



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: March 20, 2017

Re: Sinclair Estates – O-P Development Plan (Case # 17-63)

## Executive Summary

Approval of this request will result in the approval of an O-P development plan to be known as "Sinclair Estates" which will permit the construction of an 80-unit assisted living residential care facility.

## Discussion

The applicant is seeking approval of an O-P (Planned Office District) development plan for an 80-unit assisted living residential care facility on the north side of Southampton Drive north of the existing Americare at Heritage Village residential care facility. The subject site has undergone several zoning changes since being annexed into the City in 1999. Upon annexation the property was zoned R-1, was rezoned in 2012 to PUD 10.5, and then rezoned again in 2014 to O-P as a part of the "Heritage Village PUD Plan."

Since the subject property is a part of the "Americare at Heritage Village O-P Plan," the property is subject to the statement of intent approved with the O-P zoning. The SOI limited the use of the O-P zoned land to all R-3 uses and residential care facilities, restricted building height to a maximum of 35 feet, and limited the overall development on the O-P land to a total of 146 units. The proposed O-P plan is in compliance with the SOI and when combined with the existing Americare development (63-units) does not exceed the maximum number of dwelling units permitted on the O-P zoned land.

The design parameters for the proposed O-P plan will require a minimum 25-foot building setback from all adjacent property lines and street rights-of-way, as well as a minimum of 35% open space (30% in landscaping and 5% retained existing vegetation). All other aspects outlined on the attached "Design Parameters Worksheet" are to be governed by the standards of the zoning code.

An update to the 2014 traffic impact study was provided for staff review. The original study accounted for traffic generated by an 80-unit **multi-family development** on the north side of Southampton as well as the existing 63-units of residential care and assisted living to the south. The updated study shows a reduction of 215 vehicle trips per day. This reduction is attributed to the change in traffic generated by multi-family developments and assisted living facilities. The existing improvement of Southampton, a neighborhood collector street, is sufficient to accommodate the proposed development's additional traffic.

The Planning and Zoning Commission considered this request at their February 23, 2017 meeting. Commissioners questioned whether the proposed units would contain multiple



bedrooms. A representative from Engineering Surveys and Services was able to verify that the development will include a mix of both one and two bedroom suites. After limited additional discussion, the Commission voted 9-0 in favor of the major revision as presented.

The Planning and Zoning Commission staff report, locator maps, design parameters, O-P plan and meeting excerpts are attached for review.

## Fiscal Impact

Short-Term Impact: None anticipated within the next two fiscal years. All public infrastructure installation and extension costs will be borne by the applicant.

Long-Term Impact: Long-term impacts will included increased expenditures for provision of public safety, trash collection, and infrastructure maintenance. These expenses may or may not be off-set by increases in property taxes and user-fees.

## Vision & Strategic Plan Impact

Vision Impacts:

Primary Impact: Development, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Strategic Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Economic Development, Secondary Impact: Livable & Sustainable Communities, Tertiary Impact: Not Applicable

## Legislative History

2/2/2015	Approved B 22-15 – Heritage Village Plat 2 (dedication of Southampton Drive)
9/17/2012	Approved R162-12 – Heritage Village Plat 1, Preliminary Plat (Lot 22) and B231-12 – Rezoning to PUD 10.5

## Suggested Council Action

Approve “Sinclair Estates - O-P Development Plan.”