

Planning Commission Agenda Memo

From: Ryan Miller, City Planner
Meeting: November 1, 2022
Subject: Amended Initial Development Plan – Block 3B of Prairie Hills Addition

Person(s) Responsible: Ryan Miller, City Planner

Summary:

HME Management has submitted an amended Initial Development Plan for a portion of Block 3B in Prairie Hills Addition. The amended IDP is being proposed for a planned senior living community that will include assisted living, independent living and memory care.

Background:

An Initial Development Plan was submitted by Prairie Hills LLC in August of 2013 and approved by the City Council in October 2013. The original plan called for a PDD with B-2 and B-2A along with an additional permitted use of temporary personal storage. The IDP proposed the additional use along with proposed building locations for commercial/office space and community storage. The following changes to an IDP require an amendment, which follows the same process as a rezone request.

- Any change in the proposed use(s) of the land or buildings that results in a 20 percent net increase in the balance of residential or commercial square footage.
- A major change in the street plan.
- An increase of 20 percent or more in the total density of the development.
- Any decrease to the setbacks or buffer zones.
- An increase of ten percent or greater in the building height.

The proposed IDP would include multiple changes that require an amended IDP including changes in uses and a decrease to setbacks or buffer zones.

Item Details:

The Initial Development Plan must include the project name, legal description, a preliminary subdivision plan and the proposed development scheme with details related to the intended uses, development density, maximum proposed height, proposed design features to support compatibility with the surrounding neighborhood, anticipated sub-area development sequence and the proposed setbacks and bufferyards.

The IDP includes a proposed site plan for the Senior Living Center @ Prairie Hills, a 106-unit senior living community on a 4.97-acre parcel with 40 independent living units, 39 assisted living units and 27 memory care units. The overall density of the

development would be roughly 21.3 units per acre. The development will include a proposed maximum height of 36' for the multi-story independent living portion of the development.

In order to allow for the assisted living, independent living and memory care uses, the PDD is requesting to add assisted living, memory care and apartments as allowable uses.

The PDD is requesting an exception to the minimum parking requirements to allow eight detached parking garage stalls to count towards the required parking. Section 94-433 would exclude detached garages from being counted towards the required off-street parking. The development is planning 68 parking stalls including the 8 detached garage stalls. Sixty-eight (68) parking spaces would be required for the anticipated number of units and projected twelve employees. The parking area includes a primary parking lot in front of the center with access to 20th Street South. Portions of the parking area are located behind the building setback line planned for the memory care center and other portions are located in front of the building setback line planned for the assisted living and independent living portions of the development.

The proposed site plan confirms that standard setbacks and bufferyards, including an enhanced bufferyard for the planned 36' tall independent living apartment, will be met. Additionally, the site plan shows conformance with landscaping and access drive standards.

The development is located within the Commercial Corridor Design Review Overlay District. Planned Development Districts are exempt from the standards applied within the overlay district, however, staff recommends meeting these standards to the greatest extent possible in order to achieve development that meets the intent of the commercial corridor overlay district to the greatest extent possible. The intent and process for Planned Development Districts should encourage well-planned efficient urban development.

Options and Recommendation:

The Planning Commission has the following options:

1. Approve as presented
2. Amend
3. Deny
4. Table until a future meeting

The Development Review Team recommends approval with the following conditions and exceptions:

- Allowing assisted living, memory care and apartments as allowable uses.
- An exception granted for including eight detached garage stalls towards the required off-street parking minimum.
- A condition that the western portion of the front parking lot be moved to an alternate location, such as to the south of the memory care units.

Supporting Documentation:

1. Legal Notice
2. Original IDP
3. Amended IDP
4. Parking Relocation Recommendation
5. Future Land Use Map
6. Zoning Map