

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
September 8, 2016**

SUMMARY

A request by Cole & Associates, Inc. (consultant) on behalf of Mainstreet (contract purchaser) for approval of an O-P (Planned Office District) development plan, to be known as "Mainstreet Health & Wellness Suites". The 11.24-acre subject site is located on the north side of Berrywood Avenue, approximately 400 feet east of Portland Street. **(Case #16-171)**

DISCUSSION

The applicant is requesting a major revision to the 2008 zoning statement of intent and previously approved O-P development plan (known as Silver Oak Senior Living O-P Plan) to allow for a transitional care facility (aka post-acute care) to be located on the site. The new proposal represents a significant reduction in the total building floor area (from 250,000 to 50,000 sq. ft.) and height (from 4 to 1 story), and increases the climax forest tree preservation area from 2.7 to 4 acres. The minimum setback of the building is increased from 59 to 117 feet along the site's eastern property line, and additional edge plantings provide added screening to supplement the intervening climax forest preservation area between the development and abutting residential properties.

In addition to the major changes identified above, the applicant's Statement of Intent has been revised to include the Continuing Care Retirement Community (CCRC) use, which better captures the proposed facility's mixture of uses and care than the pre-existing Residential Care Facility use. CCRCs were added to the City's zoning regulations after the site's 2008 rezoning, and are available only to properties of 10 acres or more.

The plan meets all O-P zoning district requirements and staff is supportive of the proposal, which carries forward key neighborhood protection conditions from the originally approved 2008 rezoning and development plan approval ordinance.

RECOMMENDATION

Approval of the revised O-P development plan and associated Statement of Intent and Design Parameters.

ATTACHMENTS

- Locator maps
- Development Plan
- Statement of Intent
- Design Parameters
- 2008 Development Plan
- 2008 ordinance
- Letter of support

SITE HISTORY

Annexation Date	1964
Existing Zoning District(s)	O-P (Planned Office District)
Land Use Plan Designation	Neighborhood District

SITE CHARACTERISTICS

Area (acres)	11.24 acres
Topography	Downward slope from south to north
Vegetation/Landscaping	Almost completely tree-covered
Watershed/Drainage	Hinkson Creek
Existing structures	None

SURROUNDING LAND USES

Orientation from site	Zoning	Land Use
North	C-3/C-1	Storage units/Office & commercial
South	O-1/R-1	Undeveloped/Woodridge Park
East	R-1/R-2	Single-family/Two-family homes
West	O-1	Medical offices

UTILITIES & SERVICES

All City services are available to the site.

ACCESS

Berrywood Drive	South side of site
Major Roadway Plan	Local Residential Street
CIP Projects	None
Sidewalk	Needed along site frontage

PARKS & RECREATION

Neighborhood Parks	Woodridge Park is south of site
Trails Plan	No proposed trails adjacent to site
Bicycle/Pedestrian Plan	No proposed bike/ped facilities adjacent to site

PUBLIC NOTIFICATION

All property owners within 200 feet and City-recognized neighborhood associations within 1,000 feet of the boundaries of the subject property were notified of a public information meeting, which was held on August 16, 2016.

Public Information Meeting Recap	Number of attendees: 8 Comments/concerns: Tree preservation, screening, traffic, on-street parking
Neighborhood Association(s)	Woodridge
Correspondence Received	Letter of support

Report prepared by Steve MacIntyre; approved by Patrick Zenner