



Zoning Committee

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**REQUEST**

Current Zoning: R-3 (single family residential) and R-I (religious institution)  
Proposed Zoning: INST(CD) (institutional conditional) and INST (institutional)

**LOCATION**

Approximately 17.17 acres located on the east side of Providence Rd, south of Jefferson Drive, south of Fairview Rd / Sardis Rd.  
(Council District 6 - Bokhari)

**PETITIONER**

Aldersgate at Shalom Park, Inc.

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**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:

This petition is found to be to be **consistent** with the *South District Plan* recommendation for institutional use for a portion of site and **inconsistent** with the plan recommendation for single family residential for a portion of the site based on the information from the staff analysis and the public hearing, and because:

- The plan recommends institutional use for the portion of the site currently zoned R-I and a small portion currently zoned R-3 next to Shalom Park Drive.
- The plan recommends single family residential for the 7 parcels currently zoned R-3 on Providence Road and Jefferson Drive.

(However, 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:

- The *South District Plan* recognized the existing institutional uses on the site and abutting to the south and southeast.
- Area plans do not typically recommend locations for future institutional uses.
- The proposed senior care/ living community is proposed to integrate, as a unified development, with the adjacent institutional uses. (Temple Israel, Levine Jewish Community Center, and Temple Bethel)
- Petition provides commitments that address compatibility with surrounding single family uses along Jefferson Drive through the following:

Limits Height

- Buildings 4 & 5 limited to 3 stories over parking, up to 48 feet to account for sloping grade and parking entrances.
- Buildings 2 & 3 limited to 3 & 4 stories over parking, up to 38 feet at 40-foot setback line and 60-foot maximum to account for sloping grade and parking entrances.
- Assisted living/ memory care and commons building to 2 stories, up to 35 feet for assisted living/ memory care building and 40 feet for commons building.

Provides Buffers and Landscaping

- 50-foot buffer along northeast corner of site abutting single family.
- Additional plantings within setback along Jefferson Drive.

Access Provisions

- Access to site through existing driveways and access points. No new curb cuts on Providence Road and Jefferson Drive.
- Multi-use path on Providence Road and meandering planting strip and sidewalk along Jefferson Drive and extension of sidewalk beyond the site to Armstrong Drive.
- Evaluate Jefferson Park's street network to identify opportunities for traffic calming during permitting

The approval of this petition will revise the adopted future land use, for the 7 parcels currently zoned R-3, as specified by the *South District Plan*, from current single family residential up to 3 dwelling units per acre to institutional use.

Motion/Second: Watkins / Ham

Yeas: Gussman, Ham, McClung, Spencer, Nwasike, Watkins, and Wiggins

Nays: None

Absent: None

Recused: None

## ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is **consistent** with the *South District Plan* recommendation for institutional use for the portion of the site currently zoned R-1 and a small portion currently zoned R-3 next to Shalom Park Drive. The petition is **inconsistent** with the recommendation for single family residential for the 7 parcels currently zoned R-3 on Providence Road and Jefferson Drive. Staff noted that step-backs and heights had been reduced, and outstanding issues have been resolved.

A commissioner commented that the site design made sense. Another commissioner stated they felt this was a good land use. The commissioner asked if there was a new entrance into the site from Providence Road. CDOT stated there was not a new entrance. The commissioner asked about turning movements at Jefferson Drive and Providence Road. CDOT explained that no new changes are proposed at this time. CDOT will continue to evaluate the intersection. Right now, in the last five years there have been only 8 accidents with the 4 rear end type and 3 left

turn type accident. There is existing right-of-way on both sides to make improvements if needed in the future. A commissioner stated that they felt it was important to emphasize there is no other place like this in the area that will allow people to age in place and live out the last years of their life while being close to their faith and community.

There was no further discussion of this petition.

**PLANNER**

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