



Legislation Text

File #: 2015-2477, **Version:** 1

Consider public testimony regarding and an ordinance approving Amendment No. 4 to the Planned Unit Development (PUD) No. 86 zoning district for 63.76 acres of the Chandler Oaks Subdivision, located at the northwest corner of Eagles Nest St. and Sunrise Rd. (First Reading)*

The PUD was established in April of 2009, providing for a mixture of uses including offices, medical offices, a hospital, research and development, and senior group living. The PUD has since been amended three times, twice to reconfigure the layout of the development and once to make a minor change to the building appearance standards for a nursing home facility.

The purpose of PUD No. 86 is to provide for a business park development with a wider range of land uses than would typically be found in a business park. Initially the expanded land use list included a hospital from the PF-3 (Public Facilities - High Intensity) zoning district and senior group living facilities from the SR (Senior) zoning district. With Amendment No. 1 to the PUD, the remainder of uses allowed in the SR zoning district, including senior apartments and senior townhomes, were added.

The BP (Business Park) zoning district provides for a 5-story maximum building height. With Amendment No. 1, however, the SR zoning district was added as a base district and the senior uses became subject to the SR district's two-story maximum building height limit. This change was not consistent with the PUD's original purpose of providing for business park development. The amendment removes references to the SR zoning district as a base district for the PUD, thereby making all development subject to the 5-story building height limit of the BP zoning district. In addition, increased standards for senior apartments have been included in the PUD. Senior apartments now must meet the building appearance standards of the MF-2 (Multifamily - medium density) zoning district. This change will facilitate a senior apartment project being considered and will ensure that the multifamily (MF-2) residential design standards are consistently applied. The proposed MF-2 standards exceed the currently applicable SR district standards.

The Planning and Zoning Commission voted 7-0 on May 6, 2015 to recommend approval of the zoning amendment.

Staff recommends approval.