

Goodwin House

Text Amendment #2014-0008

Rezoning #2104-0007

CDD # 2014-0003

DSUP #2014-0012

City Council
January 24, 2015



Site Context



Existing Conditions

Existing buildings as
seen from Newport
Village



Existing Conditions

Existing buildings as seen from N. Beauregard Street with the Church of the Resurrection in the foreground.



Project Description & Requests

Requests

- Rezoning from RC & RA to CDD
- Text Amendment to create a new CDD and expand the BDAC reviewing process
- Development Special Use Permit with Site Plan

Proposal

- Construct a new 90 bed home for the elderly.
- Transferring existing residents to the new facility.
- Providing parking per the Zoning Ordinance



PLANNING & ZONING



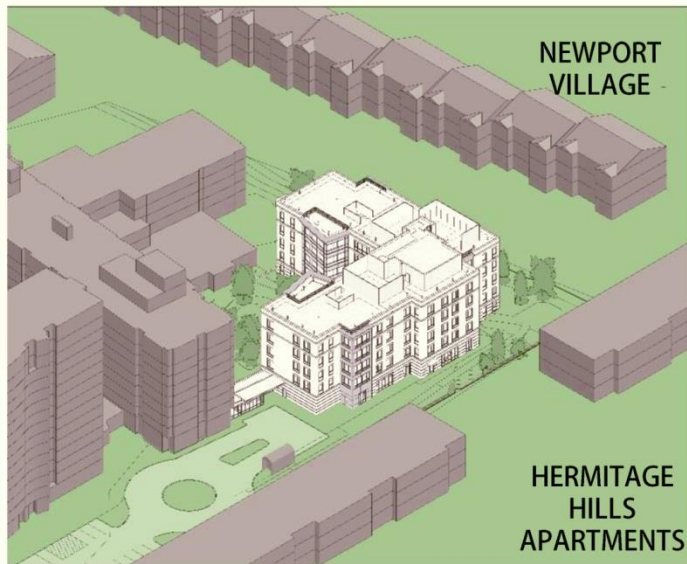
Floor Plan

New Floor Plan

- Provides residents with private rooms.
- Provides communal areas for social interaction.
- Enhances the residents overall experience.



Site Design

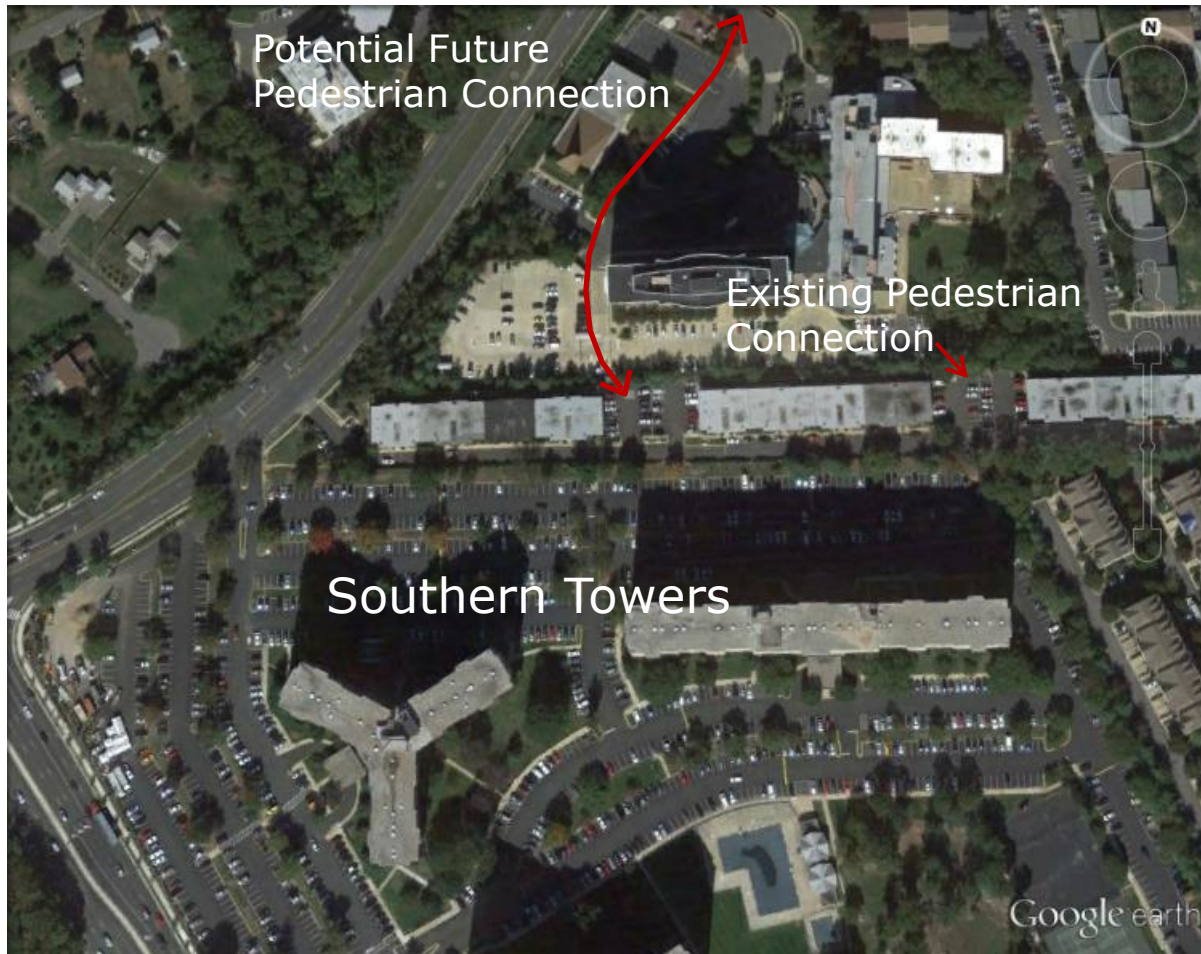


① SOUTHWEST VIEW



② SOUTHEAST VIEW

Site Design



Building Design



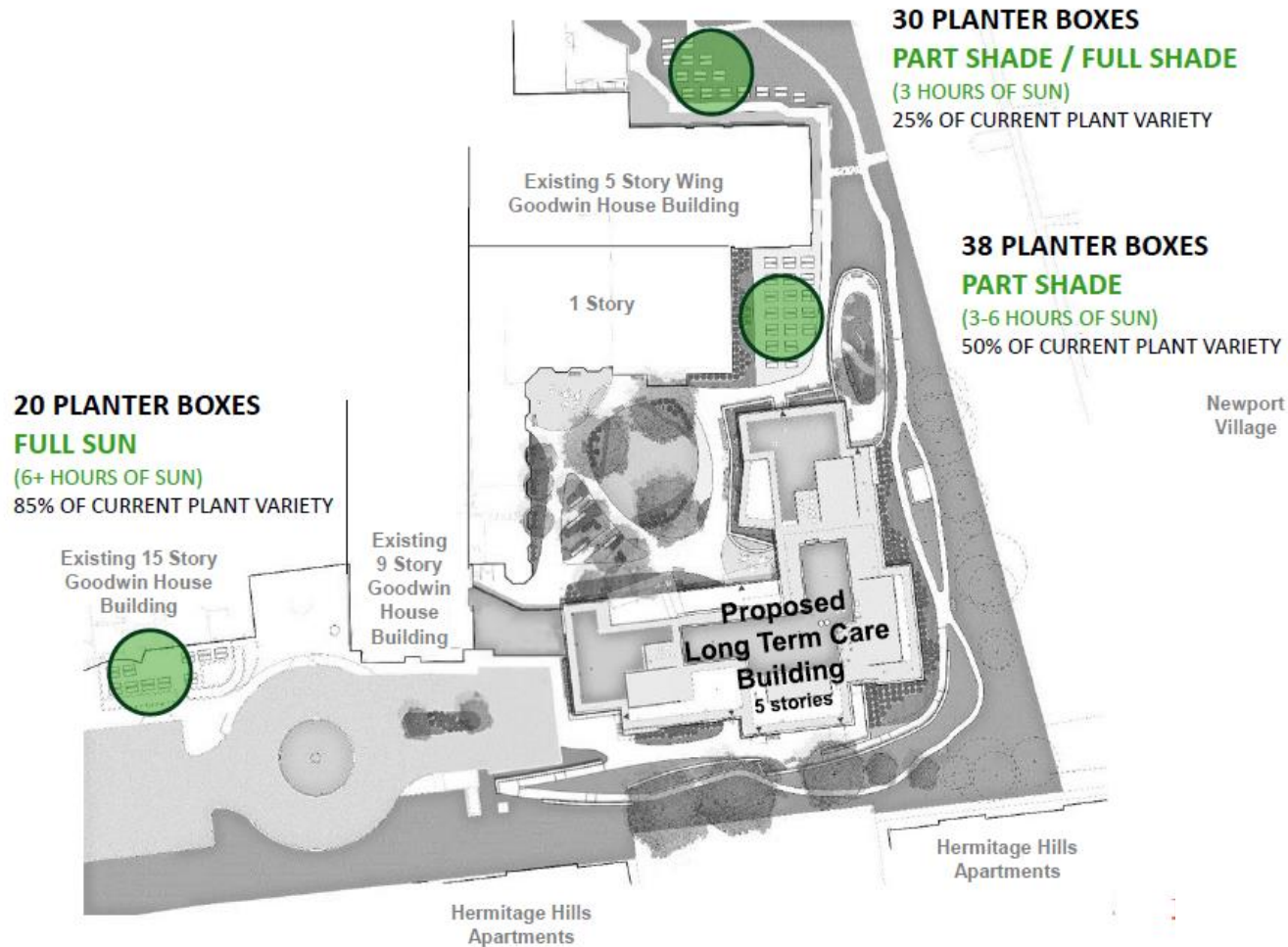
Building Design



Building Design



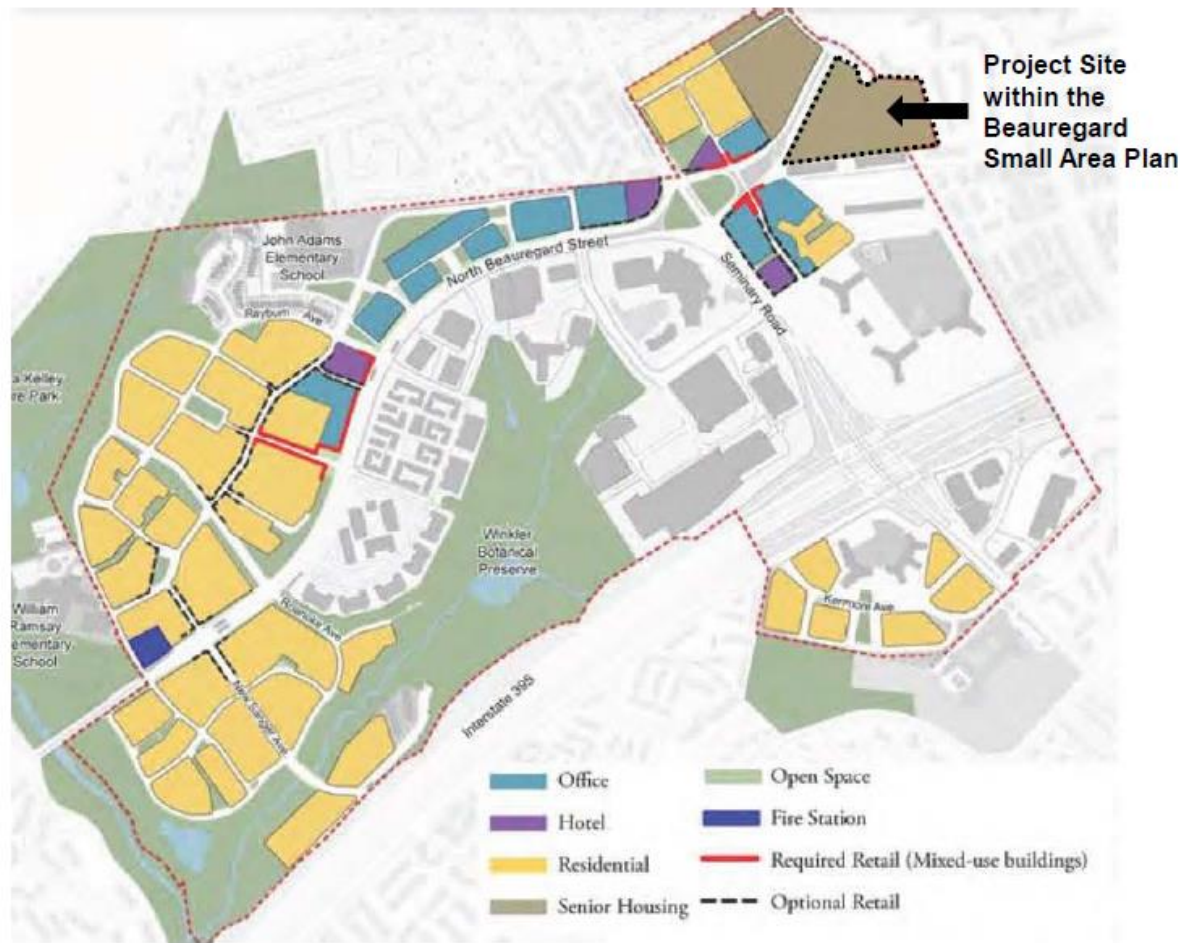
Landscape Design



Landscape Design



Conformance with Small Area Plan



Conformance with Small Area Plan

- Developer Contributions
 - Providing a contribution of up to \$12.15 for the implementation of the SAP
 - Applicant can receive a credit of up to \$4.17 for affordable senior care



Recommendation

Staff
Recommends
Approval

