



STAFF REPORT

CASE:	ZC15-4
EXISTING ZONING	R
PROPOSED ZONING	R (CD)
APPLICANT/PROPERTY OWNER:	CARILLON ASSISTED LIVING
LOCATION	5635 MARGARET WALLACE ROAD
TAX PARCEL NUMBER	135-417-42
REQUEST:	ASSISTED LIVING FACILITY
RECOMMENDATION:	FAVORABLE

APPLICATION SUMMARY:

The applicant is requesting Conditional District Zoning to allow an Assisted Living Facility. Please note the applicant is indicating a reduced setback. The front portion of building is 13' from the r/w and the back corner of the building is 52' from the side property line. The supplementary use regulations call for a 100 ft. setback.

The Zoning Plan also indicates a left turn lane and sidewalk improvement.

Conditional District decisions shall be made in consideration of identified relevant adopted land use plan. Conditional District rezoning is a legislative procedure under which the Board of Commissioners has the authority to increase, tighten, add, vary, modify or waive specific conditions or standards. In approving a petition for the rezoning of property to a Conditional District the Board of Commissioners may request reasonable and appropriate conditions.

7.2.8 Supplementary Use Regulations for Nursing Homes, Rest Homes and Homes for the Aging.

- A. The minimum site area for a facility having fifty (50) beds or less shall be three (3) acres. For each additional fifty (50) beds or fraction thereof, the minimum acreage requirement shall be increased by one acre.
- B. The minimum building setback from any street shall be one hundred (100) feet. The area between the street property line, or the equivalent thereto, as provided in Section 6.1.4 (Measurement of Building and Setback Lines), and the building setback line shall be landscaped. Off-street parking and loading shall be prohibited in this area.
- C. The minimum side yard shall be fifty (50) feet.
- D. The minimum rear yard shall be fifty (50) feet.
- E. Whenever such land abuts property used for residential or institutional uses not in the same ownership or a part of the subject site, the minimum side and rear yards shall be one hundred (100) feet.
- F. The heights of any building shall be limited to the height permitted in the respective districts.
- G. Off-street parking and loading shall be provided as required by this Ordinance in [Article 6](#), Section 6.3 (Off-Street Parking and Loading). Screening shall be provided for parking and loading areas as required by this Ordinance in Section 6.4.2 (Screening and Landscaping).
- H. Outdoor recreation areas shall be provided for the use of the residents of the facility, equal in amount to not less than twenty (20) percent of the total site area. No portion of the off-street parking or loading areas or no portion of the front yard area shall qualify as part of the recreation area.

RECOMMENDATION:

Staff recommends approval.

STAFF CONTACT:

Planning Staff
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