



ZONING
 TAX PARCEL # 209-511-33 & 34
 EXISTING: INST - CD
 PROPOSED: INST - CD
 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 (SIZES - A MAX. OF 110 DEPENDENT 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-PACK LIGHT FIXTURES ARE 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 (10" DB ON BOTH SIDES OF PROPOSED STREETS AT 40'-0" ON CENTER (MAX)).
- (8) WHEEL STOPS WILL BE PROVIDED AT EACH 8.0x19.0' PROPOSED PARKING BAY ADJACENT TO PROPOSED SIDEWALKS.
- (9) ALL NON-CONFORMING ON-STREET PARALLEL PARKING WILL BE ELIMINATED ON 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 MINIMUM BIKE PARKING 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 = 206 | EXISTING LIVING UNITS = 145 |
| LIVING UNIT DENSITY / ACRE | PARKING LOTS = 12 | INDEPENDENT LIVING APARTMENTS = 47 |
| TOTAL BUILDING FOOTPRINT | DUPLEX - CARPORTS = 57 | DEPENDENT LIVING DUPLEX - TRIPLEX = 100 |
| TOTAL PAVED AREA | DUPLEX - DRIVES = 36 | DEPENDENT LIVING HEALTHCARE BEDS = 292 |
| TOTAL OPEN SPACE | CURBSIDE SPACES = 36 | TOTAL EXISTING UNITS = 442 |
| MAXIMUM BUILDING HEIGHT | TOTAL EXISTING PARKING = 341 | PROPOSED LIVING UNITS = 295 |
| CHURCH SIDE BUFFER | PROPOSED PARKING = 130 | INDEPENDENT LIVING APARTMENTS = 37 |
| | DUPLEX - CARPORTS = 37 | DEPENDENT LIVING DUPLEX - TRIPLEX = 110 |
| | DUPLEX - DRIVES = 26 | DEPENDENT LIVING HEALTHCARE BEDS = 442 |
| | CURBSIDE SPACES = 300 | TOTAL PROPOSED UNITS * = 338,014 |
| | 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 = 498 | EXISTING AREA |
| TOTAL EXISTING SITE ACRES = 26 | 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" | PROVIDED PARKING = 498 | PROPOSED AREA |
| MAXIMUM BUILDING HEIGHT = 40'-0" | PROVIDED (WITH 10 HC) = 498 | MAIN BUILDING & DECKS = 941,477 |
| RESIDENTIAL BUFFER TYPE C* = 50'-0" | COVERED CARPORTS = 37 | DUPLEX - TRIPLEX = 58,523 |
| MAXIMUM BUILDING NUMBER ** = 10 | TOTAL PROVIDED PARKING = 535 | TOTAL PROPOSED SF AREA = 1,000,000 |
| (** DOES NOT INCLUDE DUPLEX - TRIPLEX) | | |

Southminster - Campus Repositioning Master Plan

Petition No. 2005-039

Scale: 1" = 60'-0"

April 1, 2005

