



Zoning Committee

REQUEST

Current Zoning: N1-A (neighborhood 1-A)

Proposed Zoning: INST(CD) (institutional, conditional)

LOCATION

Approximately 14.46 located along the southeast side of Carmel Road, west of Colony Road, and east of Mooreland Farms Road. (Council District 6 - Bokhari)

PETITIONER

Carmel Hills, Inc.

ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

To Approve:

This petition is found to be **consistent** based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map (2022)* recommends the Campus Place Type.

Therefore, we find this petition to be reasonable and in the public interest, based on the information from the staff analysis and the public hearing, and because:

- This petition is appropriate and compatible with the Campus Place Type as it allows for the renovation and expansion of an existing senior living facility while maintaining buffers and landscaping that helps to integrate the facility into the single-family residential character of the area.
- Approval of this petition would result in zoning that is better aligned to the Campus Place Type than the existing Neighborhood 1 zoning district.
- The facility has easy access to the future Colony Road urban trail that, when complete, will connect the Four Mile Creek, Briar Creek, and future McAlpine extension greenways.
- The facility is located within a ¼-mile walk of the CATS 62X express commuter bus.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 2: Neighborhood Diversity & Inclusion
 - 3: Housing Access for All

Motion/Second: Lansdell / Russell
Yeas: Lansdell, Russell, Whilden, Neeley, Sealey,
Winiker, Welton
Nays: None
Absent: None
Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is consistent with the *2040 Policy Map*.

Chairman Welton asked if there were any outstanding issues. Staff stated that all outstanding issues had been addressed since the public hearing.

Commissioner Lansdell asked CDOT staff to provide additional detail on the resolution of the outstanding issues regarding the streetscape along Carmel Road. CDOT staff stated that it was the petitioner's request to keep the existing streetscape along Carmel Road. But that CDOT staff worked with the petitioner to have them construct the required planting stipe and sidewalk in their required location with note that they will work with Urban Forestry to vary the planting stipe in order to avoid disturbing mature trees.

Commissioner Lansdell stated the importance of improving the streetscape along Carmel Road in order to bring the active transportation facilities up to current standards and felt that the loss of tree canopy along the frontage would be insignificant in comparison to the loss of trees due to development internal to the site.

There was no further discussion of this petition.

PLANNER

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