

Section 4: Compliance with Applicable Zoning Requirements

4.0 Existing Zones

The site exists within a R-3 and R-5 Zones. Compliance within these zones is indicated below:

R-3:

Use: Institutional use as a long-term care facility is a conditional use in this zone. The applicant requests that the conditional use be granted for the proposed building on the basis that the use is consistent with the existing site and in compliance with the conditional use standards found in Section 14-474 and Section 14-88 (c) of the ordinance as demonstrated below.

Section 14-474 (c) 2.

- a. The volume of traffic will be very similar to the current levels. The proposed facility will be adding approximately 8 to 9 staff during the daytime shift and there will be 20 additional beds at the facility. This will result in approximately 16 additional trips during the peak hour. The site will continue to be served by the single entrance on Ocean Avenue. Because the small increase in beds for the site we do not anticipate any changes in the deliveries to the site.
- b. The proposed use will not create unsanitary or harmful conditions. The building will have mechanical systems located on the roof of the building and trash will be collected and stored at the dumpsters on the site behind the Hoffmann Building. Please see Section 15 for additional information regarding solid waste.
- c. The orientation of the building is such that operational access to the building is from the main campus access drive which is internal to the site. There will be an activity area for residents along Rainbow Mall Road, but this area will be screened by a retaining wall, fence and landscaping. The parking lot will be screened from Rainbow Mall Road by landscaping. The portion of the building facing Ocean Avenue will be landscaped.

Section 14-88 (c)

- b. The proposed use will displace a residential structure, the “White House” that has been used as offices by the Cedars since approximately 1991. It is not clear when it was last used as a residence. The proposed building cannot be located elsewhere on the Cedars campus without causing significant environmental impacts in the remaining undeveloped portions of the site. The wetland areas are subject to mitigation easements for prior wetland impacts, and they will not be impacted by the proposed redevelopment.

Section 14-91 (a) off street parking: Parking shall be provided as required by Division 20. There will be an additional 14 spaces to accommodate the increase in staff during the day time shift and the 20 assisted living beds as required in Division 20.

R-5:

Use: Institutional use as a long-term care facility is a conditional use in this zone. The applicant requests that the conditional use be granted for the proposed building on the basis that the use is consistent with the existing site and in compliance with the conditional use standards found in Section 14-474 and Section 14-118 (b) of the ordinance. The following responses

Section 14-474 (c) 2.

- d. The volume of traffic will be very similar to the current levels. The proposed facility will be adding approximately 7 to 8 staff during the daytime shift and there will be 20 additional beds at the facility. This will result in approximately 14 additional trips during the peak hour. The site will be served by the single entrance on Ocean Avenue. Because the small increase in beds for the site we do not anticipate any changes in the deliveries to the site.
- e. The proposed use will not create unsanitary or harmful conditions. The building will have mechanical systems located on the roof of the building and trash will be collected in the garage and stored at the dumpsters on the site.
- f. The orientation of the building is such that operational access to the building is from the main campus access drive which is internal to the site. There will be an activity area for residents along Rainbow Mall Road, but this area will be screened by a retaining wall, fence and landscaping. The parking lot will be screened from Rainbow Mall Road by landscaping. The portion of the building facing Ocean Avenue will be landscaped.

Section 14-118 (b)

- b. The proposed use will displace a residential structure, the “White House” that has been used as offices by the Cedars since 1991. It is not clear when it was last used as a residence. The proposed building cannot be located elsewhere on the Cedars campus without causing significant environmental impacts in the remaining undeveloped portions of the site. The wetland areas are subject to mitigation easements for prior wetland impacts, and no wetland impacts are proposed as part of the redevelopment.

Section 14-91 (a) off street parking: Parking shall be provided as required by Division 20. There will be an additional 13 spaces to accommodate the increase in staff during the day time shift and the 20 assisted living beds as required in Division 20.

Cedars Site Plan Dimensional Requirements

Code	Item	Proposed	Conditions R-5	Conditions R-3
14-87, 14-88(c)2.a.	Permitted Uses	Institutional	Allowed with conditional permit	Allowed with conditional permit
14-90	Dimensions			
a	Lot Size	10.5 acres	2 acres	2 acres
c	Frontage	578 feet	50	50 Feet
d	Front Setback	25	20	25
	Side Setback (Street)	20	20	20
	Side Setback	Variable	14	16
	Rear Setback	No Change		25
e	Max. Lot Cover	20.3%	40%	35%
f	Min Lot Width	Varies; over 400'	90 feet	65 feet
g	Max Str. Height	35'	35 feet	35 feet
h	Units/Building	N/A	12 max	2 max
i-q	N/A	N/A		N/A
14-91	Others			
a	Parking	0	(See Div 20)	(See Div 20)
c	N/A	N/A	N/A	N/A
14-92-6	N/A	N/A	N/A	N/A
	N/A	N/A	N/A	N/A
Parking			From Division 20	
Off-Street	Residential Use	N/A	2/Dwelling Unit	
	LT Care	4	4; 1/5 Beds	
	LT Care	9	9; 1/Employee during day shift	
14-526A	Bike Parking	4	2.6; 2/10 new required parking spaces	
	Motor/Scooter	1	1	