

ALEXANDER PLACE

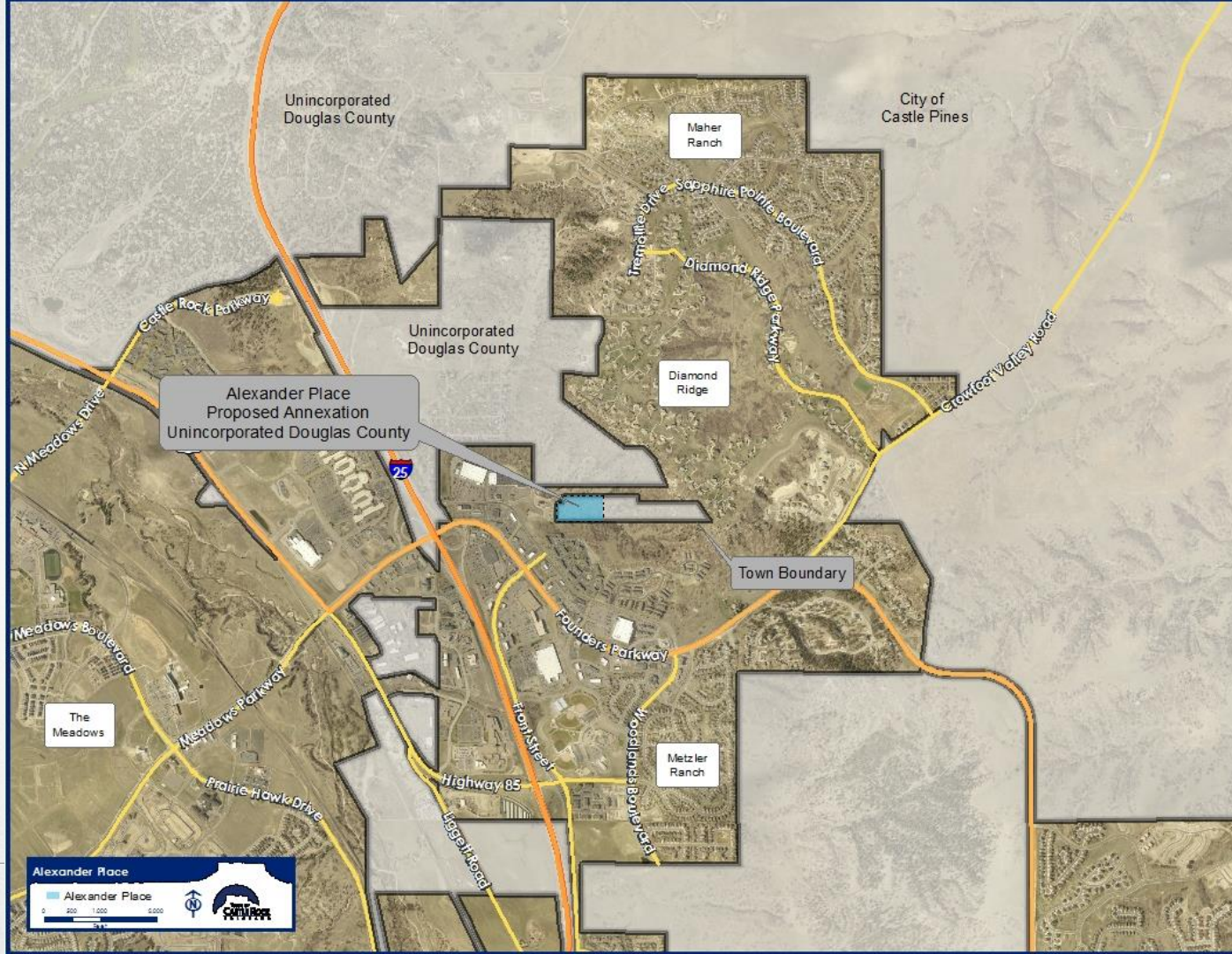
Annexation & Planned Development Plan and Zoning regulations

PLANNING COMMISSION
MARCH 12, 2020



ALEXANDER PLACE ANNEXATION BACKGROUND

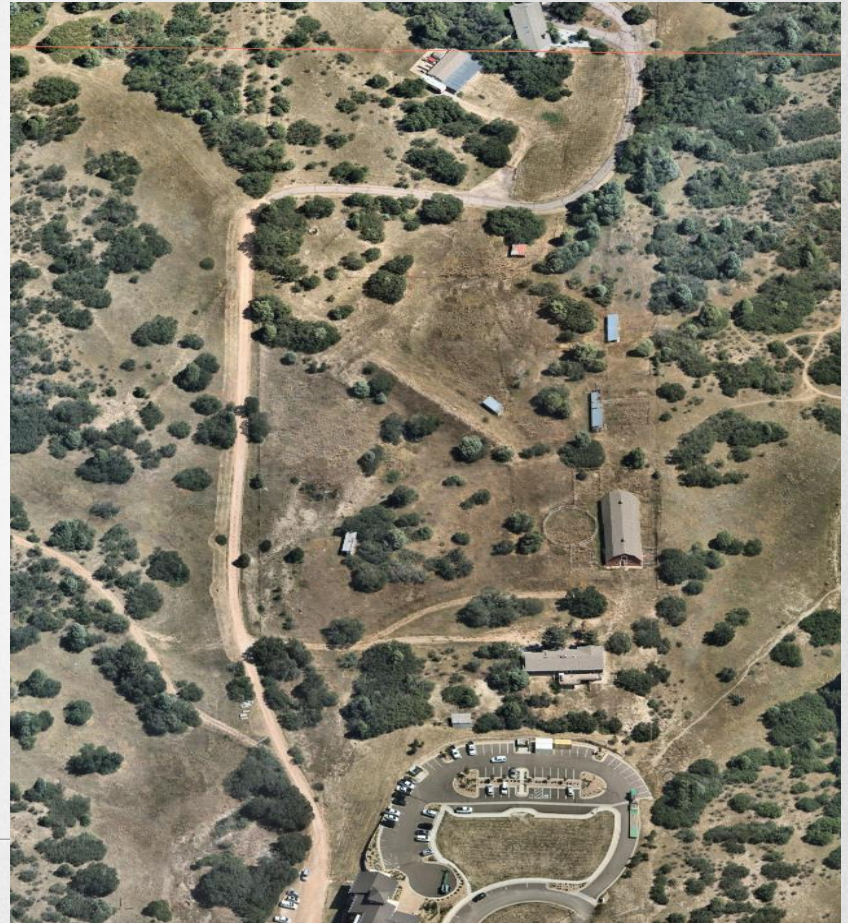
1. Petition accepted & filed with the Town Clerk on May 12, 2016.
2. Substantial Compliance hearing on June 14, 2016.
3. Eligibility hearing on July 19, 2016.
4. Annexation and zoning hearing before PC for review and recommendation.





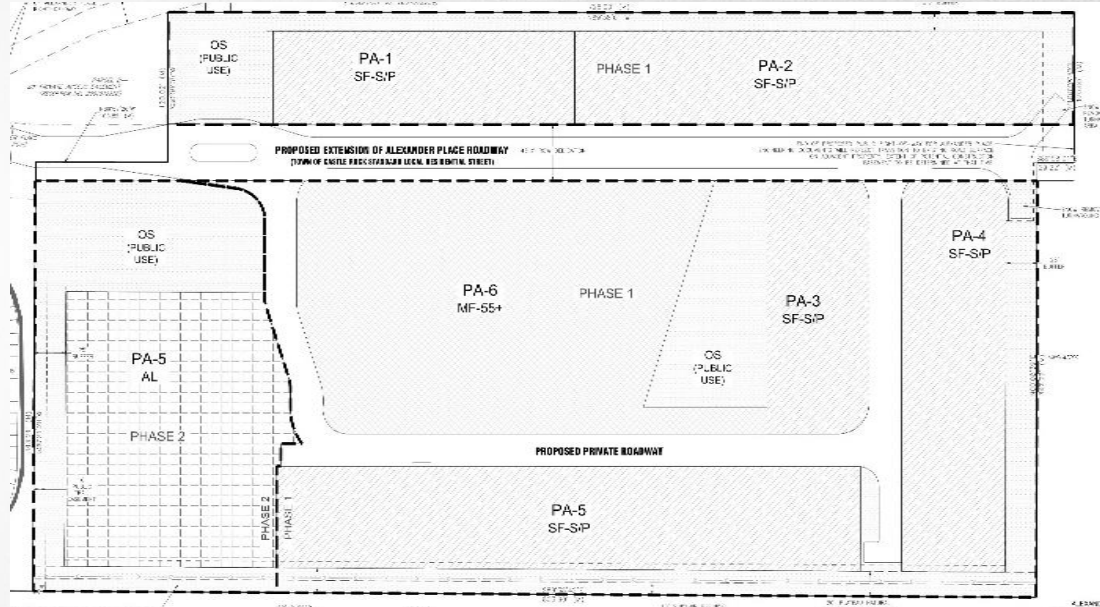
EXISTING CONDITONS

- 8.36-acre property
- Developed Office and Commercial to the West
- Open Space and Multifamily to the South
- Single Family Parcel to the East
- Undeveloped Office and Commercial to the North



PD PLAN

- Age Restricted
- 26 Single-family Cottages (paired and detached)
- 63 unit apartment building
- 36 unit Assisted Living (Regular and Memory Care)
- Trail on the west side of property



PD ZONING REGULATIONS

PD Zoning Regulations			
ZONING CATEGORY and PLANNING AREAS	SF-S/P (single/paired cottages)	MF-55+ (55+ residential apartments)	AL (Assisted Living, Regular and Memory Care)
Maximum number of Units per Zoning Area/Density	26	63	36
Maximum Gross Density (8.37ac)	Max 125 units or Max 15 units per acre for entire PD		
Overall Minimum Open Space for entire PD	20% of gross site area		
Maximum FAR (for entire PD)	Maximum 60%		
Cottage sizes, apartment sizes and AL unit sizes	1750-2000 sqft	725-1300 sqft	360-625 sqft
Maximum Building Heights (measured as average grade to highest point on pitched roof- excluding chimneys and similar) see footnote	32' (1 story cottages)	57' (avg 3 1/2 story apartment building). 3 stories exposed at one end and 4 stories exposed at opposite end	35' (1 story assisted Living)
Setbacks			
Garage & Driveway	20'	20'	20'
Front Setbacks	15'	15'	15'
Side Setbacks	10'	10'	10'
Rear Setbacks	15'	15'	15'
Open Space Setbacks - No Deck/Patio Encroachment	0'	0'	0'
Alexander Place Buffers	15'	15'	15'
Parking for each Zone Category/Planning Area	2 per cottage + 2 visitors in each driveway + general parking for visitors conveniently located. Visitor parking shall be non-exclusive and shared between Zoning Categories and Planning Areas.	1 per apartment + 1 per employee + visitors. Visitor parking shall be non-exclusive and shared between Zoning Categories and Planning Areas.	1 per unit + 1 per employee + visitors. Visitor parking shall be non-exclusive and shared between Zoning Categories and Planning Areas.

STAFF ANALYSIS

- Has met the State Substantial Compliance and Eligibility requirements.
- Meets the general design principles of land development.
- Is capable of being integrated into Town systems.
- Is compatible with existing zoning and land uses.
- Provides a needed type of housing, as identified in the Comprehensive Plan.

FINDINGS ANNEXATION

- Meets all criteria outlined in the Town's 2030 Comp Master Plan's Responsible Growth Principle for annexation areas (Principle RG-2.1)
- a. Is a logical extension or infill of Town boundaries. Is capable of being integrated into Town systems.
 - b. Has demonstrated a significant benefit to the Town.
 - c. Will be provided with adequate urban services.
 - d. Is fiscally responsible.
 - e. Conveys to the Town all water rights appurtenant to the ground at time of annexation.
 - f. Secures renewable water to 100 percent of the expected development on the annexed area.
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FINDINGS

PD PLAN & ZONING REGULATIONS

Meets all criteria outlined in Section 17.34.030.

- A. Community vision/land use entitlements.
- B. Relationship to surrounding area.
- C. Circulation and connectivity.
- D. Service, phasing and off-site impacts.
- E. Open space, public lands and recreation amenities
- F. Preservation of natural features.

RECOMMENDATION

- Staff recommends that PC provide a recommendation of approval to Town Council of the proposed Alexander Place Annexation and Planned Development Plan and Zoning Regulations.

PROPOSED MOTION

- *“I move to recommend that Town Council approve the Alexander Place Annexation”*
- *“I move to recommend that Town Council approve the Alexander Place Planned Development Plan and Zoning Regulations”*



QUESTIONS & DISCUSSION