

- 7.3 Staff Report (For Possible Action - Recommendation to City Council): Case No. LDC17-00049 (Sierra Senior Care PUD Amendment) - This is a request for a zoning map amendment to amend the Sierra Senior Care Planned Unit Development (PUD) Handbook to add a 32 bed memory care facility and 82 bed assisted living facility as an alternative to the 48 bed memory care and 12 unit independent living facility on the north ± 3.2 acres of the ± 5.09 acre PUD. The ± 5.09 acre site is located in the area bounded by Mountain View Drive to the north and Beck Street to the south in the PUD zone. The site has Master Plan land use designations of Mixed Residential (3-21 units/acre) and Urban Residential/Commercial. jdb [**Ward 2**] 7:19 PM

Angela Fuss, Lumos Engineering, gave an overview of the project.

Jeff Borchardt, Associate Planner, presented the staff report. NAB was concerned regarding traffic and compatibility of the building with the surrounding neighborhood.

The Commissioners present disclosed whether they had visited the site, received emails, and/or spoke to the applicant's representative. Commissioner Johnson also disclosed that he lives within the noticing area and attended one of the neighborhood meetings.

At this time Chair Gower opened public comment for this item.

Chair Gower stated a letter was received from Jeff Biales in opposition to the project.

The following people spoke in opposition: Rachael Pitts; Carl Friedman; Juanita Cox; Donna Keats; and Mike Crespan.

Chair Gower read Sandi Desilva's comments in favor into the record.

Ken Krater and Mike Carano spoke in favor.

Carmen Gage and Arline Sala submitted comment cards in favor of the project but did not wish to speak.

Hearing and seeing no public comment requests, Chair Gower closed public comment.

Mr. Borchardt explained for Commissioner Marshall that the intention behind providing more parking than what is required by code is to ensure there is not any overflow parking into the surrounding neighborhood.

Ms. Fuss confirmed for Commissioner Marshall that the number of parking spaces planned to prevent overflow parking in the surrounding neighborhood was done at the request of the neighbors.

Mr. Borchardt confirmed for Chair Gower that there is not much development potential left in this area that would have a large impact on traffic.

Ms. Fuss reviewed for Commissioner Weiske the shift change hours and visiting hours for the facility.

Ms. Fuss explained for Commissioner Weiske that the barrier between Beck and Mountain View will keep traffic from cutting through the project. There will be a pedestrian connection open to the public.

There was discussion regarding traffic and how the circulation was determined based on emergency access needs and feedback from the community.

Commissioner Johnson discussed his concerns with the proposed project related to traffic and the lack of a transition from low density at the front to high density at the back. He does not think he can make the findings based on the impact to the neighborhood.

Commissioner Marshall expressed his main issue regarding how the parking was developed for this site but it does not prevent him from making the required findings.

It was moved by Commissioner Schneider, seconded by Commissioner Weiske, in the case of LDC17-00049 (Sierra Senior Care PUD Amendment), based upon compliance with the applicable findings, to recommend that City Council approve the amendment to the Design Guidelines, subject to Condition A. The motion carried with six (6) in favor and one (1) opposition by Commissioner Johnson.

RESULT:	APPROVED [6 TO 1]
MOVER:	Troy Schneider, Commissioner
SECONDER:	Kevin Weiske, Commissioner
AYES:	Weiske, Hawkins, Olivas, Gower, Schneider, Marshall
NAYS:	Mark Johnson