

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2006 - 28

Property Owner: Southminster, Inc.

Petitioner: Southminster, Inc.

Location: Approximately 26.0 acres located east of Park Road and south of Smithfield Church Road.

Request: Inst.(CD)SPA, institutional conditional district site plan amendment.

Summary

This request proposes to amend an existing conditional site plan to increase the allowable height from six stories to seven or eight stories to a maximum height of one hundred ten feet and to make changes to the layout of future buildings. The maximum of four hundred and forty two units presently allowed will not change.

Consistency and Conclusion

This request is consistent with the South District Plan which recommends institutional uses on this site and is appropriate for approval.

Existing Zoning and Land Use

The existing use on the site is a staged care retirement center. There is a middle school to the north, an elementary school to the east, and a church and high school to the west. Single-family subdivisions are to the south and southeast. The surrounding zoning is all R-3 except for the R-17MF(CD) across Park Road.

Rezoning History in Area

There have been no recent rezonings in the immediate vicinity.

Public Plans and Policies

South District Plan (adopted 1993). The South District Plan recognizes the subject property as institutional.

Proposed Request Details

This request is for a site plan amendment on twenty-six acres to allow a retirement community with up to 442 units/beds to increase the allowable height from six to seven or eight stories and from eighty-four feet to one hundred ten feet. The plan also shows a change in the layout of future buildings.

Public Infrastructure

Traffic Impact / CDOT Comments. CDOT notes that this site could generate approximately 1,450 trips per day as currently zoned. Under the proposed zoning this number of proposed units is not changing, and therefore the number of trips generated will be the same as the existing zoning.

CATS. All CATS comments have been addressed.

Storm Water. Storm Water Services notes that no additional requirements are needed at this time.

School Information. This request will not impact the school system.

Outstanding Issues

Land Use. This request is consistent with the South District Plan which recommends institutional uses at this location.

Site plan. There are no outstanding site plan issues.