MEMO

To: Mayor and Board of Commissioners
From: David Nelson, Planner II
Date: August 30, 2011
Re: Petition #575 – Royal Park: Skilled Nursing Facility Reconfiguration Details

Petition #575 Royal Park

Regarding Petition #575, Royal Park, Planning Staff have compared the proposed schematic plan with the current approved schematic plan from August 9, 2010. Due to the proposed modifications of building height (reduce from 2 stories to 1) and building square footage (reduce from 112,000sf to 88,000sf), the following changes to the Skilled Nursing Facility have been identified:

1. Building footprint (surface area) would be enlarged from ~56,000sf to 88,000sf. The building shape would be modified from 3 wings with a central connector to 2 enlarged wings with 2 connectors.
2. The curve on the private entrance drive would be slightly enhanced and the roundabout would be replaced by a visually enhanced intersection.
3. Current plan has loop road and perimeter parking lot segregated into 2 distinct rings. Proposed plan would combine the two rings into one perimeter loop.
4. Eliminating the inner parking ring from the current plan would cause a shift in the location of parking spaces. Approximately 45 spaces would be relocated from the front of the building to the east side and the rear. This would be accomplished by the addition of 5 new bays along the perimeter road.
5. The building perimeter yard would be reduced and yards formed by the spaces between building wings in the current plan would be consolidated into a courtyard in the proposed plan. It is imperative to note that these yards are not counted in the Unobstructed Open Space calculation. The entirety of the Unobstructed Open Space provision is located outside of the loop road envelope and would remain unchanged at 36.36 acres (87.4% of site).
6. The ambulance access would be relocated from the north (rear) side of the building to the east side of the building.
7. The maintenance building would be relocated to inside of the loop road.
8. Minor revisions to the footprint of the Senior Independent Living facility would occur as a result of the internal driveway revisions.
9. The Phase Line would be slightly realigned to accommodate the new internal roadway.
DEVELOPMENT STANDARDS

General Provisions

A. Pursuant to Section 58-10(c)(2) of the Planning Act, the Hearing Board, as part of its finding for the site plan approval in accordance with the terms of the Special Use Permit, will require the following:

1. The number of special use permits will be limited to the number of permits issued for other uses in the area.
2. The permits will be subject to certain conditions, including a maximum number of permits per year.

B. Pursuant to Section 58-10(c)(2) of the Planning Act, the Hearing Board, as part of its finding for the site plan approval in accordance with the terms of the Special Use Permit, will require the following:

1. The number of special use permits will be limited to the number of permits issued for other uses in the area.
2. The permits will be subject to certain conditions, including a maximum number of permits per year.

C. Pursuant to Section 58-10(c)(2) of the Planning Act, the Hearing Board, as part of its finding for the site plan approval in accordance with the terms of the Special Use Permit, will require the following:

1. The number of special use permits will be limited to the number of permits issued for other uses in the area.
2. The permits will be subject to certain conditions, including a maximum number of permits per year.

D. Pursuant to Section 58-10(c)(2) of the Planning Act, the Hearing Board, as part of its finding for the site plan approval in accordance with the terms of the Special Use Permit, will require the following:

1. The number of special use permits will be limited to the number of permits issued for other uses in the area.
2. The permits will be subject to certain conditions, including a maximum number of permits per year.

E. Pursuant to Section 58-10(c)(2) of the Planning Act, the Hearing Board, as part of its finding for the site plan approval in accordance with the terms of the Special Use Permit, will require the following:

1. The number of special use permits will be limited to the number of permits issued for other uses in the area.
2. The permits will be subject to certain conditions, including a maximum number of permits per year.

Maximum Impervious Surface Coverage

A.凡 is maximun of 25% of the land area in the development project to be covered by impervious surfaces.

B. The maximum impervious surface coverage allowed in the project is 25% of the land area.

C. The maximum impervious surface coverage allowed in the project is 25% of the land area.

D. The maximum impervious surface coverage allowed in the project is 25% of the land area.

E. The maximum impervious surface coverage allowed in the project is 25% of the land area.

Open Space/Tree Preservation

A. All trees (both deciduous and evergreen) within the project area must remain on site.

B. All trees within the project area must remain on site.

C. All trees within the project area must remain on site.

D. All trees within the project area must remain on site.

E. All trees within the project area must remain on site.

Access/Security/Access

A. The site will be accessed from the south side of the project.

B. The site will be accessed from the south side of the project.

C. The site will be accessed from the south side of the project.

D. The site will be accessed from the south side of the project.

E. The site will be accessed from the south side of the project.

Buffering

A. All buffers shall extend to the property line.

B. All buffers shall extend to the property line.

C. All buffers shall extend to the property line.

D. All buffers shall extend to the property line.

E. All buffers shall extend to the property line.

Permitted Use

A. The site will be used for commercial purposes.

B. The site will be used for commercial purposes.

C. The site will be used for commercial purposes.

D. The site will be used for commercial purposes.

E. The site will be used for commercial purposes.

Road Network

A. The site will be accessed from the south side of the project.

B. The site will be accessed from the south side of the project.

C. The site will be accessed from the south side of the project.

D. The site will be accessed from the south side of the project.

E. The site will be accessed from the south side of the project.

Utilities

A. All utilities shall be provided by the public utility provider.

B. All utilities shall be provided by the public utility provider.

C. All utilities shall be provided by the public utility provider.

D. All utilities shall be provided by the public utility provider.

E. All utilities shall be provided by the public utility provider.

Landscape/Site Design

A. All site landscape shall be designed by a registered landscape architect.

B. All site landscape shall be designed by a registered landscape architect.

C. All site landscape shall be designed by a registered landscape architect.

D. All site landscape shall be designed by a registered landscape architect.

E. All site landscape shall be designed by a registered landscape architect.

Public Utilities

A. The site will be connected to public utilities.

B. The site will be connected to public utilities.

C. The site will be connected to public utilities.

D. The site will be connected to public utilities.

E. The site will be connected to public utilities.

Amendments to Planning Standards

The Planning Standards may be amended from time to time, but only in the context of the development of a particular project. Any amendments must be approved by the Planning Board before they can be implemented. The Planning Board may also consider any amendments to the Planning Standards that are submitted by the developer or other interested parties. However, no amendments to the Planning Standards will be approved unless they are consistent with the overall goals and objectives of the plan and comply with all applicable laws and regulations.