

ZONING CHANGE

Case Coordinator: Michael McCauley

GENERAL PROJECT INFORMATION

SITE ZONING: PD-167 for the (O-1) Office District

	<u>SURROUNDING ZONING</u>	<u>SURROUNDING LAND USES</u>
NORTH	(SF-7/14) Single-Family Residential District	Single-Family Residential Subdivision Across Hebron Pkwy
SOUTH	(SF-8.4/16) Single-Family Residential District	Single-Family Residential Subdivision
EAST	(SF-8.4/16) Single-Family Residential District	Single-Family Residential Subdivision
WEST	PD-167 for the (O-1) Office District	Private School

REQUEST: An amendment to PD-167 to allow a new administration office building as part of the existing assisted living facility

PROPOSED USE: Administration office building

ACRES/LOTS: 9 Acres/1 lot

LOCATION: 2048 E. Hebron Parkway

HISTORY: PD-167 was established in 2004 to allow modified development standards for a church.

PD-167 was repealed and re-established in 2012 to allow an assisted living facility in lieu of the church which was demolished.

COMPREHENSIVE PLAN: Public/Semi-Public

TRANSPORTATION PLAN: East Hebron Parkway is designated as a (A6D) 6-Lane Divided Arterial.

OWNER: Mr. and Mrs. James A. Stroud Foundation

REPRESENTED BY: John Hodge with Stroud Companies

STAFF ANALYSIS

PROPOSAL:

The applicant is requesting approval of an amendment to PD-167 to allow a new administration office building as part of the existing assisted living facility.

ELEMENTS TO CONSIDER

1. The proposed administration office building's architecture is consistent with the 7 existing residential style buildings.
2. Currently, the administration office is located within a portion of one of the existing assisted living buildings.
3. Although the main entrance into the proposed office building will be on the south side of the building, the north side of the building will provide access and is similar in design to the main entrance elevation. This provides an attractive view of the building from Hebron Parkway.
4. The proposal includes a berm and trees in the front of the 3,200 square foot building and foundation landscaping.
5. The proposed administration office building maintains a 50-foot front setback from Hebron Parkway.
6. Per PD-167, the maximum occupancy for the Assisted Living and Alzheimer's Care facility for the elderly shall be 112 residents. The proposal will not cause the number of residents to exceed this threshold.
7. It is considered impractical for the new administration office building to be located elsewhere on site as stated in the applicant's narrative.
8. Staff has received written public comments.

CONCLUSION:

Because the proposal provides ample parking and landscaping, does not encroach into the required building setbacks and is consistent in design with existing buildings, staff believes the proposal should not create an adverse impact to the area.