

# **SENIOR MULTIFAMILY THE MEADOWS FILING 17 SITE DEVELOPMENT PLAN**

TOWN COUNCIL  
AUGUST 15, 2023



# VICINITY MAP

- Southwest of intersection with Meadows Parkway and Hwy 85,
- South of Meadows Parkway at Regent Street
- 17.36 acres to be split into 3 lots



# SURROUNDING USES

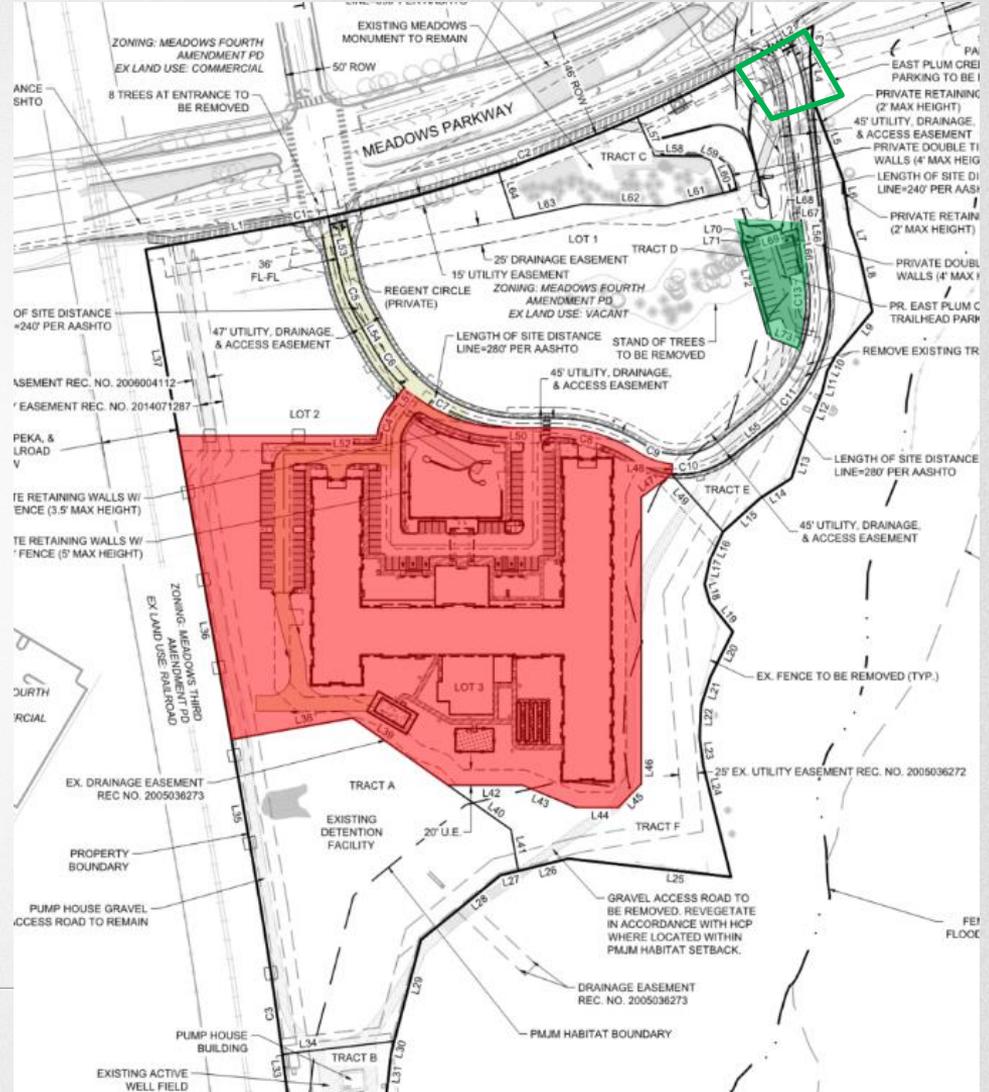


# HISTORY OF APPROVALS

- 1984, originally annexed and zoned as the Meadows Planned Development (PD).
- Various zoning amendments over the years.
- 2003, as part of Meadows PD 4<sup>th</sup> Amendment, current zoning is Commercial-Office-Industrial (COI)
  - Allowed Uses:
    - Senior multi-family housing
    - office, retail, restaurant, light industrial and recreation
  - Single family homes and traditional multi-family are **not** an allowed use

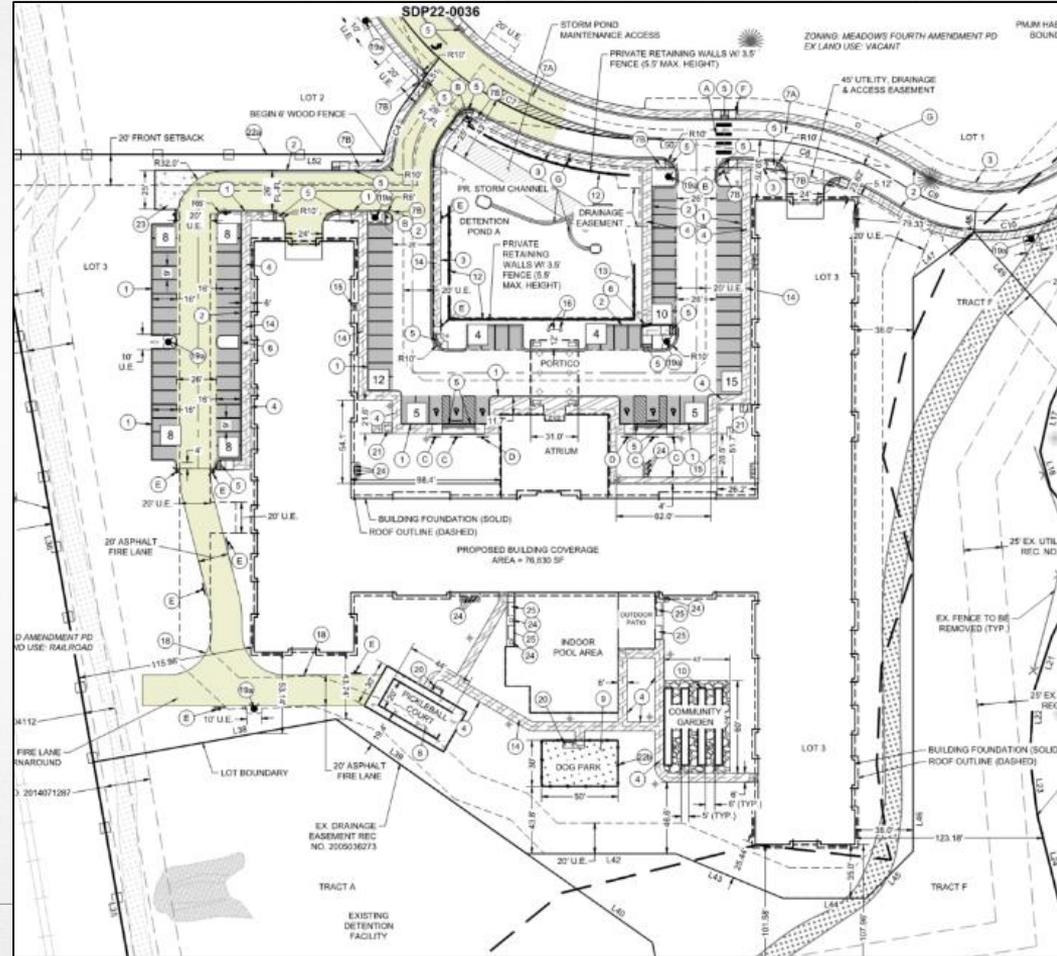
# SITE DEVELOPMENT PLAN

- 17.36 acres split into 3 lots
  - Senior Multi-Family Lot (5.75 acres)
  - 2 Commercial Lots
- Full access with signal at Regent/Meadows
- Limited access on east
- Trail Head Parking Lot relocated



# SITE DEVELOPMENT PLAN

- 5.75 acres
- 174 dwelling units
- 255,743 square foot building
- Parking on-site
  - 179 spaces required,
  - 262 space provided
- Four story building
- Building height is 54'-2",  
Zoning allows up to 60'



# STAFF ANALYSIS

Staff finds the Site Development Plan:

- Conforms to the goals of the Town's guiding documents
- Meets the requirements of the Meadows PD, 4<sup>th</sup> Amendment
- Meets CRMC Chapter 17.38.040: Site Development Plan criteria and Town's Technical Criteria

## RECOMMENDATION

Planning Commission recommend that Town Council approve the Site Development Plan.

# PROPOSED MOTIONS

## **Recommended Motion:**

*“I move to approve this resolution as introduced by title.”*

## **Alternative Motions:**

*“I move to approve this resolution as introduced by title with the following conditions:”  
(list conditions)*

*“I move to continue this item to the Town Council meeting on [date certain], 2023, at 6 pm.”*



# QUESTIONS