

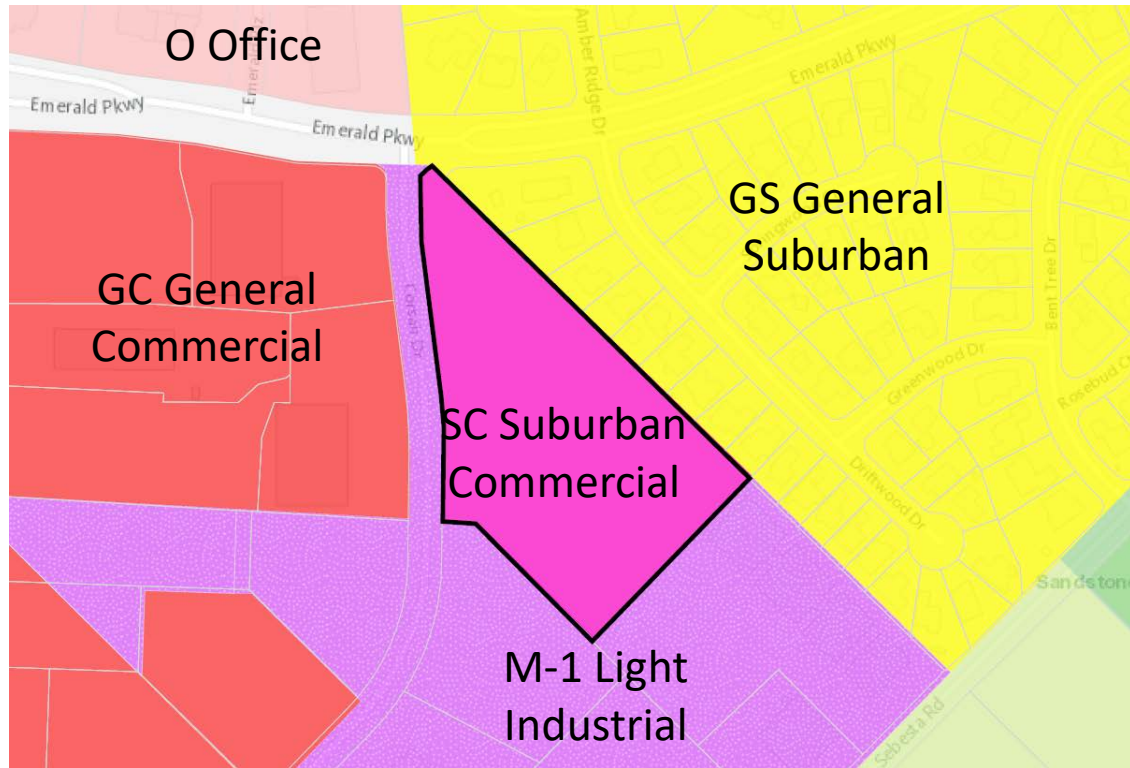
3155 Corsair Drive
Skilled Nursing Facility

City Council

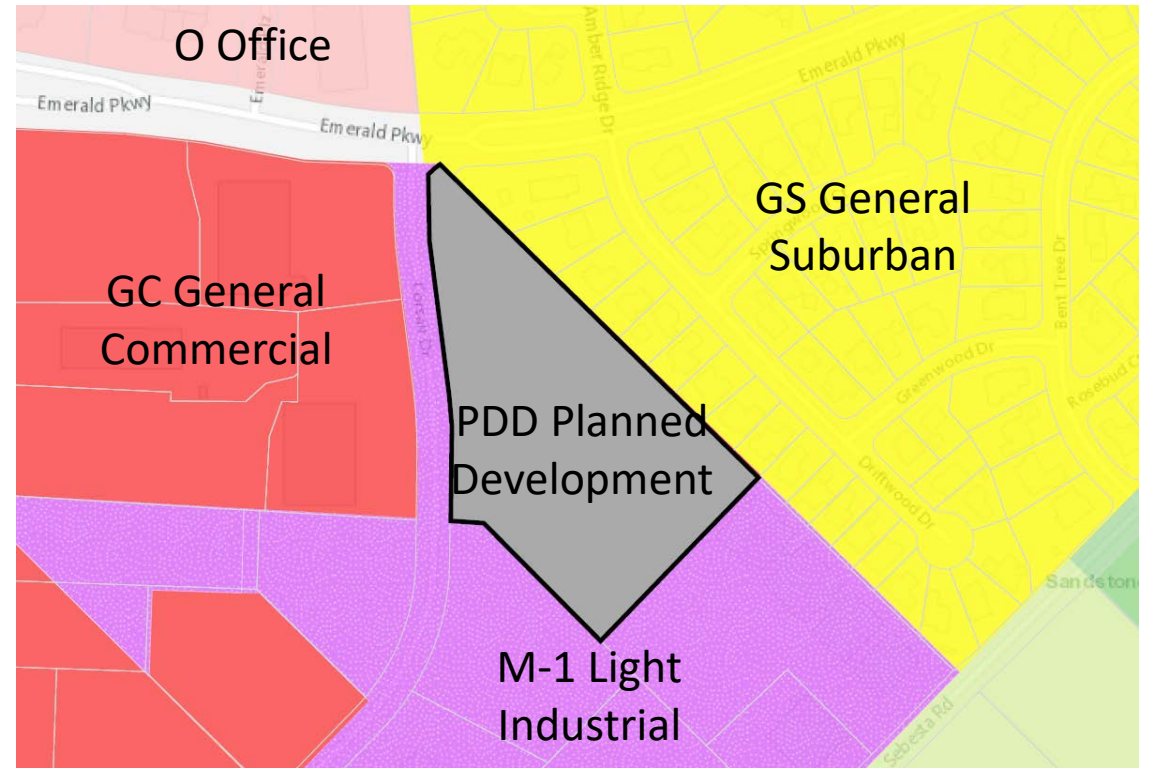
March 24, 2022

Rezoning Request

Existing



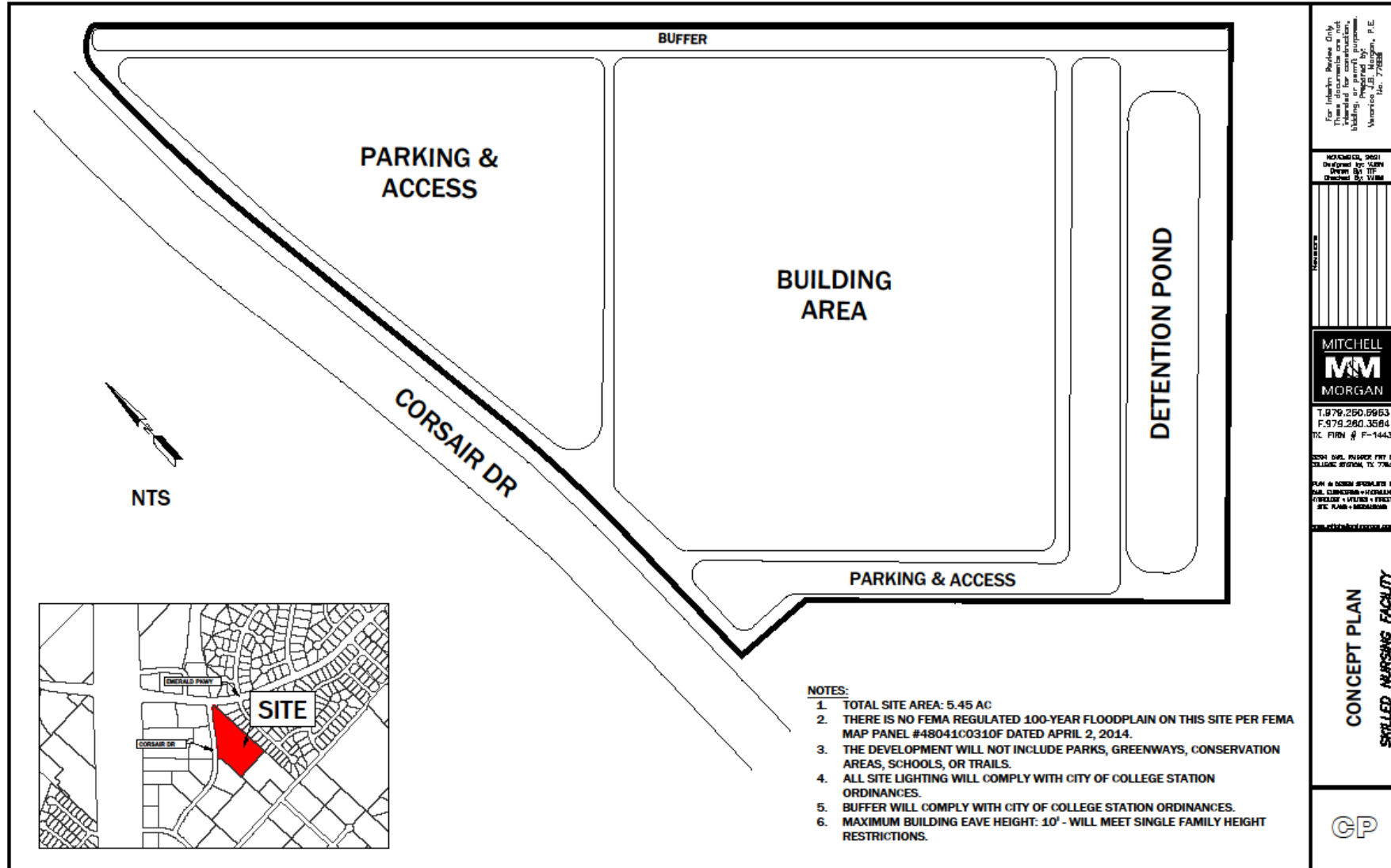
Proposed



PDD Planned Development District

- Proposed PDD Planned Development District
 - Based on SC Suburban Commercial
 - Assisted living/skilled nursing is a permitted use in SC Suburban Commercial
 - Modifications
 - Consolidate total possible building area for the property to one building – 55,000 sf
 - Community benefits
 - Preserve existing trees within 10' of the property line adjacent to residents at north end of property

Concept Plan

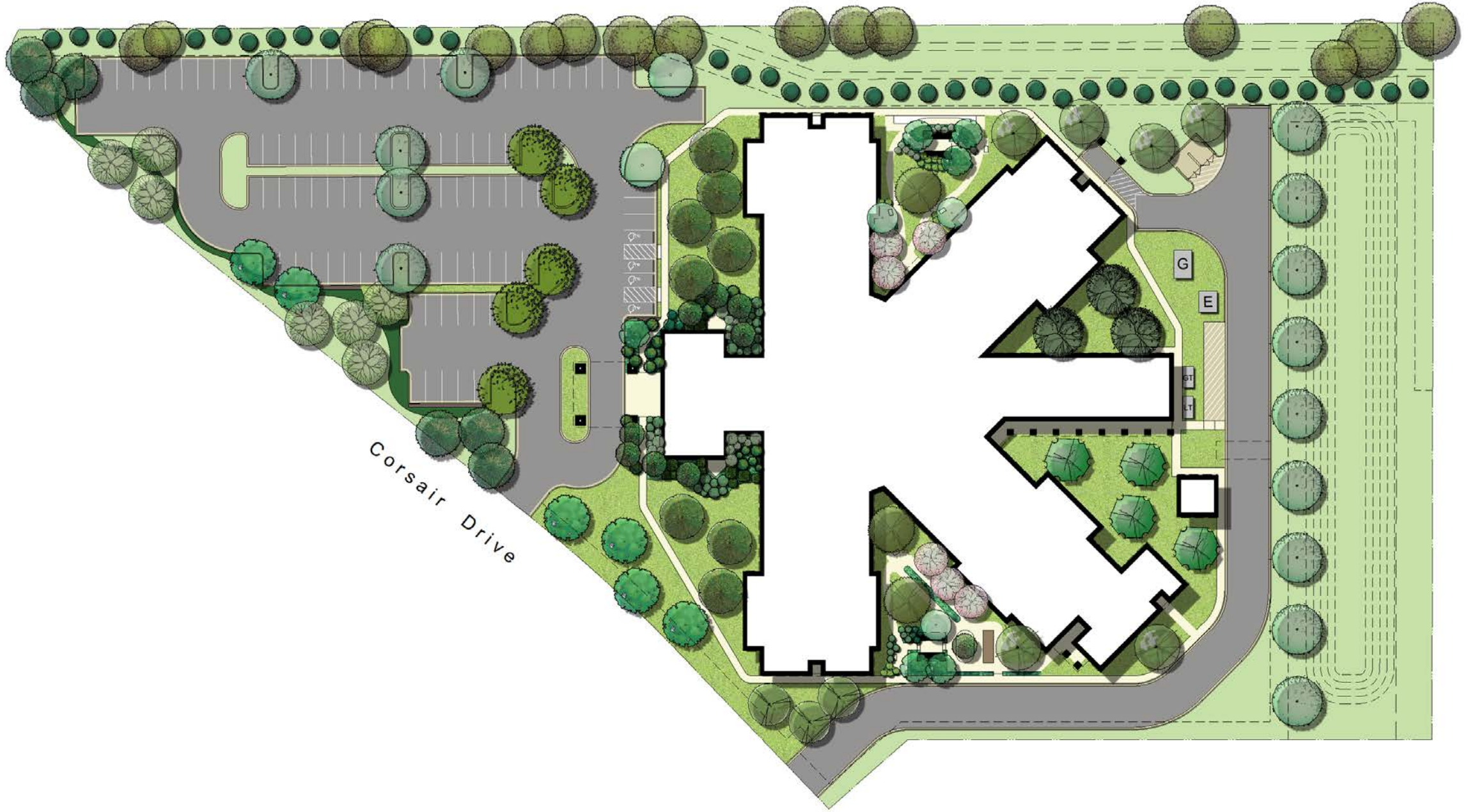


Community Benefits

- Desired use of the property by the neighborhood
- Friendly and quiet neighbor
- Very compatible use adjacent to a single-family neighborhood
- Convenient location – close to medical facilities

Neighborhood Meeting

- Held a neighborhood meeting at Our Saviour's Lutheran Church on December 7th
 - Mitchell and Morgan
 - Lloyd Douglas - Owner
 - Smithers Merchant Builders – Developers
 - City staff
- Mailed 27 notices, emailed the HOA representative
- 18 residents attended
- Positive discussion
- Addressed concerns – lighting, drainage



Corsair Drive

G

E

ET

LT



Corsair Healthcare And Rehabilitation - College Station TX

RHEINLANDER ARCHITECTS AUSTIN, TEXAS





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