



Zoning Case #1218-01 Carmelite Sisters

Rezoning for a Property at 4130 South Alameda Street

City Council Presentation
March 26, 2019



Zoning Concept





Updated Recommendation

Tract 1: “RM-1/SP” Multifamily District
with a Special Permit

Tract 2: “RM-1” Multifamily District

Tract 3: “CN-1” Neighborhood
Commercial District



Special Permit Conditions

1. **Uses:** The only uses authorized by this Special Permit other than uses permitted by right in the base zoning district are as defined by the Unified Development Code (UDC) in Section 5.1.5.E “Medical Facility” except blood plasma donation center, Minor Emergency Center, or Hospital, Section 5.1.4.C “Office”, Section 5.1.4.F “Restaurant” except for restaurants with a drive-through or drive-in facility as an accessory use, and Section 5.1.4.G “Retail Sales and Service” except convenience goods.
 2. **Driveways:** The crossing for vehicular access over the Carmel Parkway drainage ditch is prohibited.
 3. **Dumpsters:** All dumpsters or refuse receptacles shall be screened from view from any public right-of-way.
 4. **Lighting:** All lighting must be shielded and directed away from single-family residences and nearby streets. Cut-off shields are required for all lighting. No light projection is permitted beyond the property line.
 5. **Noise:** Noise regulations shall be subject to Section 31-3 of the Municipal Code. Outside paging, speakers, telephone bells, or similar devices are prohibited.
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Special Permit Conditions

6. **Hours of Operation:** The hours of operation shall be daily from 6:00 AM to 9:00 PM.
 - ~~7. **Landscaping:** In lieu of a standard buffer yard, a yard consisting of a row of canopy trees with a minimum of a 2 1/2" caliper shall be placed 30 feet on center along the property line shared with the drainage ditch.~~
 7. **Screening:** A 6-foot screening fence shall be placed along the property line shared with the Carmel Parkway ditch.
 8. **Other Requirements:** The Special Permit conditions listed herein do not preclude compliance with other applicable UDC, Building, and Fire Code Requirements.
 9. **Time Limit:** In accordance with the UDC, this Special Permit shall be deemed to have expired within twenty-four (24) months of this ordinance, unless a complete building permit application has been submitted or, a certificate of occupancy or UDC compliance has been issued. The Special Permit shall expire if the allowed use is discontinued for more than six consecutive months.
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Zoning Options

Planning Commission and Staff Recommendation



Alternative Proposal





Background Information

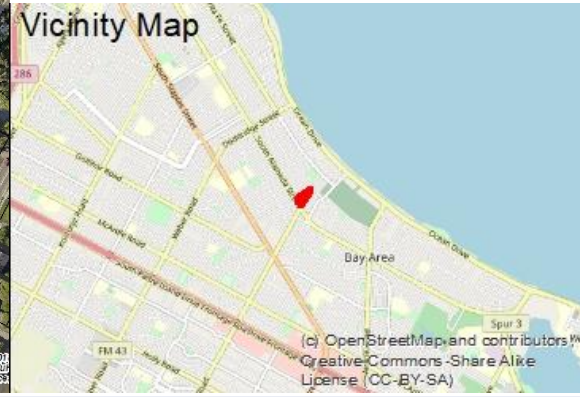


Aerial Overview



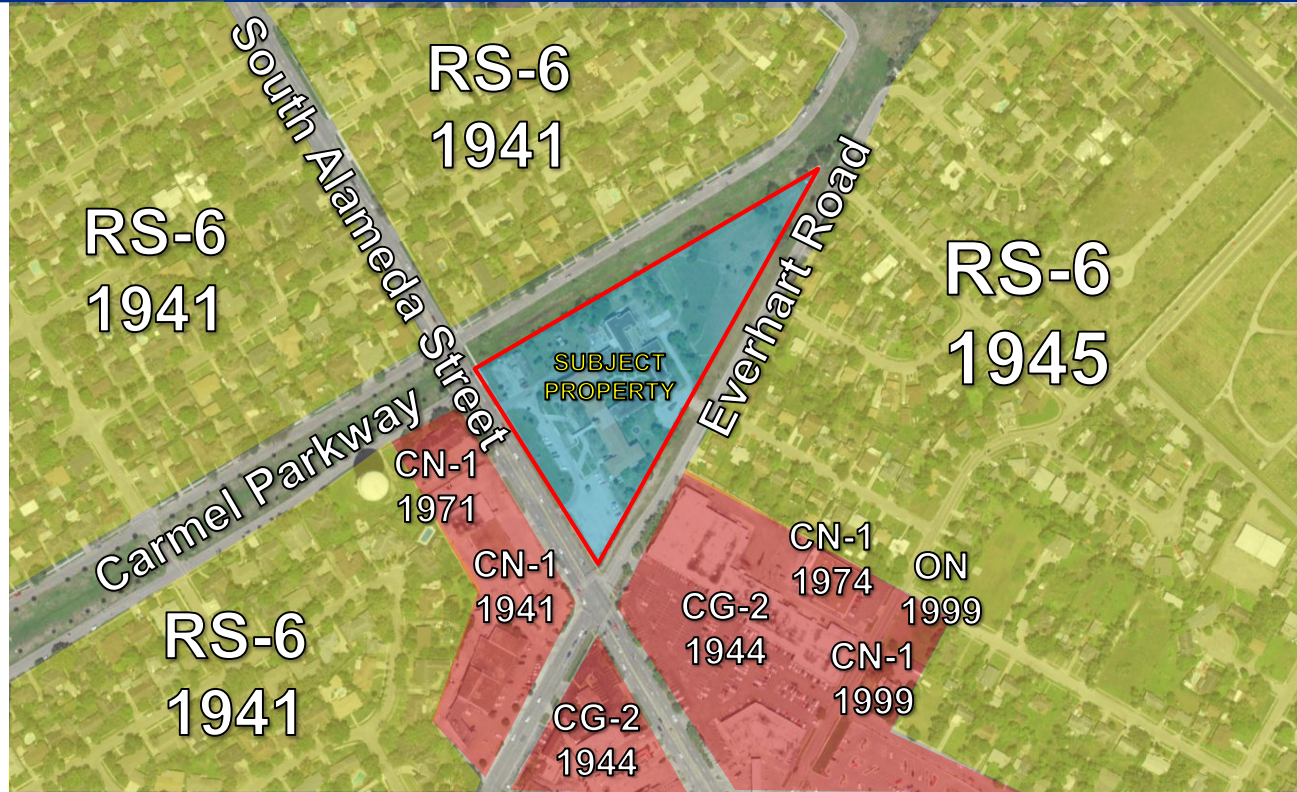


Subject Property at 4130 South Alameda Street





Zoning Pattern





“CN-1” Neighborhood Commercial District Uses

- Apartments / Townhomes
- Group Living
(Assisted Living, Nursing Homes)
- Day Care
(Child and Adult)
- Community Service
(Museums, Art Gallery, Libraries)
- Medical Facilities
(Hospitals, Clinics, Offices)
- Churches and Schools
- Indoor Recreation
(Bowling, Movie Theaters, Billiards)
- General Offices
- Overnight Accommodations
(Hotels, Bed and Breakfast)
- Shopping Center
(Retail, Restaurants, Corner Stores)
- Limited, Vehicle Service
(Tires, Batteries, Tune-ups)



Land Use Table

Use / Zone	RS-6	RM-1	RM-2	RM-3	CN-1
Single-Family	Yes	Yes	Yes	Yes	No
Churches	Yes	Yes	Yes	Yes	Yes
Schools	Yes	Yes	Yes	Yes	Yes
Apartments	No	Yes	Yes	Yes	Yes
Group Living	Yes (6 or fewer)	Yes (Except Nursing)	Yes (Except Nursing)	Yes	Yes
Nursing Home	No	No	No	Yes	Yes
Medical/Offices	No	No	No	No	Yes
Retail/Restaurants	No	No	No	No	Yes



Public Notification

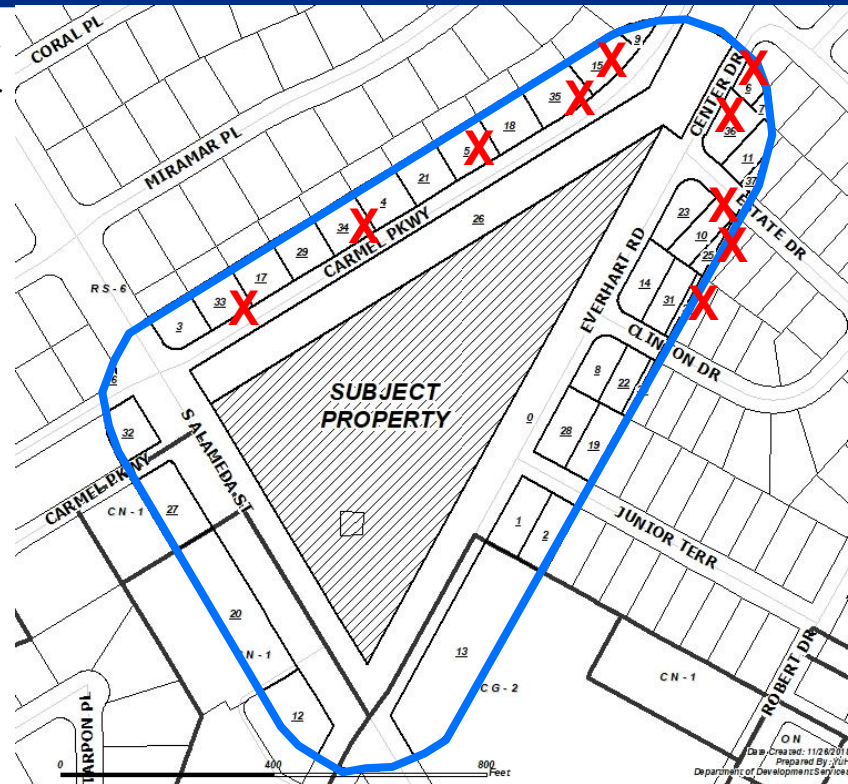
37 Notices mailed inside 200' buffer
5 Notices mailed outside 200' buffer

Notification Area

Opposed: 10 (9.28%)



In Favor: 0





UDC Requirements



Buffer Yards: N/A

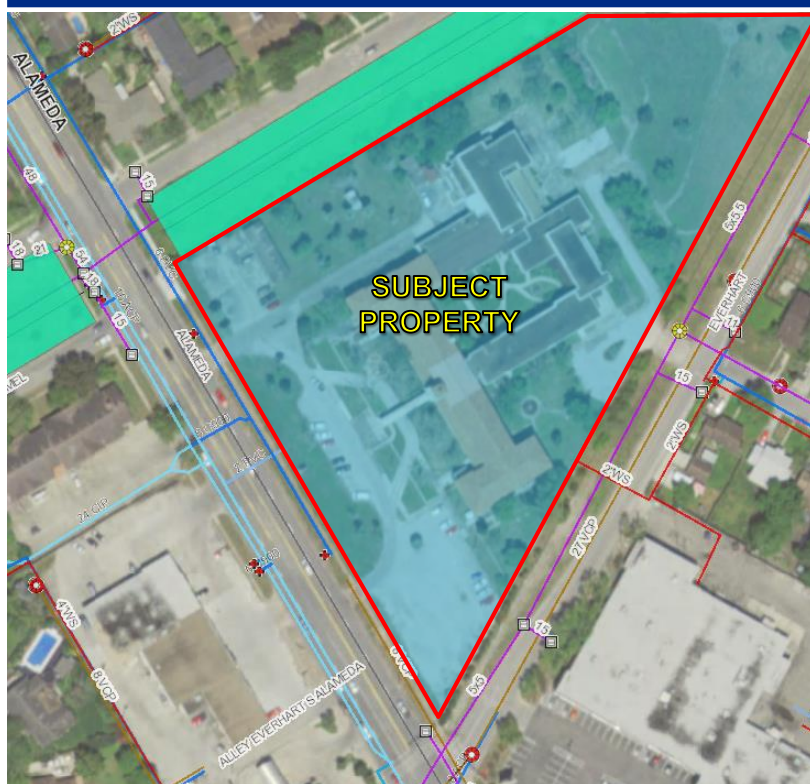
Setbacks:

Street: 20 feet

Uses Allowed: Apartments, Group Living Uses, Day Care, Community Service, Medical Facilities, Offices, Overnight Accommodations, Restaurants, and Retail Sales and Service Uses.



Utilities



- **Water:** 6-inch PVC Line
- **Wastewater:** 8-inch VCP
- **Gas:** 2-inch Service Line
- **Storm Water:** Road side drainage and Carmel ditch



Historical c.1965



Mt. Carmel Assisted Living Facility

- First considered in 1945
- Built 1953 (67,000 square feet)
- Opened 1954
- Only assisted Living facility until 1997
- Spanish Mission architectural style



Historic Preservation



1965



Present
Day

