



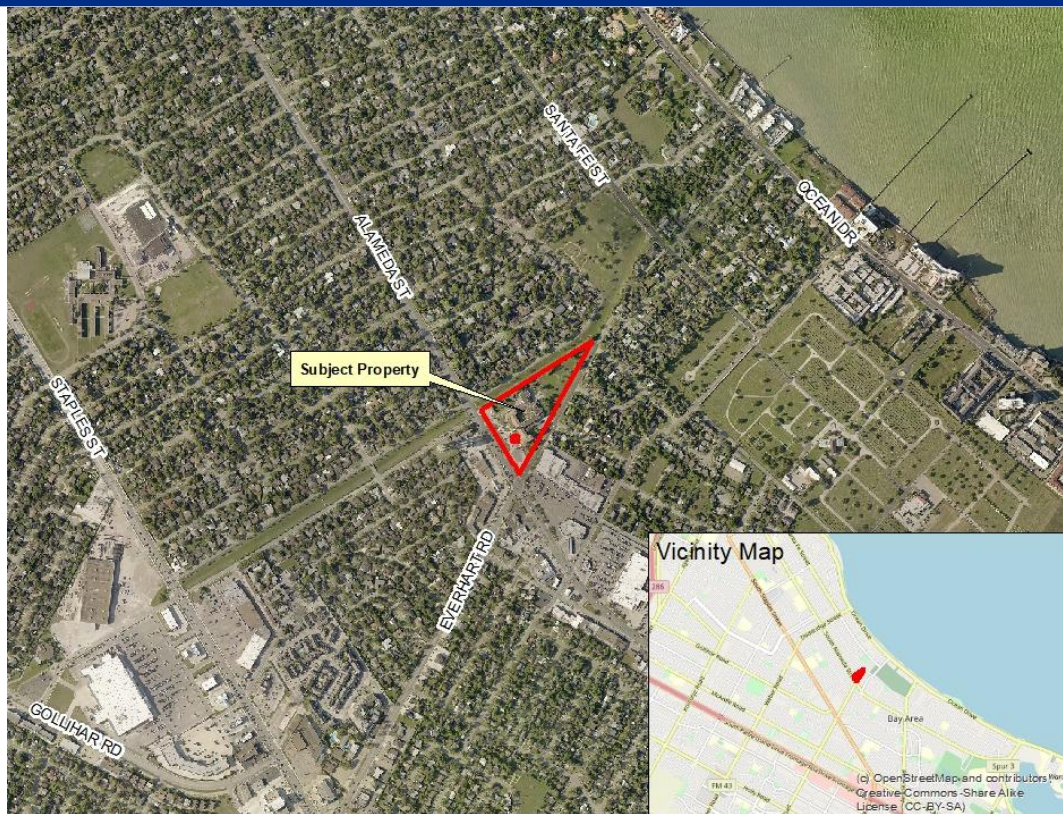
Zoning Case #1218-01 Carmelite Sisters

Rezoning for a Property at 4130 South Alameda Street

Planning Commission Presentation
December 12, 2018

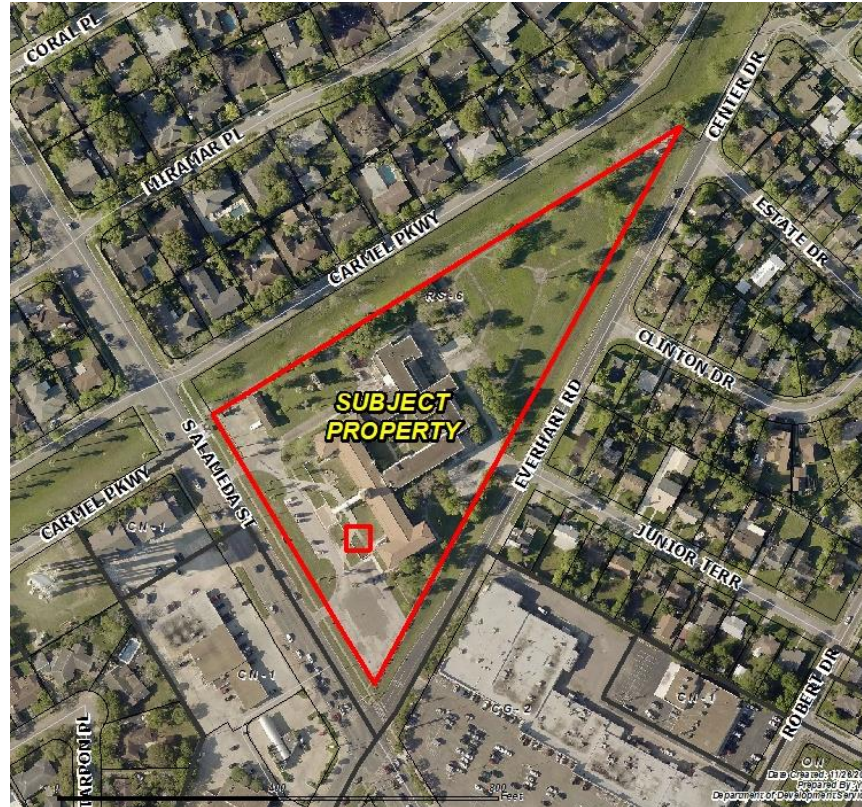


Aerial Overview





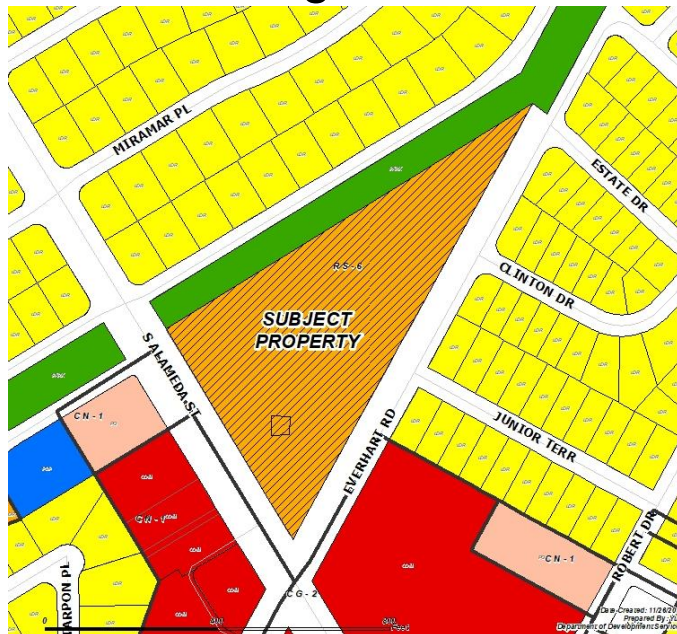
Subject Property at 4130 South Alameda Street



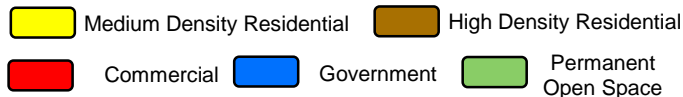
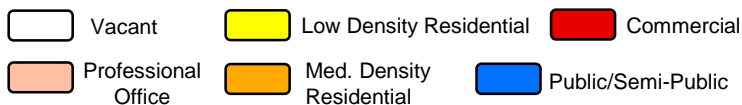
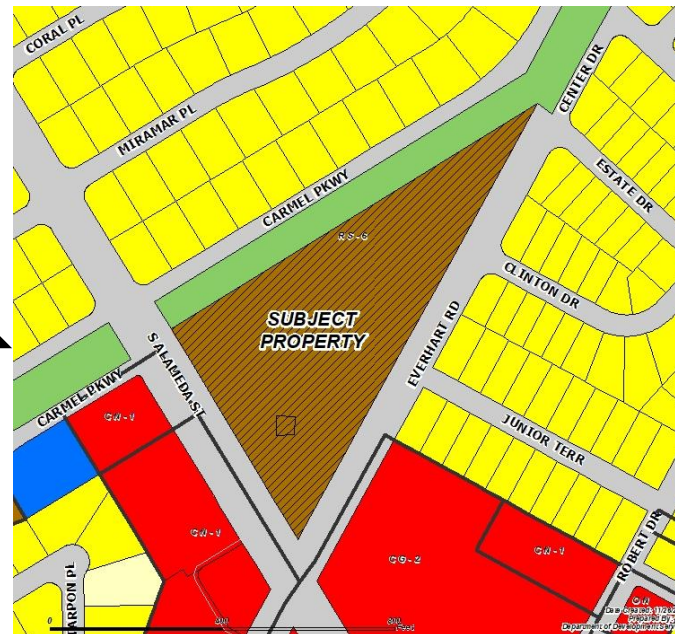


Land Use

Existing Land Use

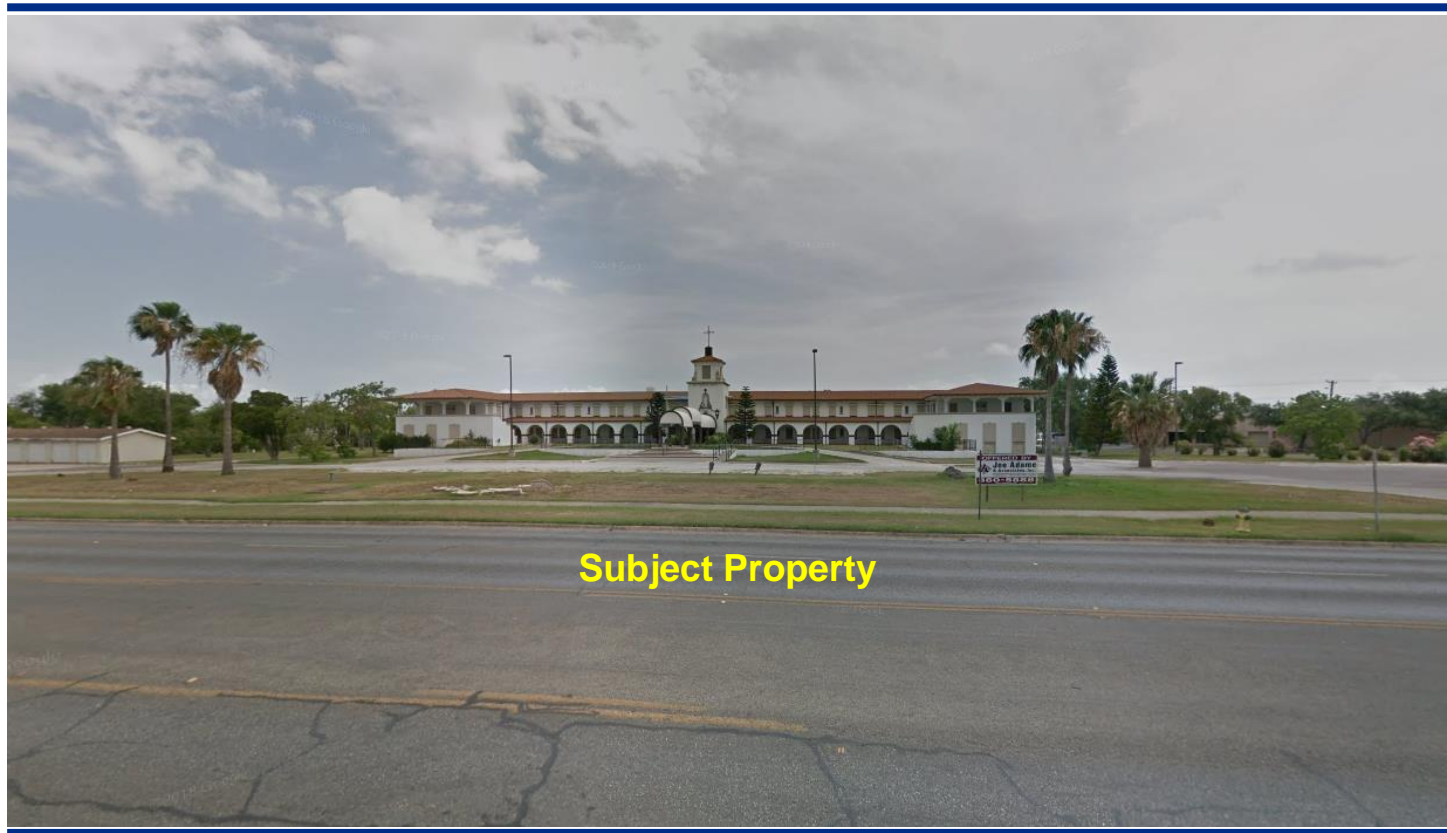


Future Land Use





Subject Property, East on South Alameda Street





South Alameda Street, South of Subject Property





South Alameda Street, West of Subject Property





South Alameda Street, North of Subject Property





Subject Property, North on Everhart Road



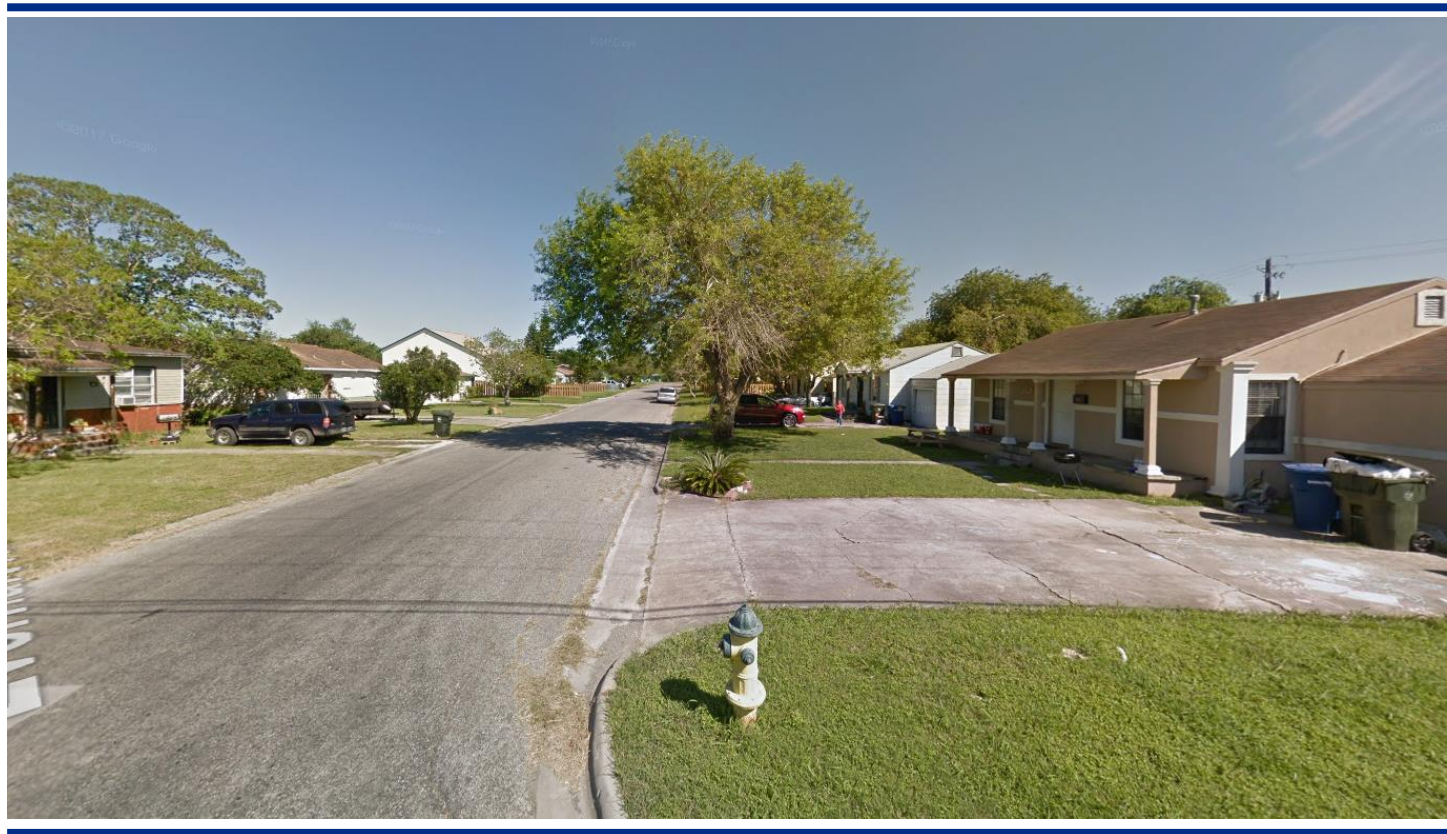


Everhart Road, East of Subject Property





Everhart Road, South of Subject Property





Everhart Road, West of Subject Property





Public Notification

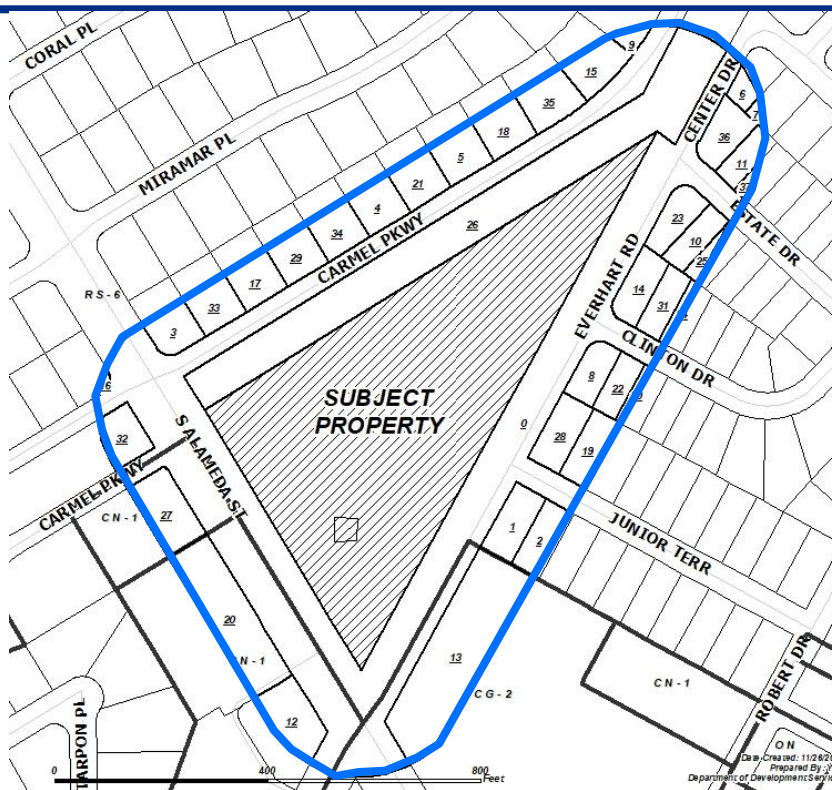
37 Notices mailed inside 200' buffer
5 Notices mailed outside 200' buffer

Notification Area

Opposed: 0 (0.00%)

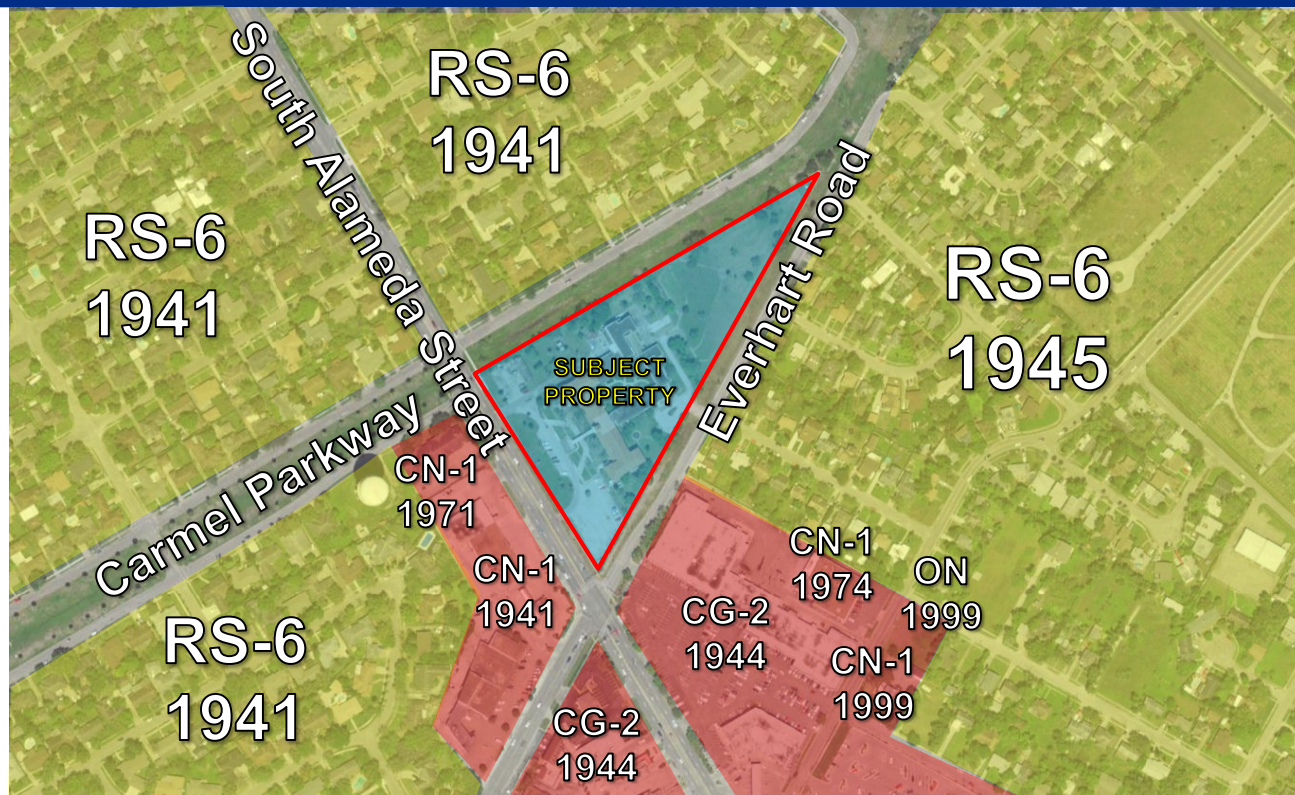


In Favor: 0



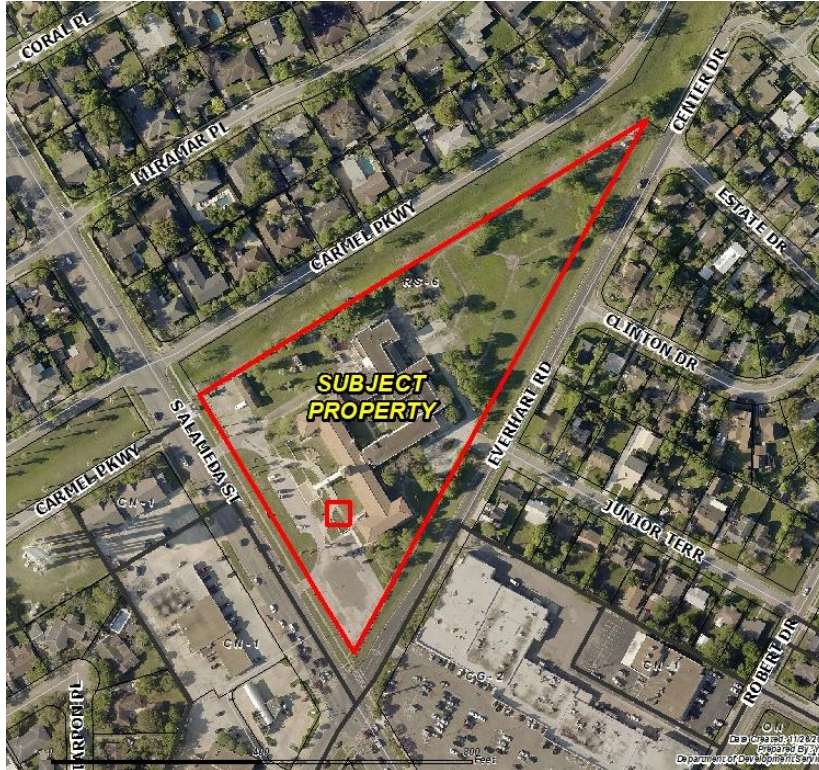


Zoning Pattern





UDC Requirements



Buffer Yards: N/A

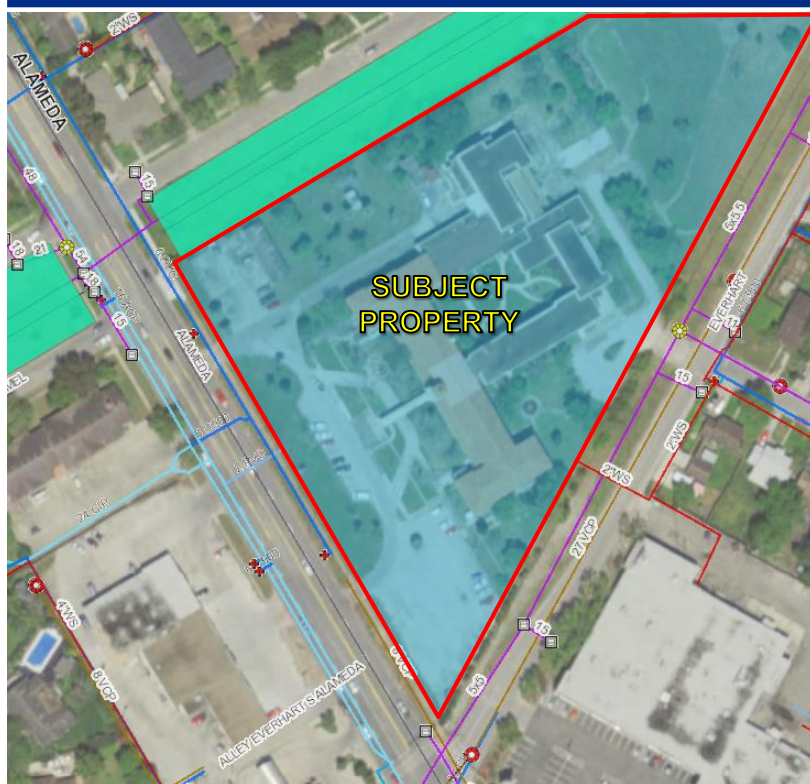
Setbacks:

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



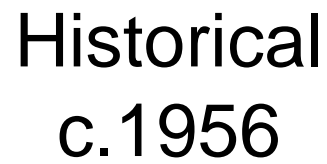
Mt. Carmel Assisted Living Facility

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



Historical c.1965







Staff Recommendation

Approval of the
“CN-1” Neighborhood Commercial District