



Village Planning Committee Meeting Summary

Z-80-18-5

Date of VPC Meeting	March 26, 2019
Request From	C-1, R-5, R-5 SP, R-4 SP and R1-6 (30.17 acres)
Request To	PUD (30.17 acres)
Proposed Use	Continuing care retirement community
Location	Northeast corner of 17th Drive and Glendale Avenue
VPC Recommendation	Approval, subject to stipulations
VPC Vote	10-0; with McCabe, Shore, Becker, Ender, Farina, Fitzgerald, Jones, Keyser, Krietor and LeBlanc in favor.

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

Mr. Cody White, staff, provided a presentation explaining the background of the site and the zoning change being requested.

Mr. Benjamin Tate with Withey Morris provide a presentation outlining the applicant's request.

Mr. Frank J. Farina asked if there will be onsite security and how emergency vehicles will access the property. **Mr. Benjamin Tate** responded that onsite security is provided, and emergency access will meet City ordinance requirements.

Mr. Charles Jones asked for clarification regarding the location of new construction. **Mr. Benjamin Tate** responded with an explanation of what is new construction and what will be remodeled.

Mr. Joel McCabe, Chair, opened the floor to public comment.

Dr. Stephen Protas delivered public comment for the request, noting that previous development activity by the Beatitudes Campus has been contentious within the surrounding neighborhood, and that prior agreements with surrounding homeowners should be honored. **Dr. Protas** noted the evolution of the PUD Narrative throughout the staff review process, and that he was uncomfortable with the fluctuation of proposed height restrictions in the PUD. **Dr. Protas** also recommended a stipulation requiring the applicant to adhere to FCC standards for LED lighting fixtures used on site. **Mr. Benjamin Tate** responded that the height of certain buildings outlined in the PUD did not match the lower heights of the proposed buildings, and would be updated to correct

these values. **Mr. Tate** also stated that all lighting on site will comply with City codes and ordinances.

Mr. Joel McCabe, Chair, closed the floor to public comment.

Motion:

Mr. Charles Jones motioned to recommend approval of Z-80-18-5. **Mr. Gary LeBlanc** seconded the motion.

Vote: 10-0; with McCabe, Shore, Becker, Ender, Farina, Fitzgerald, Jones, Keyser, Krietor and LeBlanc in favor.

STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:

None.

Village Planning Committee Meeting Summary

Z-80-18-5 – INFORMATION ONLY

Date of VPC Meeting	February 26, 2019
Request From	C-1, R-5, R-5 SP, R-4 SP and R1-6 (30.17 acres)
Request To	PUD (30.17 acres)
Proposed Use	Continuing care retirement community
Location	Northeast corner of 17th Drive and Glendale Avenue

VPC DISCUSSION:

Mr. Jason Morris, applicant, provided a presentation regarding the background and contents of the rezone request.

Committee Member Charles Jones thanked the applicant for their outreach efforts and asked for clarification regarding the location of new buildings to be constructed. Mr. Jason Morris clarified which buildings were proposed on the site plan.

Vice Chair Marshall Shore opened the floor to public comment.

Jim Green spoke in support of the proposed request, noting that Beatitudes has strived to be a good neighbor and is working to increase its presence in the community.

Dan Hinkson spoke in support of the propose request, noting that a campus like Beatitudes is vital in a part of town with changing demographics.

Vice Chair Marshall Shore closed the floor to public comment.

Mr. Jason Morris thanked the committee for their time and concluded the presentation.

STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:

None.