



**BACKGROUND  
CONTINUED**

- a. A 16,000 square-foot Treatment Center and surface parking.
- b. A 150,000 square-foot, six (6)-story expansion to the existing facility for inpatient and outpatient treatment.
- c. A two (2)-level, 128-space expansion to the existing parking deck
- d. A central plant expansion to serve item 2.
- e. Medical Office Building 1: A two (2)-floor, 64,000 square-foot Medical Office Building with surface parking.
- f. A thirty-two (32) room hotel for patients and family members.
- g. Five (5) cottages plus three (3) RV pads for patients and family members. Each cottage is 1,200 square-foot.
- h. Medical Office Building 2: A 16,000 square-foot medical facility and parking deck
- i. A twenty-five (25)-foot x fifty (50)-foot maintenance building.

In addition to the items listed above, CARTI will build a continuous sidewalk from Barrow Road to the campus. In addition, CARTI will work with Rock Region Metro to locate a bus stop on campus and construct a cul-de-sac to serve as a turn-around for vehicular traffic at the end of CARTI Way. CARTI is proposing that a speed table and an RRFB be located across CARTI Way, between the north and south campuses.

Staff believes the matter of the outstanding land alteration issue can be addressed by attaching an additional condition to the approval of the POD. Typically, the applicant in the planned development process shall have three (3) years from the date of passage of the ordinance approving the preliminary approval to submit the final development plan. In this case, staff believes it is appropriate to require submittal of a final plan and building permit application for the Phase I, facility no later than December 31, 2020; one (1)-month shy of three (3) years from the date a Notice of Violation was issued to CARTI on January 31, 2018.

The Planning Commission reviewed this item at their June 6, 2019, meeting and there were no objectors present. The Commission voted, as part of the Consent Agenda, to recommend approval. Please see the attached Commission minutes for the full Analysis and Commission action.