

Project Summary

CarDon Senior Living

(Northeast Corner 146th Street and Ditch Road)

CarDon Development Company, LLC (CarDon) proposes a Planned Unit Development on approximately 16 acres to consist of a senior living community (CarDon Senior Living), which will include skilled nursing care (short term rehabilitation and long term), memory care, and assisted living facilities. Independent living apartments are planned for a future phase of development.

This Planned Unit Development will restrict the use and development of the majority of the property to a comprehensive senior living community and associated uses, with restrictions concerning the scope and scale of the development to ensure compatibility with both the adjacent development patterns and the adjacent roadway streetscapes.

The initial phase of construction contemplates a one and two story facility that totals approximately 117,500 gross square feet. The project would consist of approximately 104 skilled nursing beds and 36 assisted living apartments.

The skilled nursing portion of the facility will divide into four neighborhoods of 2 beds (short term rehabilitation, memory care, and long term care). The assisted living apartments will be licensed residential by the State of Indiana and services will include: meals, housekeeping, personal and medication assistance, entertainment, and transportation services. This CarDon facility will include: a theater, beauty shop, activity rooms, large kitchen and dining rooms, and a therapy gym providing physical, occupational and speech therapy.

While the property acreage and unusual configuration limits the size of future phases, the site master plan will include options to add 70-90 independent living apartments, 26 additional nursing beds and up to 30 assisted living apartments in future phases.

The portion of the overall site immediately adjacent to the Ditch Road right-of-way has been designated as the location for the independent living apartments (or lower impact General Business (GB) permissible uses if the site is inadequate for senior apartments).

The Planned Unit Development zoning ordinance and related Concept Plan provides for the appropriate perimeter treatment, most particularly with a 40-foot wide landscaping easement along the common border with the Centennial development to the north. This perimeter treatment, along with restrictive standards concerning building materials, will ensure a positive and compatible development scenario.