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File		1973-0052				
Date		1/5/00 Project Name:Nursing Home Density				
P	S	11 10 10 10 10 10 10 10 10 10 10 10 10 1				
r e	a	ISYS retrieval system. In some instances, not all entries designated to be scanned are present in the file. There				
s	n	are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been				
e i	n e	included. Demaining items (not selected for seeming) will be marked present on the absolute. This index can seem as a				
ť	d	Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick guide for the contents of each file.				
		Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed				
		in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.				
X	X	*Summary Sheet – Table of Contents				
-		Application form				
+	_	Receipts for fees paid for anything				
\dashv	\dashv	*Submittal checklist				
-	\dashv					
	\dashv	*General project report Reduced copy of final plans or drawings				
		Reduction of assessor's map				
	-	Evidence of title, deeds				
	\dashv	*Mailing list				
		Public notice cards				
		Record of certified mail				
		Legal description				
		Appraisal of raw land				
		Reduction of any maps – final copy				
		*Final reports for drainage and soils (geotechnical reports)				
		Other bound or nonbound reports				
		Traffic studies				
		Individual review comments from agencies				
		*Consolidated review comments list				
		*Petitioner's response to comments				
		*Staff Reports				
		*Planning Commission staff report and exhibits				
-	\dashv	*City Council staff report and exhibits				
	_	*Summary sheet of final conditions				
		*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or				
expiration date)						
DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:						
x	X	Status Report				
X	X	Nursing Home Density Report				
X	X	Handwritten Notes				
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Date Receiv	ed: 10-73		Item # <u>52-73</u>
Request:	Mursing Home	Density -	Sept addition
	Mursing Home Lection 3. Bon (3) Institutional unrestrained.	•	Luman Treatment
Petitioner:	Planing Office	**************************************	
Address:			Phone:
Advertised:	GLD	Date: 10-15-7	13
To Planning	Comm: 10-3/-13		
Action:			
Advertised:		Date:	
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Action:			
Comments:			

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NURSING HOME DENSITY

The maximum density allowed for a Nursing Home shall be equal to the population density of the zoning district in which this use is located. The density shall be figured at 3 1/2 people per single family dwelling units and 2 1/2 people per multi-family dwelling units.

For Example: A nursing home for 60 people would be allowed on the same property where an apartment building containing 24 units would be permitted.

<u>Parking Space Requirements</u>: One parking space for every four (4) beds, one parking space for every three (3) employees and one parking space for each staff doctor.

Nursing Home Parking Requirements:

Phoenix:

1 Parking space for each 5 beds 1 Parking space for each 3 employees

Apartments: 1.3 for each efficency or 1 BR apt.
1.5 for each 2 BR apt.
2 for each 3 or more BR apt.
They grant variances to this requirement for elderly apts.

Oakland:

On a high rise apartment: 1 parking space per unit. Housing for elderly: 25 parking spaces for each 100 units.

Nursing Home:

1 space for each 6 beds
1 space for each 4 employees
1 space for each doctor.

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