

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 PARCEL SUMMARY\*

**SYMBOL KEY**

- EXISTING BUILDING
- PROPOSED BUILDING ADDITION
- PROPOSED NEW ASPHALT PAVEMENT
- 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.

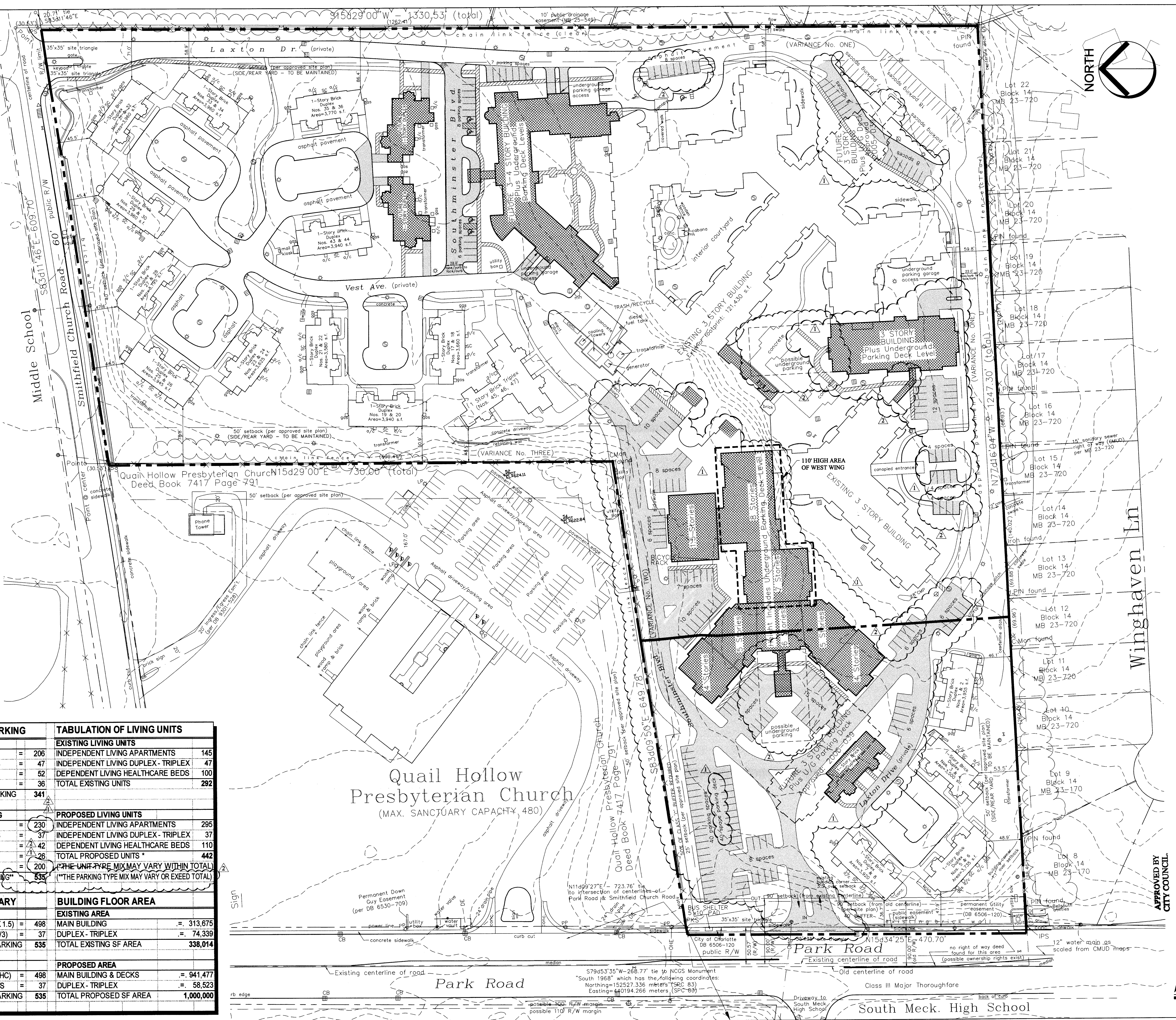
**PROPOSED USE:**  
 NURSING HOME, REST HOME WITH INDEPENDENT AND DEPENDENT UNITS/BEDS - A MAX. OF 110 DEPENDENT LIVING UNITS AND 342 INDEPENDENT LIVING UNITS.

**OTHER TYPES OF ACCESSORY USES PERMITTED/PROPOSED:**

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

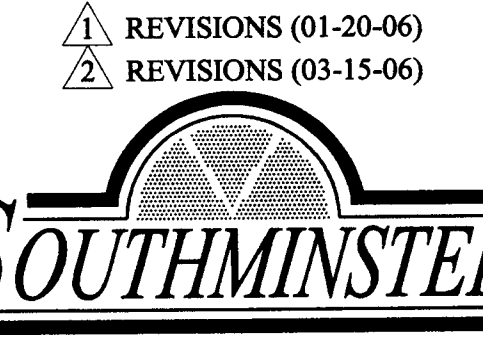
- (1) MAXIMUM HEIGHT OF DETACHED LIGHTING LIMITED TO 20'-0".
- (2) NUMBER OF DRIVEWAYS LIMITED TO TWO. ONE EXISTING TO REMAIN (IN AND OUT LANE) AND ONE RELOCATED (IN AND OUT LANE).
- (3) USE OF "WALL-PAK" LIGHT FIXTURES ARE NOT PERMITTED.
- (4) STORM WATER DETENTION PONDS - NEW OR EXPANDED WILL NOT BE 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 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	
<b>EXISTING DEVELOPMENT</b>		<b>EXISTING PARKING</b>		<b>EXISTING LIVING UNITS</b>	
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		
<b>PROPOSED DEVELOPMENT</b>		<b>PROPOSED PARKING</b>		<b>PROPOSED LIVING UNITS</b>	
LIVING UNIT DENSITY / ACRE	= 17	PARKING LOTS	= 230	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	= 200	*THE UNIT TYPE MIX MAY VARY WITHIN TOTAL	
CHURCH SIDE BUFFER	= 25'-0"	TOTAL PROPOSED PARKING**	535	**THE PARKING TYPE MIX MAY VARY OR EXCEED TOTAL	
<b>CD PLAN ZONING CRITERIA</b>		<b>PARKING SUMMARY</b>		<b>BUILDING FLOOR AREA</b>	
<b>INSTITUTIONAL DISTRICT</b>		<b>REQUIRED PARKING</b>		<b>EXISTING AREA</b>	
TOTAL EXISTING SITE ACRES	= 25.4	INDEPENDENT (332 X 1.5)	= 498	EXISTING MAIN BUILDING	= 313,675
MINIMUM LOT WIDTH	= 485'-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"	<b>PROVIDED PARKING</b>		<b>PROPOSED AREA</b>	
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



**Southminster - Campus Repositioning Master Plan**  
**FOR PUBLIC HEARING** Petition No. 2006-028

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



APPROVED BY CITY COUNCIL  
 MAR 20 2006