

RESULTS SHEET

Date: 01/02/20

Case No./Name: PLZ 2020-1X2 Heritage at Creek Valley (Zoning)

A. STIPULATIONS AND RECOMMENDATIONS

Staff recommends **APPROVAL** amending PD-123 to allow a Continuing Care Retirement Community and Assisted Living Facility for the Elderly on the property (Tract H).

The regulations shown below for Tract H are shown underlined for added text and ~~struck through~~ for regulations removed:

1. Permitted uses shall be all principal and accessory uses which are allowed by right in the (LR-2) Local Retail 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 (LR-2) Local Retail District and the Comprehensive Zoning Ordinance, as amended, except as otherwise provided below.

~~The additional uses shall also be allowed:~~

~~Continuing Care Retirement Community and/or
Assisted Living Facility for the Elderly~~

A Special Use Permit shall be required for all uses otherwise requiring a Special Use Permit in the (LR-2) Local Retail District, in accordance with Article V of the Comprehensive Zoning Ordinance, as amended. Such Special Use Permit(s) 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. That development shall be in general conformance with the conceptual site plan, conceptual landscape plan and conceptual elevations drawings attached hereto as Exhibits H, I and J, respectively, with the exception to the following standards:
 - a. The building shall not exceed 3 stories or 50 feet in height.
 - b. The maximum height of the clock tower feature shall be 102 feet from the top of the roof peak. In no instance shall the tower feature provide habitable space.
 - c. Creek Valley Blvd. is an arterial 4-lane divided thoroughfare (A4D) and will be considered the front yard for this use. Therefore, the front yard setback abutting Creek Valley Blvd. shall have a minimum 50-foot setback and a 25-foot setback for the porte cochere.

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- d. Emergency Crossover Access shall be provided for the median curbs on Indian Run Drive aligning with the driveway onto the property to allow for safe adequate crossing of emergency vehicles.
- e. Development shall comply with all remaining design standards in PD-123 and the City's Comprehensive Zoning Ordinance.

B. P&Z RECOMMENDATIONS from P&Z meeting: 01/02/20
Result: **APPROVED** /Vote: 9-0

C. CC PUBLIC HEARING and ORDINANCE ACTION from CC meeting: 02/04/20
Result: /Vote: