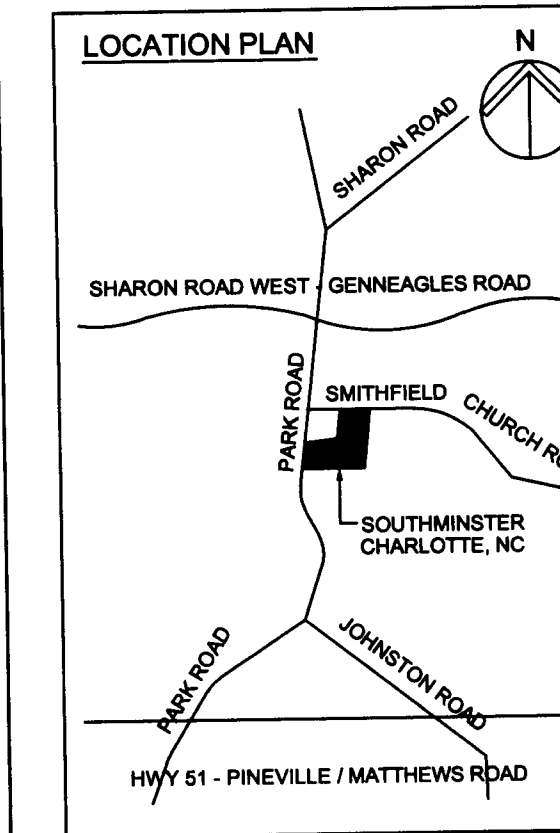


FreemanWhite Project # 543037 - G:\15ENK04037\DWG\Sites\Southminster Scheme D (CD plan).dwg - REVISION Date: 02/21/2006

Previous Rezoning File: Petition No. 2005-039
Current Rezoning File: Petition No. 2006-028

LOCATION PLAN

ZONING

TAX PARCEL: # 209-511-33 & 34
EXISTING: INST - CD
PROPOSED: INST (CD) S.P.A.
** SEE TABLE BELOW FOR PARKING SUMMARY **

SYMBOL KEY

[Symbol]	EXISTING BUILDING
[Symbol]	PROPOSED BUILDING ADDITION
[Symbol]	PROPOSED NEW ASPHALT PAVEMENT
[Symbol]	PROPOSED NEW CONCRETE SIDEWALK

VARIANCES WERE GRANTED BY THE ZONING BOARD OF ADJUSTMENTS IN CASE NO. 05-007 ON JANUARY 25, 2005.

(1) EXISTING PERIMETER DRIVEWAY TO BE LOCATED AND RECONSTRUCTED IN 50' BUFFER ON THE SOUTHERLY AND EASTERLY BOUNDARIES ADJACENT TO CAMERON WOODS SUBDIVISION.

(2) RELOCATION OF A PORTION OF THE PERIMETER DRIVEWAY IN 25' BUFFER ON NORTHERLY BOUNDARY ADJACENT TO CHURCH.

(3) WAIVING BUFFER PLANTING REQUIREMENTS ON WESTERLY BOUNDARY ADJACENT TO CHURCH.

(4) A PUBLIC EASEMENT ALONG THE EASTERN BOUNDARY OF PARK ROAD WILL BE GRANTED FOR THE EXISTING PUBLIC SIDEWALK.

PROPOSED USE:

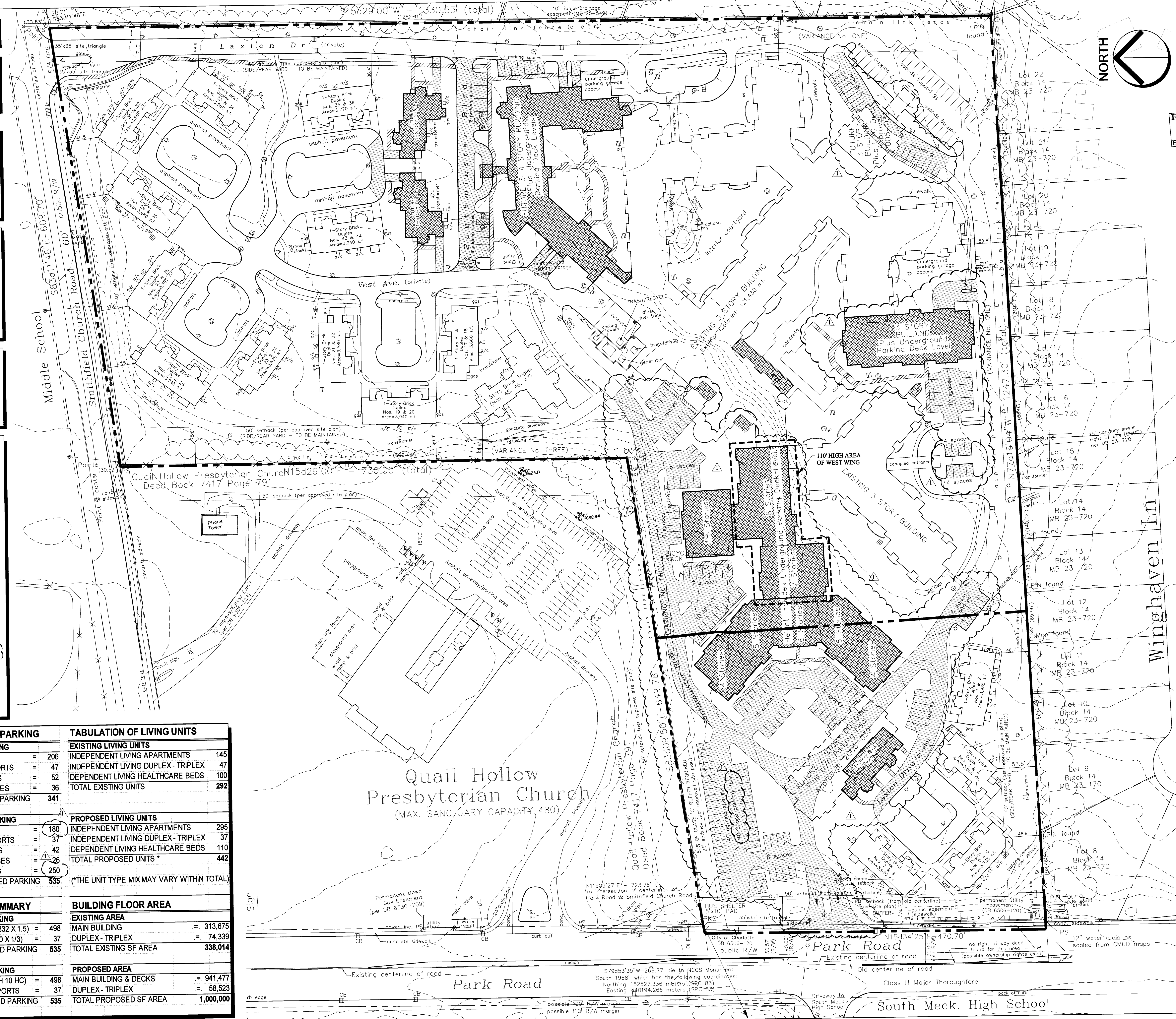
NURSING HOME, REST HOME WITH INDEPENDENT AND DEPENDENT UNITS/BEDS - A MAX. OF 110 INDEPENDENT LIVING UNITS AND 342 INDEPENDENT LIVING UNITS.

OTHER TYPES OF ACCESSORY USES PERMITTED/PROPOSED:

(1) WELLNESS CENTER (2) DEPENDENT LIVING
(3) INDEPENDENT LIVING (4) BUSINESS / OFFICE
(5) ASSEMBLY / DINING

- (1) MAXIMUM HEIGHT OF DETACHED LIGHTING LIMITED TO 20'-0".
- (2) NUMBER OF DRIVEWAYS LIMITED TO TWO: ONE EXISTING TO REMAIN (IN AND OUT LANE) AND ONE RELOCATED (IN AND OUT LANE).
- (3) USE OF "WALL-PAK" LIGHT FIXTURES NOT PERMITTED.
- (4) STORM WATER DETENTION PONDS - NEW OR EXPANDED WILL NOT BE LOCATED IN BUFFERS OR SETBACKS.
- (5) PEDESTRIAN SCALE LIGHTING WILL BE PROVIDED ALONG SIDEWALKS.
- (6) LANDSCAPED AREAS WILL BE EXPANDED AND/OR PROVIDED.
- (7) ANY NEW PROPOSED STREET TREES WILL BE LARGE MATURING TREES PLANTED ON BOTH SIDES OF PROPOSED STEETS AT 40'-0" ON CENTER (MAX.).
- (8) WHEEL STOPS WILL BE PROVIDED AT EACH 9'-0"x19'-0" PROPOSED PARKING BAY ADJACENT TO PROPOSED SIDEWALKS.
- (9) ALL NON-CONFORMING ON-STREET PARALLEL PARKING WILL BE ELIMINATED ALONG INTERNAL STREETS TO ACCOMMODATE TWO-WAY AND/OR FIRE TRUCK ACCESS.
- (10) ALL NEW SIDEWALKS WILL BE 5'-0" WIDE WITH A 6'-0" WIDE PLANTING STRIP BETWEEN THE ROAD AND THE SIDEWALK.
- (11) ONE BICYCLE RACK WILL BE PROVIDED TO MEET THE ORDINANCE REQUIREMENTS. ADDITIONAL BIKE PARKING RACKS WILL BE PROVIDED IN EACH UNDERGROUND PARKING DECK.
- (12) EXISTING 40'-0" BUFFER (SET-BACK) TO BE MAINTAINED.
- (13) EXISTING 50'-0" RIGHT-OF-WAY TO BE MAINTAINED.
- (14) EXISTING 90'-0" SET-BACK TO BE MAINTAINED AND/OR WILL BE PROVIDED FROM EXISTING CENTERLINE OF PARK ROAD.

DEVELOPMENT CRITERIA		OFF-STREET PARKING		TABULATION OF LIVING UNITS	
EXISTING DEVELOPMENT		EXISTING PARKING		EXISTING LIVING UNITS	
LIVING UNIT DENSITY / ACRE	= 12	PARKING LOTS	= 206	INDEPENDENT LIVING APARTMENTS	145
TOTAL BUILDING FOOTPRINT	= 18%	DUPLEX - CARPORTS	= 47	INDEPENDENT LIVING DUPLEX - TRIPLEX	47
TOTAL PAVED AREA	= 22%	DUPLEX - DRIVES	= 52	DEPENDENT LIVING HEALTHCARE BEDS	100
TOTAL OPEN SPACE	= 60%	CURBSIDE SPACES	= 36	TOTAL EXISTING UNITS	292
MAXIMUM BUILDING HEIGHT	= 48'-0"	TOTAL EXISTING PARKING	341		
PROPOSED DEVELOPMENT		PROPOSED PARKING		PROPOSED LIVING UNITS	
LIVING UNIT DENSITY / ACRE	= 17	PARKING LOTS	= 180	INDEPENDENT LIVING APARTMENTS	295
TOTAL BUILDING FOOTPRINT	= 24%	DUPLEX - CARPORTS	= 37	INDEPENDENT LIVING DUPLEX - TRIPLEX	37
TOTAL PAVED AREA	= 20%	DUPLEX - DRIVES	= 42	DEPENDENT LIVING HEALTHCARE BEDS	110
TOTAL OPEN SPACE	= 55%	CURBSIDE SPACES	= 26	TOTAL PROPOSED UNITS *	442
MAXIMUM BUILDING HEIGHT	= 110'-0"	PARKING DECKS	= 250		
CHURCH SIDE BUFFER	= 25'-0"	TOTAL PROPOSED PARKING	535	(*THE UNIT TYPE MIX MAY VARY WITHIN TOTAL)	
CD PLAN ZONING CRITERIA		PARKING SUMMARY		BUILDING FLOOR AREA	
INSTITUTIONAL DISTRICT		REQUIRED PARKING		EXISTING AREA	
TOTAL EXISTING SITE ACRES	= 25.4	INDEPENDENT (332 X 1.5)	= 498	MAIN BUILDING	= 313,675
MINIMUM LOT WIDTH	= 465'-0"	DEPENDENT (110 X 1/3)	= 37	DUPLEX - TRIPLEX	= 74,339
MINIMUM SET BACK	= 40'-0"	TOTAL REQUIRED PARKING	535	TOTAL EXISTING SF AREA	338,014
MINIMUM SIDE YARD	= 20'-0"				
MAXIMUM BUILDING HEIGHT	= 40'-0"	PROVIDED PARKING		PROPOSED AREA	
RESIDENTIAL BUFFER TYPE C	= 50'-0"	PROVIDED (WITH 10 HC)	= 498	MAIN BUILDING & DECKS	= 941,477
MAXIMUM BUILDING NUMBER **	= 10	COVERED CARPORTS	= 37	DUPLEX - TRIPLEX	= 58,523
(** DOES NOT INCLUDE DUPLEX-TRIPLEX)		TOTAL PROVIDED PARKING	535	TOTAL PROPOSED SF AREA	1,000,000





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Southminster - Campus Repositioning Master Plan

Scale: 1" = 60'-0"
January 20, 2006

FOR PUBLIC HEARING

Petition No. 2006-028

REVISIONS (01-20-06)

