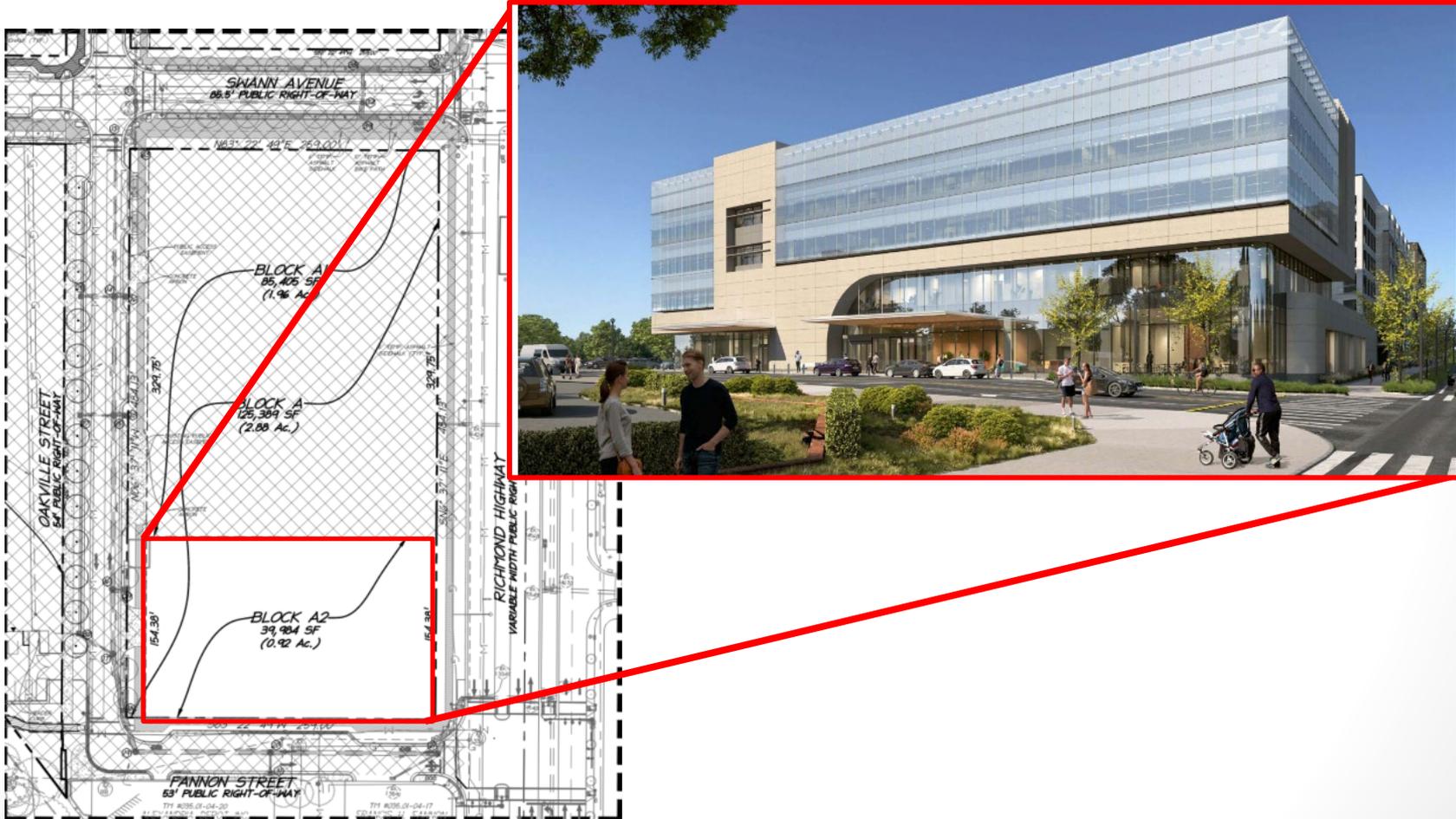
Planning Commission  
September 9, 2021

# Site Context

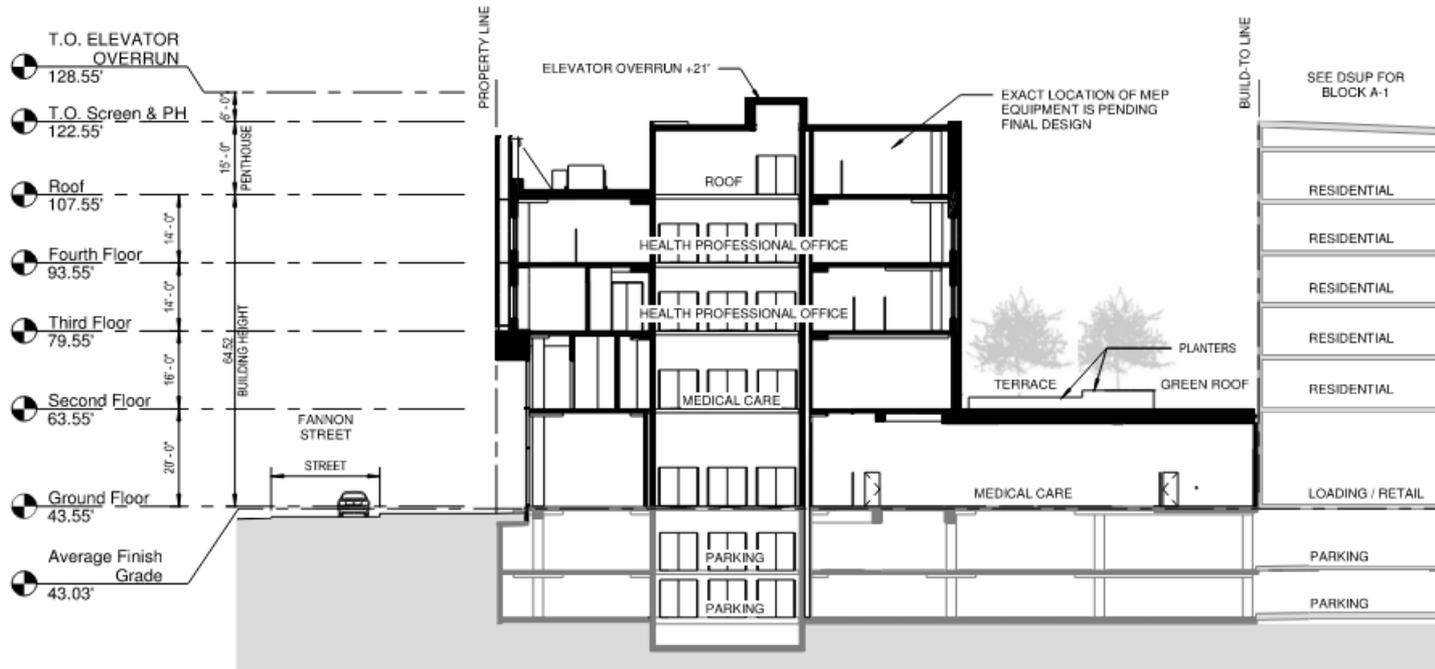


- Zoned: CDD #24
- Current Uses: warehouses, surface parking and auto services.

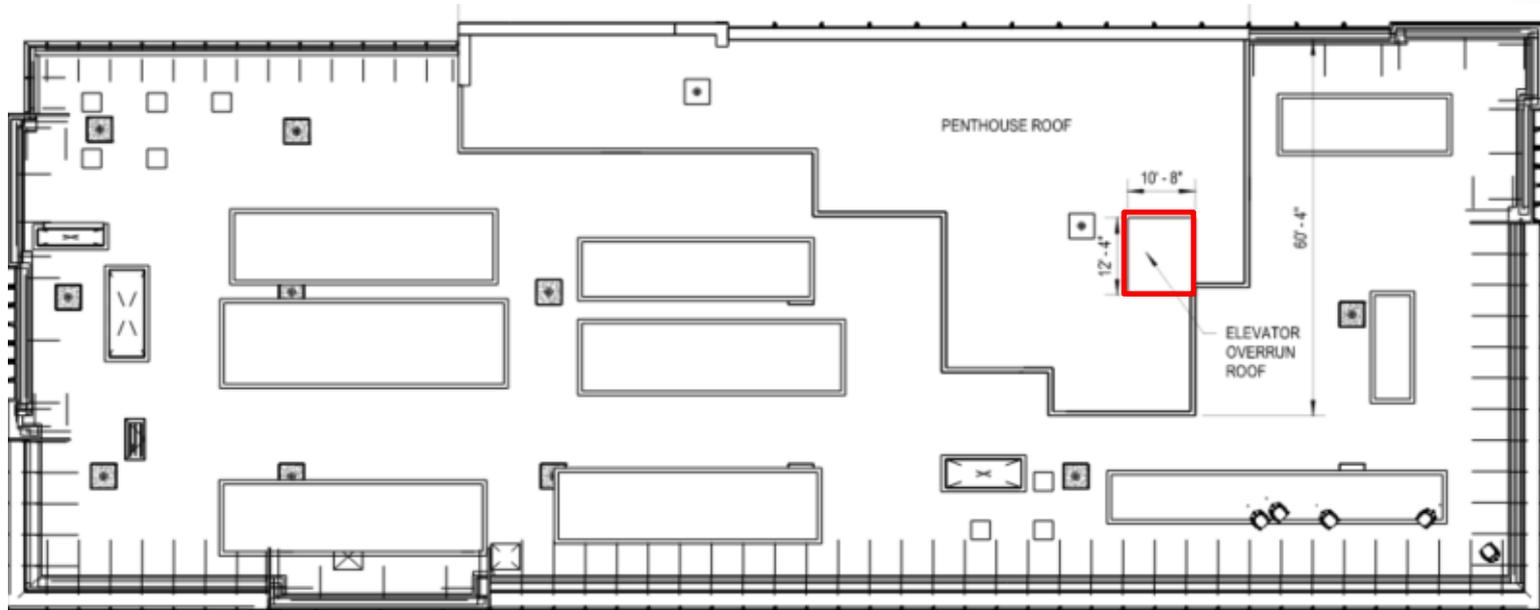
# Future Healthplex



# SUP Proposal



# SUP Proposal



**Richmond Highway**

**Fannon Street**

# Section 11-500 Criteria

- a. Will not adversely affect the health or safety of persons residing or working in the neighborhood of the proposed use;**
  - a. The additional mechanical penthouse height has been integrated into the overall building design and screened from view.*
  
- b. Will not be detrimental to the public welfare or injurious to property or improvements in the neighborhood; and**
  - a. The additional height has been requested to provide space for elevator equipment and will ensure safe operations of the building's elevator system.*
  
- C. Will substantially conform to the master plan of the city.**
  - a. Approving the additional height through the Special Use Permit will exclude the penthouse from calculated building height and maintain the approved building height per the Master Plan.*

# Conclusion

Staff recommends **approval** of the SUP request.