

Legislation Details (With Text)

File #: 2023-5617 **Name:**

Type: Public Hearing - Sworn **Status:** Presented

File created: 5/5/2023 **In control:** City Council - Regular Session

On agenda: 6/6/2023 **Final action:** 6/6/2023

Title: Public Hearing: Application #PL2023-057 - Preliminary Development Plan - Senior Living Facility, 900 NE Colbern Road; Engineering Solutions, LLC, applicant.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Staff Letter, 2. Traffic Impact Analysis, 3. Traffic Impact Study, 4. Preliminary Development Plan, 5. Location Map, 6. Planning Commission Action Report 05-11-2023, 7. Staff Presentation, 8. Applicant Presentation

Date	Ver.	Action By	Action	Result
6/6/2023	1	City Council - Regular Session	presented	
5/11/2023	1	Planning Commission	recommended for approval	Pass

Public Hearing: Application #PL2023-057 - Preliminary Development Plan - Senior Living Facility, 900 NE Colbern Road; Engineering Solutions, LLC, applicant.

Issue/Request:

The applicant is seeking approval of a preliminary development plan (PDP) to construct a 101,208 sq. ft. senior living facility. The proposed development will include memory care, independent living and assisted living components.

The subject application is limited to the PDP (PL2023-057) for development of a senior living facility; no other lots are being proposed for development at this time. A companion application (PL2023-056) for approval of a proposed rezoning and conceptual PDP on this agenda has also been applied for. Approval of this PDP (PL2023-057) is contingent upon the approval of the associated rezoning and conceptual PDP (PL2023-056).

Proposed City Council Motion:

I move for a second reading of Appl. #PL2023-057 - Preliminary Development Plan - Senior Living Facility, 900 NE Colbern Rd; Engineering Solutions, LLC, applicant

Matt Schlicht, Applicant's Representative
Shannon McGuire, Planner

With the conditions of approval below and as outlined in the staff letter, the application meets the requirements of the UDO and Design and Construction Manual (DCM).

1. Development shall be in accordance with the preliminary development plan dated March 7, 2023.
2. Development shall be in accordance with the Transportation Impact Analysis by Susan Barry, PE PTOE, dated

April 28, 2023.

3. Approval of this PDP (PL2023-057) shall be contingent upon the approval of the associated rezoning and conceptual PDP (PL2023-056).

A motion was made by Board Member Benbrook, seconded by Vice Chair Arth, that this application be recommended for approval to the City Council - Regular Session. The motion carried unanimously.