



TITLE: Conduct a Public Hearing to Consider/Discuss/Act on the Request by Churchill Residential, on Behalf of Donald M. Motsenbocker, for a Request to Rezone Approximately 5.50 Acres from “PD” – Planned Development District to “PD” – Planned Development District, Generally to Modify the Development Standards, Located on the East Side of College Street and Approximately 875 Feet North of Eldorado Parkway, and Accompanying Ordinance

MEETING DATE: December 4, 2012

DEPARTMENT: Development Services

CONTACT: Michael Quint, Director of Planning
Brandon Opiela, Planning Manager

RECOMMENDED CITY COUNCIL ACTION:

- Staff recommends denial of the proposed rezoning request due to nonconformance with City Council’s stated vision for multi-family developments and due to nonconformance with the City’s Multi-Family Policy.
- Should the City Council recommend approval of the rezoning request, Staff recommends adopting the attached proposed ordinance with the following special ordinance provisions:
 - a. Occupancy of the facility shall be restricted to persons age 55 or older without children.
 - b. The facility shall provide transportation services, as well as recreational/enrichment/socialization activities, for its residents; no on-site health supervision or related care for residents is required.
 - c. The maximum number of units allowed on the property shall be 160, which units may be individually metered.
 - d. The maximum height of the facility shall be four (4) stories.
 - e. The number of parking spaces to be provided shall be one (1) per unit and no less than 50% of those parking spaces shall be covered or enclosed.

- f. Garages and covered parking shall be allowed no closer than 10 feet from each side property line and no closer than 20 feet from of each front and rear property line.
- g. The minimum landscape buffer for front and rear yards shall be 20 feet; the minimum landscape buffer for side yards shall be 10 feet. Perimeter trees shall be planted on 30 foot centers; however, the required minimum number of perimeter trees in the front yard may be grouped instead of spread.
- h. All exterior walls of the facility that are not located within a courtyard shall consist of no less than 85% brick, stone, synthetic stone or stucco; the balance may consist of hardi-plank, metal, wood or other exterior material approved by the City staff.
- i. Six (6) foot high masonry screening wall shall not be required along the side and rear property lines.

ITEM SUMMARY:

- The applicant is proposing to rezone approximately 5.50 acres of land, located on the east side of College Street and approximately 875 feet north of Eldorado Parkway, generally to modify the development standards. Per the letter of intent, the applicant has stated that the development will be a senior independent living facility.

BACKGROUND INFORMATION:

- See attached Planning and Zoning Commission Staff Report.

FINANCIAL SUMMARY:

- N/A

BOARD OR COMMISSION RECOMMENDATION:

- On November 13, 2012, the Planning and Zoning Commission voted unanimously to recommend approval of the proposed rezoning request with the special ordinance provisions requested by the applicant.