

RESULTS SHEET

Date: 10/14/25

Case No./Name: PLZ 2025-132 Aspens Rosemeade Senior Living

A. STIPULATIONS AND RECOMMENDATIONS

Staff recommends **APPROVAL** amending PD-39 to modify conceptual plans and to revise development standards, to allow a three-story assisted living facility and ancillary villas with the following stipulations:

1. Subsection I

Permitted uses shall be all principal and accessory uses which are allowed by right in the (MF-18) Multi-Family Residential District, in accordance with Article V. of the Comprehensive Zoning Ordinance, as amended, and shall be developed in accordance with all applicable regulations of the (MF-18) Multi-Family Residential District and the Comprehensive Zoning Ordinance, as amended, except as otherwise provided in Subsection II below.

A Special Use Permit shall be required for all uses otherwise requiring a Special Use Permit in the (MF-18) Multi-Family Residential District, in accordance with Article V. of the Comprehensive Zoning Ordinance, as amended. Such Special Use Permit shall be subject to the conditions established in Articles XXI. and XXXI. of the Comprehensive Zoning Ordinance, as amended, and shall be developed in accordance with all applicable regulations.

2. Subsection II

Development shall be in accordance with the following special conditions, restrictions, and regulations:

- A. The existing multi-family development shall be limited to 126 dwelling units and be in general conformance with Exhibit A (Conceptual Site Plan).
- B. If the existing multi-family development is redeveloped, it shall be in general conformance to Exhibits B (Conceptual Site Plan), C (Conceptual Landscape Plan), and D (Conceptual Building Elevations) with the following special development standards:
 1. The development is limited to 126 dwelling units.
 2. Landscaping, including detention or retention pond if required, shall comply with CZO Article XXV. Landscape and Screening.
 3. The main multi-family building height shall be limited to 38 feet.
 4. ~~The villas' building height shall be limited to 18 feet.~~
 5. Minimum side and rear yard is 20 feet.
 6. Minimum distance between detached structures on the same lot or parcel is 10 feet.

- C. In the event there is any inconsistency between the text of this ordinance and any conceptual plan, the text of this ordinance shall control.

Result: **APPROVED** and striking stipulation 2.B.4 /Vote: 7-0 (Doyle, Kramer absent)

Result: /Note: