

MEMORANDUM

TO: City Planning Commission

FROM: Brett Lenart, Planning Manager

SUBJECT: **Potential Lockwood Senior Independent Living PUD**

DATE: August 31, 2017

The attached PUD proposal has been prepared for the required pre-petition review at the September 6, 2017 Planning Commission meeting. The *Lockwood* project is a potential planned unit development (PUD) district on a 3.52 acre site on the south side of Jackson Road, east of Wagner and adjacent to Dolph Nature Area. The 153,331 square foot site, currently zoned R1C (Single-Family Residential District), is vacant and was previously occupied by one single-family house.

The potential project will add a three-story residential structure containing a total of 95 residential units consisting of 50 one-bedroom units and 45 two-bedroom units. A total of 80 parking spaces are proposed in a parking lot along the southern and eastern edge of the parcel. The project will provide for guaranteed affordable independent senior living units with a mix of units that will provide a new alternative for housing the growing senior population. The petitioner has stated that the development will exceed requirements of affordability as defined by our Zoning Ordinance for both Average Median Income and percentage of overall units.

The existing R1C zoning would permit a 21 single-family lots. The petitioner worked through many potential zoning districts that would achieve density required while maintaining maximum open space and meeting the goals of the City Master Plan, while minimizing effect for the adjacent neighborhood to the west. The R4D zoning District was examined as the most appropriate, however the maximum height of 120 feet permitted in the district gave Planning staff concerns. This PUD project would limit the height to three stories or 40 feet. In addition, the petitioner has also stated that based on extensive background data based on their similar projects they have, the parking required for a multiple-family project greatly exceeds what the actual needs of the project are. The PUD proposes a reduced parking count allowing for more open space and flexibility in design permitting a greater buffer between the project the adjacent neighborhood. The proposed building will exceed all required setbacks or the existing R1C zoning district.

The Master Plan Land Use Element recommends single or two-family residential for future land use. However, the future land use recommendations date from 1995 and were not updated when consolidated into the overall City Master Plan. The Plan identifies that even in 1995; the negative impacts of increased traffic and commercialization of the area have reduced the desirability of residential uses along Jackson Road, however at the time residential use remain the preferred land use.