Council Bill 68-2025 (ZRA 212) Fiscal Analysis
Introduced: October 6, 2025
Fiscal Manager: Owen Kahn

Legislative Intent: This zoning regulation amendment allows the hearing authority to reduce the setback requirements for nursing homes and care facilities located in residential districts.

ANALYSIS

Fiscal Impact:

This legislation will not have an impact on the County budget because there are no revenues or costs associated with Zoning Regulation Amendments (ZRA).

Any potential costs for code enforcement and staff would be absorbed by the Department of Planning and Zoning's (DPZ) existing budget. Code enforcement is complaint driven so enforcement would only occur if there were complaints against a nursing home or care facility for the requirements of this ZRA.

The ZRA would apply to all ~35,000 properties located in the residential zoning districts that allow nursing homes and care facilities as conditional uses. According to DPZ, there are currently 8 nursing homes and care facilities that have approved conditional uses.

Budget Implications:

- N/A.

Other Notes:

- The applicant for this ZRA is Blackrock Capital Investors LLC. The desire for the ZRA was based on ownership of a property located at 10605 Clarksville Pike (formerly the Inn at Peralynna) with the intent of turning the property into a nursing home and care facility. The existing structure is an irregular shape and does not confirm with the current conditional use criteria. The owners plan on applying for the conditional use upon adoption of this ZRA.