



Woodbine Nursing Home Addition

Master Plan Amendment #2022-00004

Rezoning # 2022-00005

Development Special Use Permit #2022-10014

City Council

October 15, 2022

Project Location



Woodbine Addition

Project Description

The applicant proposes:

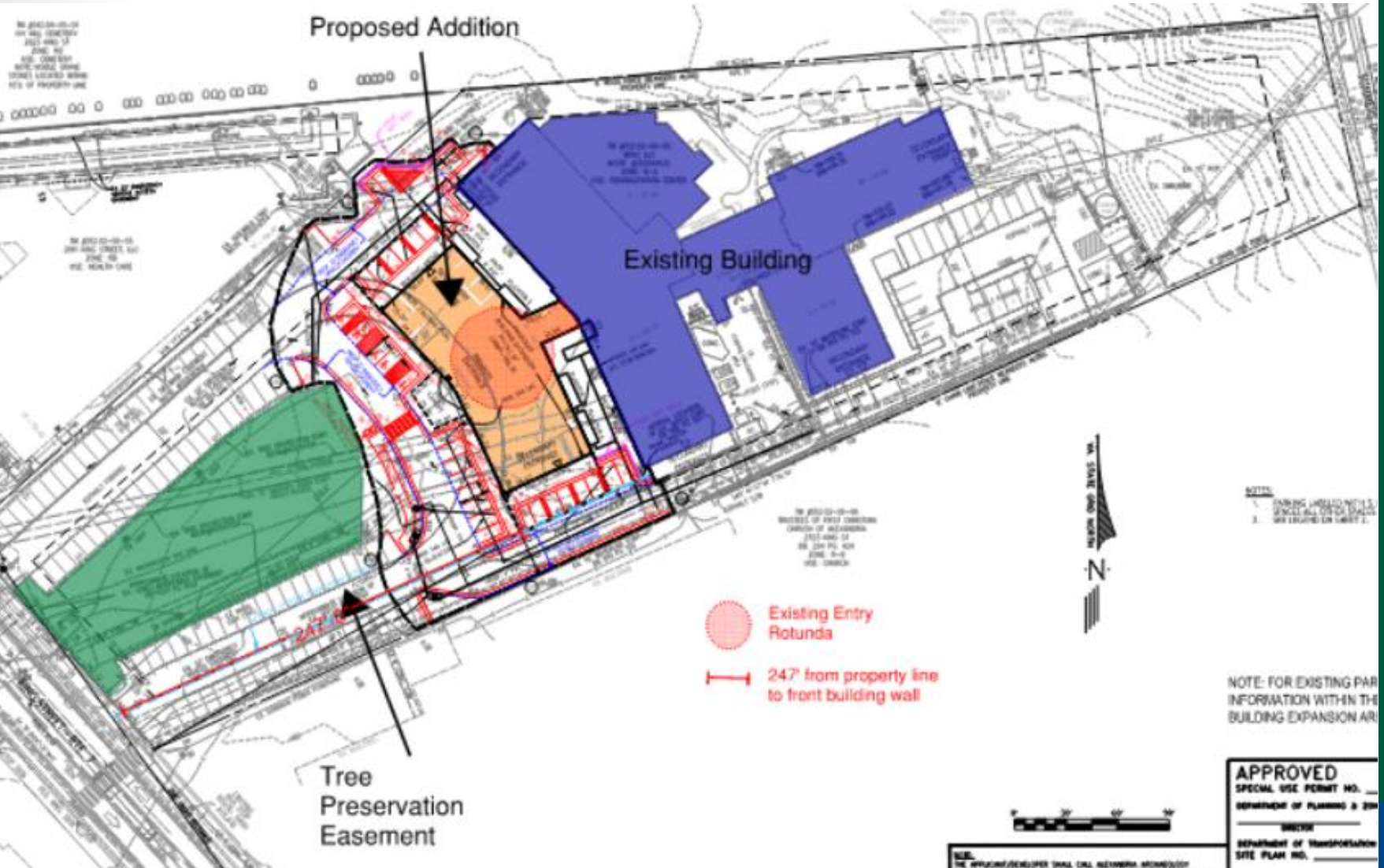
- 3-Story Front Addition (31,909 sqft) to an existing Nursing Home
- Master Plan Amendment to allow an increase in height up to 45 feet
- Rezoning from R-8 to RB
- Parking reduction and modifications
- No increase in the number of beds



42'

Front Elevation

Site Plan



Applications

Master Plan Amendment

- To increase height to a maximum of 45 feet

Rezoning

- Change from R-8 to RB

SUP

- Technical parking reductions

Modifications

- To both side yard setbacks
- To allow <50% of side yard for parking
- To southern zone transition setback



Community Benefit & Outreach

Community Outreach:

- Two Opportunities for Public Input (February & July 2022)

Benefits:

- Maintains Tree Protection Easement
- New addition meets Green Building standards
- Financial Contribution to Affordable Housing and Public Art Funds
- Enhancing existing Nursing Home

Conclusion

City Council and Staff recommend approval of the Master Plan Amendment, Rezoning, and DSUP with the associated Conditions





Background

On September 26, 1962 City Council granted Special Use Permit (SUP#511) for a nursing home with a maximum of 150 patient beds and 128 off-street parking spaces.

On November 14, 1974 the Board of Zoning Appeals granted a variance to allow for the expansion of the existing nursing home facility to add 100 beds and allow a FAR of 0.45 which is equivalent to 16,350sqft of excess floor area (BZA1454).

On January 28, 1975 City Council approved Special Use Permit (SUP#996) for the construction of a three-story addition to the facility.

On June 13, 1987 City Council granted Special Use Permit (SUP#2002) allowing the expansion of the nursing home to include 50 new beds up to a maximum of 307 patient beds. This application also added 14 parking spaces and restriped many of the standard spaces into compact spaces resulting in 53 regular spaces and 103 compact spaces.

On October 29, 1987 City Council approved a Site Plan for a three-story rear addition (SIT87-022) and the addition of 14 parking spaces.

In 1992, City Council approved a Site Plan for a three-story addition (SIT92-00010) to the North of the existing building.

On August 18, 1995, an Administrative Special Use Permit was granted (SUP95-0122) to create a handicapped entrance and enclose an existing vestibule at the front of the property.

On June 14, 1997, a Special Use Permit was granted (SUP97-0053) for a side yard setback modification to 20 feet for an expansion and reconfiguration of services with no change in the number of beds.



Consistency with Plans & Policy

Building Height Increase

- Similar to existing structure in height
- Consistent with other nearby institutional uses
- Meets height limit for proposed zone
- Perception of height from King Street mitigated by setback distance

Consistency with Master Plan

- Preserves open space
- Upgrades existing use that serves elderly in the community