

THE MEADOWS C-O-I SENIOR MULTIFAMILY SITE DEVELOPMENT PLAN

The Meadowmark

TOWN COUNCIL
FEBRUARY 21, 2023



VICINITY MAP

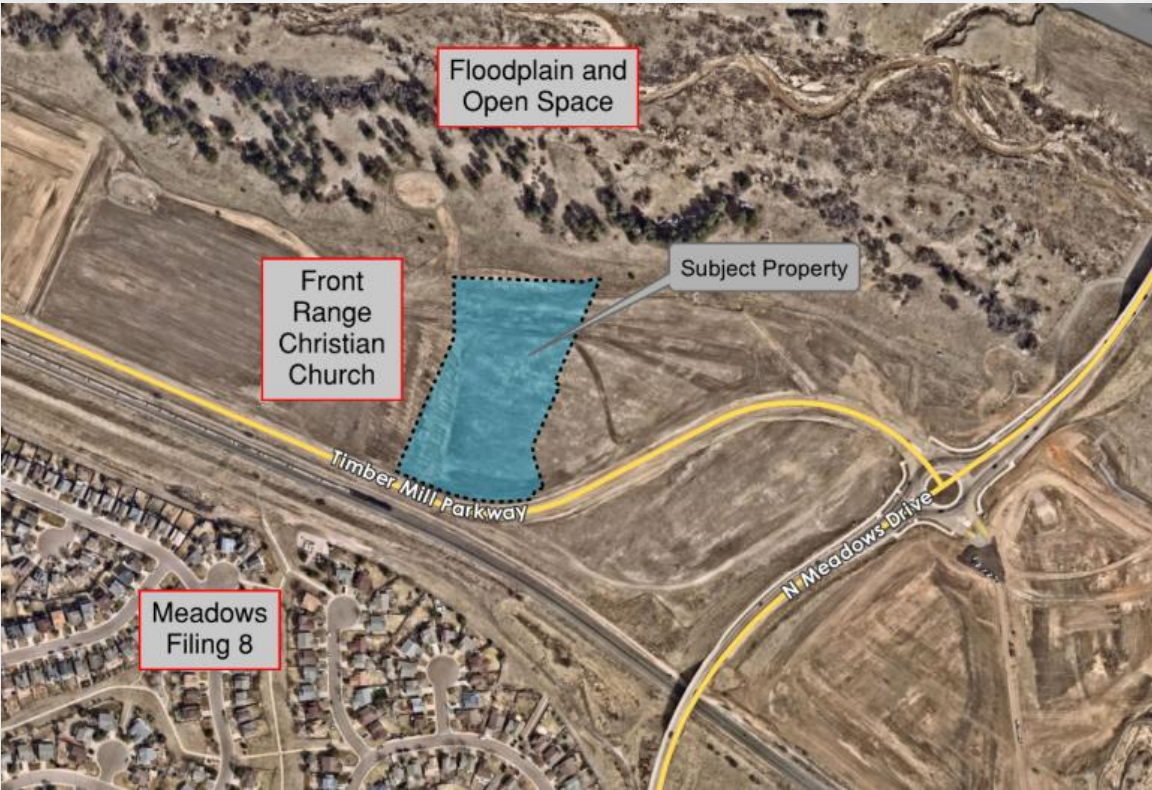
The Meadows C-O-I: Mixed-Use Development

- 1984, originally annexed and zoned as the Meadows Planned Development (PD).
- Various zoning amendments over the years.
- 2003, current zoning Meadows PD 4th Amendment:

Allowed uses include retail, office, industrial, health care uses, and senior multifamily residential



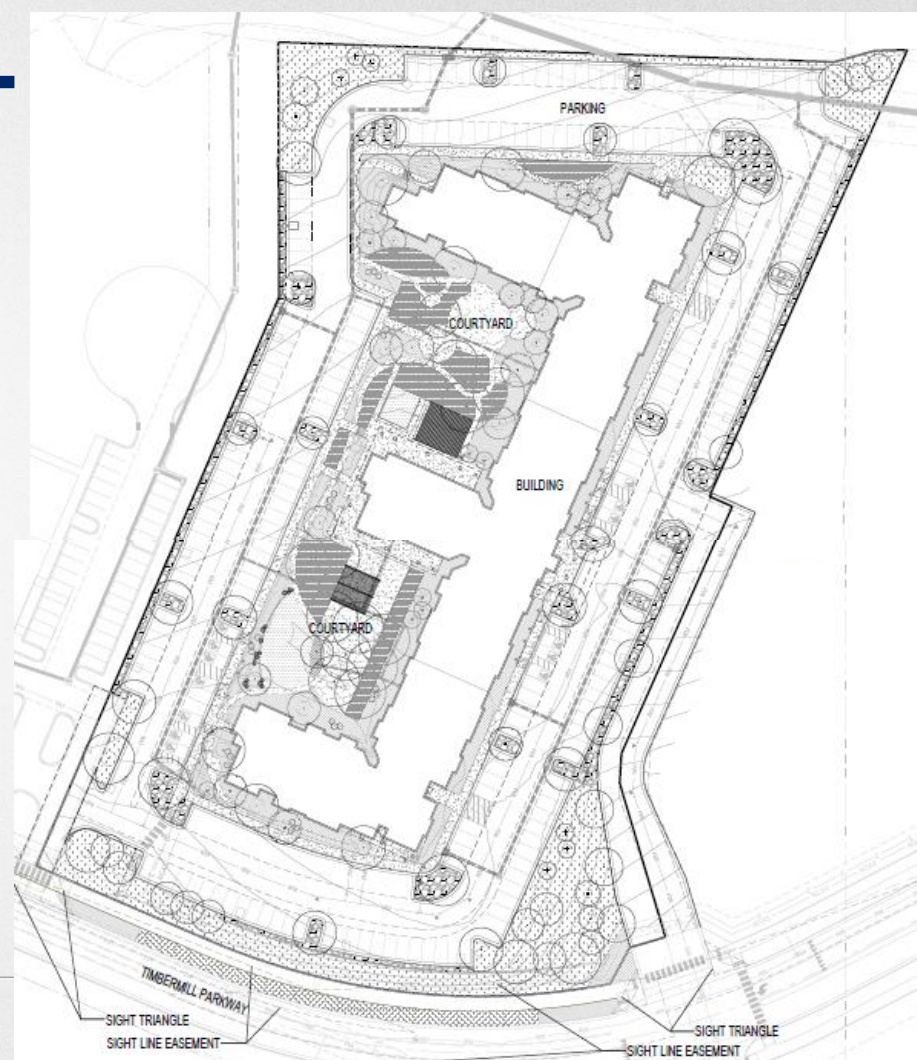
SURROUNDING USES



- 5.48 acres
- Permitted uses include senior housing, office, retail, restaurant and recreation
- Surrounding uses include single-family residential, church, and open space

SITE DEVELOPMENT PLAN

- 183,239 sqft, 4 story building
- Max. building height is 57'-5"
- 200 dwelling units
 - Age restricted to 55+ yrs
 - Income restricted up to 70% of AMI, Douglas County Housing Partnership
- Residential parking on-site
 - 206 spaces required
 - 255 spaces provided



ANALYSIS

Planning Commission and staff find the Site Development Plan:

- Conforms to the goals of the Town's guiding documents
- Meets the requirements of the Meadows PD, 4th Amendment
- Meets Municipal Code 17.38.040: Site Development Plan criteria and Town's Technical Criteria

RECOMMENDATION

Planning Commission voted 7-0 to recommend to Town Council the approval of the Site Development Plan.

PROPOSED MOTION

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

ALTERNATE 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 & DISCUSSION