

Petition 2019-040 by Aldersgate at Shalom Park, Inc.

To Approve:

This petition is found 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.

Petition 2019-040 by Aldersgate at Shalom Park, Inc. continued

To Deny:

This petition is found 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.

([Therefore, we find](#)) this petition to not be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:

- (To be explained by the Zoning Committee)

Motion:

Approve or Deny

Maker:

2ND:

Vote:

Dissenting:

Recused: