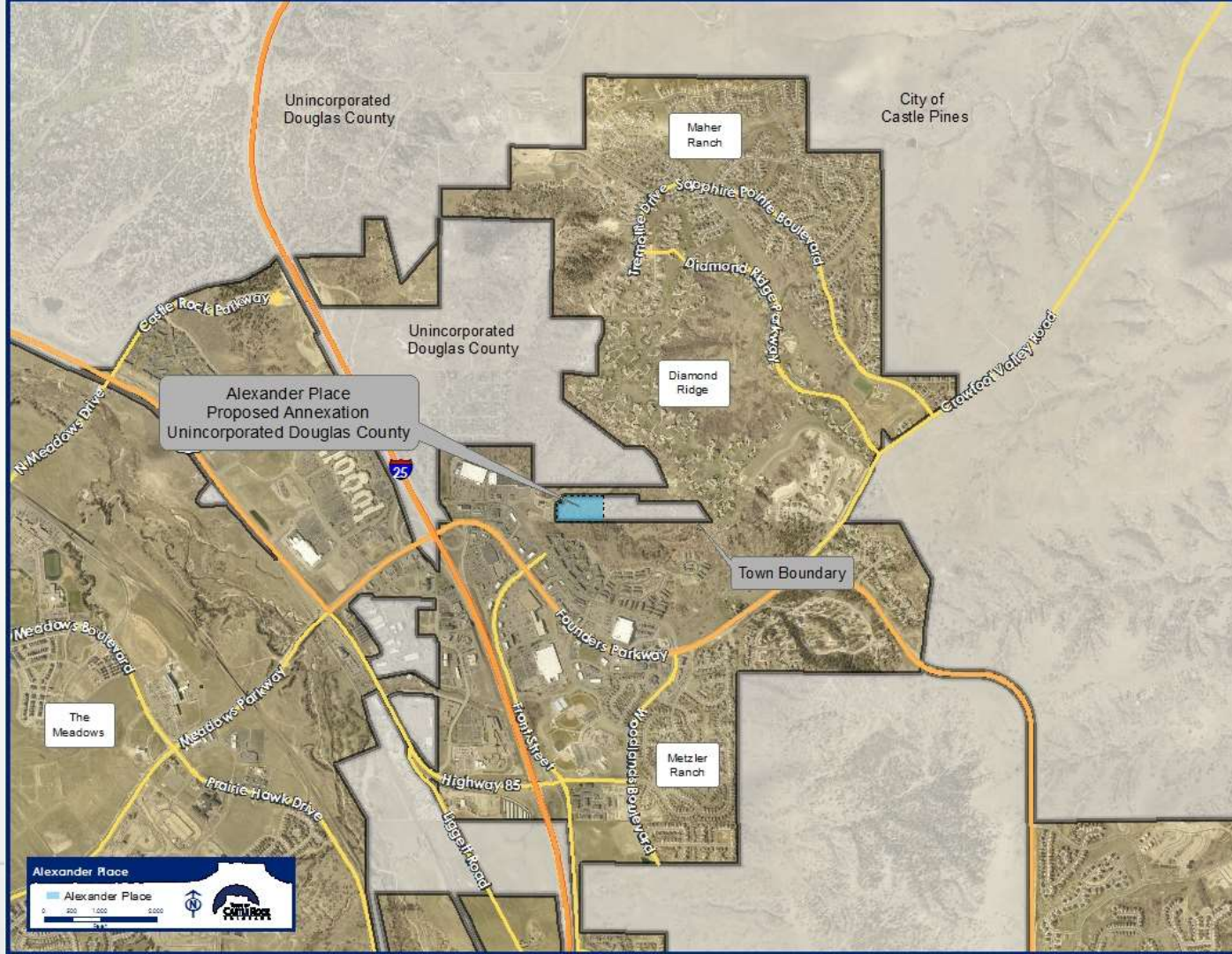


ALEXANDER PLACE ANNEXATION, PLANNED DEVELOPMENT PLAN AND DEVELOPMENT AGREEMENT

TOWN COUNCIL
MAY 5, 2020





Alexander Place

Alexander Place

0 200 1,000 2,000

Scale bar and north arrow.

EXISTING CONDITONS

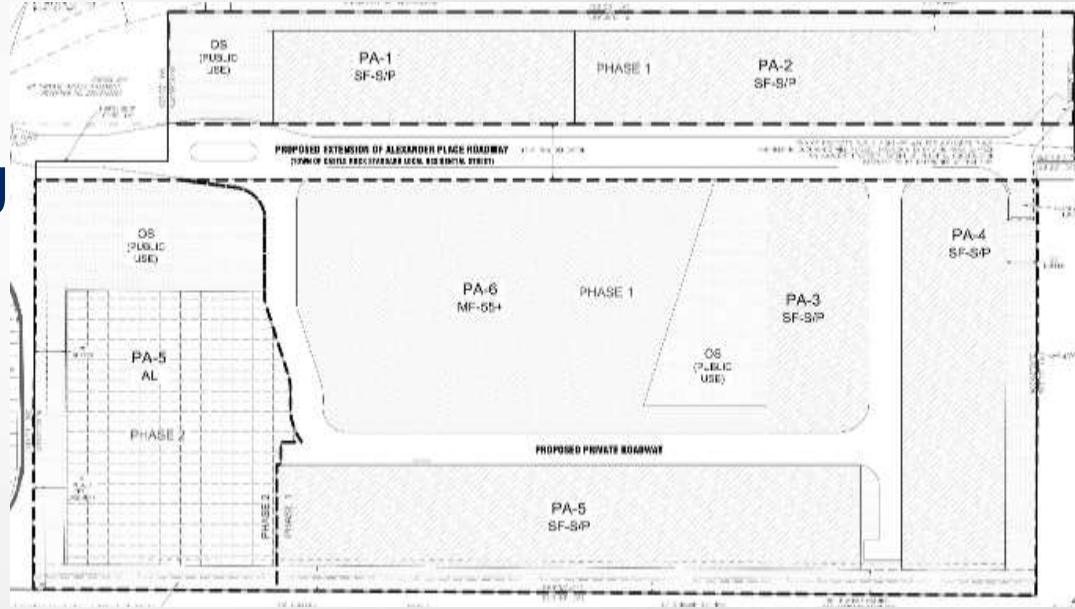


ALEXANDER PLACE ANNEXATION BACKGROUND

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.
5. Town Council approved Annexation, 1st reading on April 21, 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



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.

DEVELOPMENT AGREEMENT

The Development Agreement requires:

- Infrastructure improvements, financial contributions, ROW.
- Public land financial contribution.
- Water dedication, financial contributions, water efficiency plan.
- Development Suspension clause, Dec. 31, 2030.

In return, the Town agrees to provide municipal services, access to parks and recreation, transportation and street maintenance, fire & police protection services, and to process development of the property in accordance with Town Regulations and approved Zoning.

RECOMMENDATION

- Council voted 7-0 to approve Annexation and Planned Development Plan and Zoning Regulations on first reading.
- Staff recommends approval of the Development Agreement.

PROPOSED MOTION

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



QUESTIONS & DISCUSSION