

Memorandum

To: Planning Commission Members
From: The Development Department
CC: Clerk of Council, City Departments
Date: July 2, 2015
Re: Staff Report for Story Point Senior Living Facility – Method of Zoning Change (PUD-R upon Annexation)

**Item #5 – Story Point Senior Living Facility – Method of Zoning Change
(PUD-R upon Annexation) (PID # 201506010034)**

Application: Method of Zoning Change
Location: Southwest Corner of Orders Road and Haughn Road
Applicant: Triple M Investments c/o Jack Reynolds
Current Zoning: Rural Residential (Township)
Proposed Zoning: PUD-R
Current Use: Vacant, Agriculture
Proposed Use: Senior Living

Relevant Code Section(s):

- 1139.03 Method of Zoning Change; Reversion of Zoning Classification

Project Summary:

The applicant is proposing to rezone 15.97 acres of land at the southwest corner of the intersection of Orders Road and Haughn Road in order to develop the Story Point Senior Living Facility. The site is currently in the process of being annexed into the city and the proposed application will establish a PUD-R zoning for the property once it is annexed. The preliminary development plan for the proposed development was approved by City Council on June 1st, 2015. The site is bordered to the west, south, and east by properties in Jackson Township (Rural Residential zoning) and to the north by single-family homes zoned SF-1.

The applicant has submitted a zoning text for the development, to be approved as part of the requested rezoning to set the standards for development on the site. Setbacks, pavement width, and landscape requirements are among the standards set in the text. The text also outlines the various uses to be approved on the site: independent living, enhanced living, and assisted living/memory care. Additional amenities are permitted including shops, a bank, salon/barber, library, and multi-purpose rooms for group activities. Architectural standards are also outlined including building materials and height.

A number of specific requirements are set in the text including permitted total square footage and parking spaces; however staff recommends making these numbers either minimums or removing them from the text to allow for future expansion or minor plan amendments without requiring the zoning text to be amended to reflect changes.

Recommendation(s):

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the rezoning with the following stipulations:

1. Section VII(4) shall be amended to eliminate the specific Total Building square footage.
2. Section VII(8) shall be amended to state "There will be **a minimum** of 178 parking spaces provided for staff, visitors, and tenants."