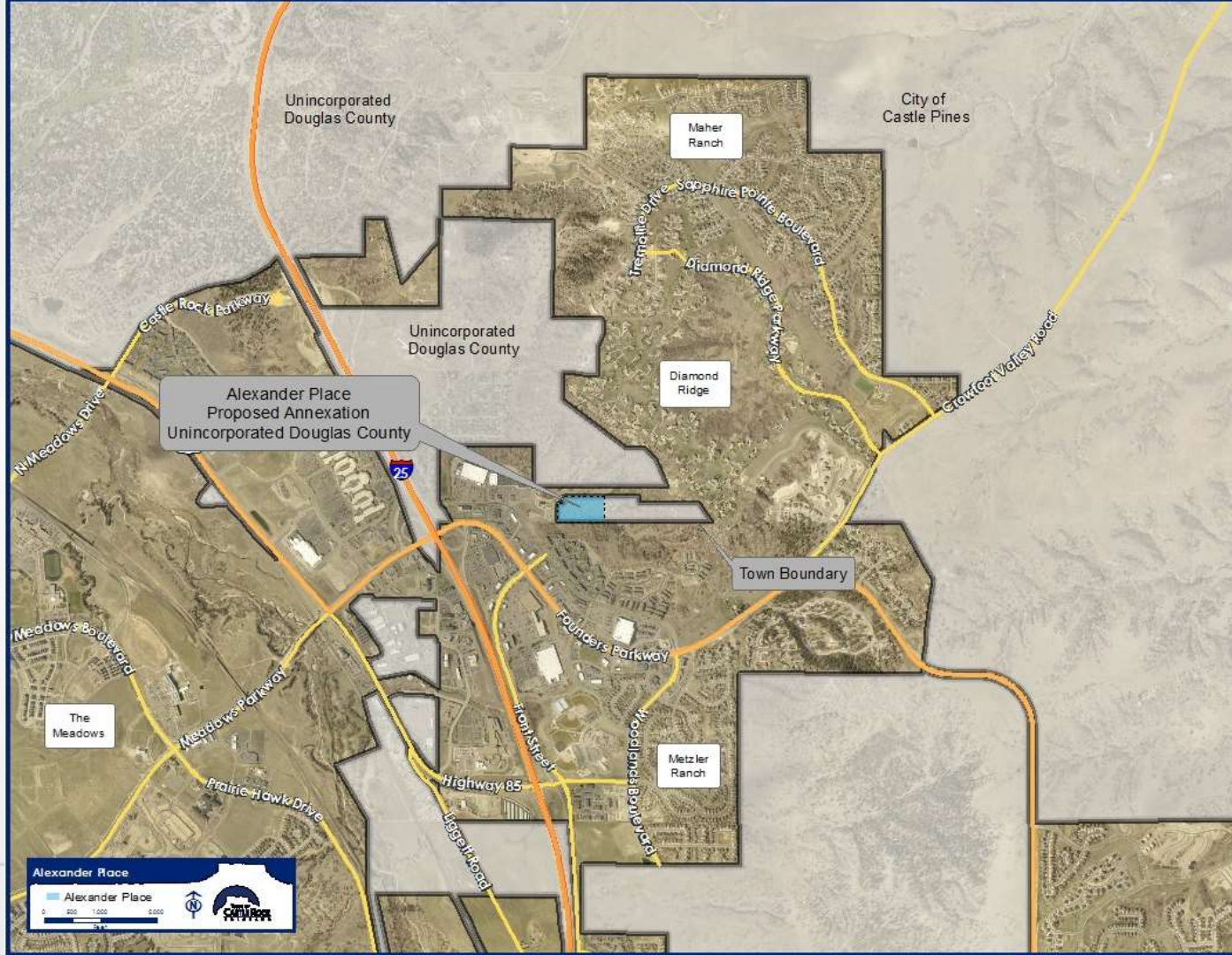


# ALEXANDER PLACE ANNEXATION AND PLANNED DEVELOPMENT PLAN

TOWN COUNCIL  
APRIL 21, 2020







# EXISTING CONDITONS

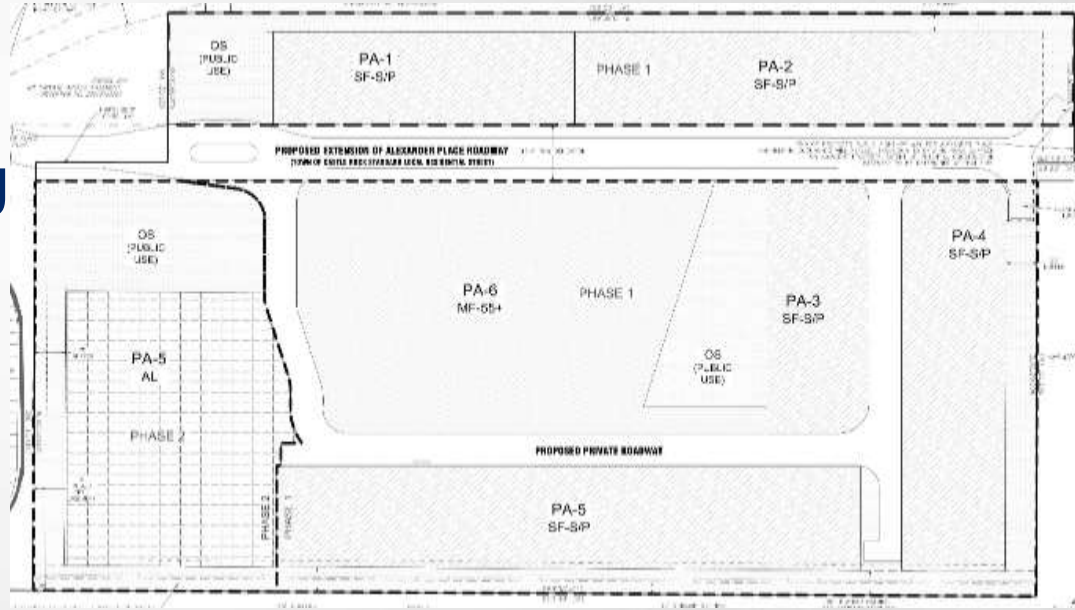


# ALEXANDER PLACE ANNEXATION BACKGROUND

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. Planning Commission recommended approval of the Annexation and Planned Development Plan on March 12, 2020.

# PLANNED DEVELOPMENT PLAN & PD ZONING REGULATIONS

- Age Restricted, 55+ yrs
- 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



# ANALYSIS FOR ANNEXATION

- Town Council approved the Substantial Compliance and Eligibility findings and the property meets the State Statute requirements for annexation.
- The property integrates into Town infrastructure systems.
- The development plan is compatible with existing zoning and land uses.
- Provides a needed type of housing, as identified in the Comprehensive Plan.

# FINDINGS FOR ANNEXATION

The application meets criteria outlined in the Town's 2030 Comprehensive Master Plan Responsible Growth Principles for annexation areas.

- a. The area is a logical infill of Town boundaries.*
- b. The proposed senior housing use is a demonstrated significant benefit to the Town.*
- c. The project will be provided with adequate urban services.*
- d. The project is fiscally responsible for all of it's on site and off site infrastructure needs.*
- e. The owner will convey all ground water rights at time of annexation to the Town.*



# FINDINGS FOR PD PLAN & ZONING REGULATIONS

The proposed plan meets criteria outlined in Section 17.34.030 of the Town Code related to:

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



# RECOMMENDATION

- The Planning Commission and staff recommend approval of the proposed Alexander Place Annexation and Planned Development Plan and Zoning Regulations

# PROPOSED MOTION

- *“I move to approve the Alexander Place Annexation Ordinance as introduced by title, first reading”*
- *“I move to approve the Alexander Place Planned Development Plan and Zoning Regulations Ordinance as introduced by title, first reading”*



# QUESTIONS & DISCUSSION