

## **\*PRE-HEARING STAFF ANALYSIS\***

### **Rezoning Petition No. 2006-134**

**Property Owner:** Charlotte Retirement Residence LLC

**Petitioner:** Charlotte Retirement Residence LLC

**Location:** Approximately 9.2 acres on the west side of Carmel Road between Asherton Drive and Windwood Circle

**Request:** Change from R-3 (with special use permit for nursing home) to INST(CD) conditional institutional district

### **Summary**

This petition seeks to expand an existing retirement center from 93 suites to 131 suites.

### **Consistency and Conclusion**

Adopted land use plan maps indicate a multi-family future for this site. However, this may have been a misinterpretation of the existing institutional use on the property. This facility was already in place when the South District Plan was adopted. Upon correction of the site plan deficiencies noted below this petition would be appropriate for approval and reasonable and in the public interest.

### **Existing Zoning and Land Use**

This site is completely surrounded by single family residences in the R-3 zoning district.

### **Rezoning History in Area**

Approximately ¼ mile west of the petitioned site four duplexes were approved in an R-8MF(CD) rezoning earlier in 2006.

### **Public Plans and Policies**

The *South District Plan* (1993) recommends a multi-family land use classification for this parcel. However, Carmel Dependent Living Facility, an institutional use, has been at this location since 1986 through the approval of a special use permit.

## **Proposed Request Details**

The site plan accompanying this petition includes the following provisions:

- Supplemental plantings will be added to establish a 46-foot Class “C” buffer around most of the site. Where the existing driveway prevents this, a five-foot brick wall will be constructed with supplemental plantings that extend above the wall.
- The new wing will be three stories in height but not in a solid building façade paralleling the property line. New parking will be constructed between the new building and Carmel Road. Some of the old parking aisle will be deleted, adding green space closer to Carmel Road.
- A new five-foot sidewalk will be installed behind an eight-foot planting strip along Carmel Road. Additional plantings will be added to screen the parking lot.
- Right-of-way will be dedicated totaling 50 feet from the centerline of Carmel Road.

## **Public Infrastructure**

**Traffic Impact / CDOT Comments.** This proposal will not significantly impact the thoroughfare system. There are no outstanding transportation issues.

**CATS.** CATS had no comment on this petition.

**Connectivity.** The fully developed surrounding properties offer no opportunities for additional connectivity.

**Storm Water.** Storm Water Services’ request for an analysis of the downstream system has been agreed to by the petitioner.

**School Information.** This petition will not impact the school system.

## **Outstanding Issues**

**Land Use.** There are no land use issues associated with this petition. It is appropriate for approval from a land use perspective.

**Site plan.** The site plan accompanying this petition contains the following deficiency:

- The buffer notes need to be modified to increase the width of the buffer between the new wing and the exterior property line. Additional plantings should be installed to bring the buffer up to the intensity of a Class “B” buffer.