

# Planning and Zoning Commission August 14, 2019



# Commons at Sawmill Conditional Use permit for a Rooming and Boarding Facility

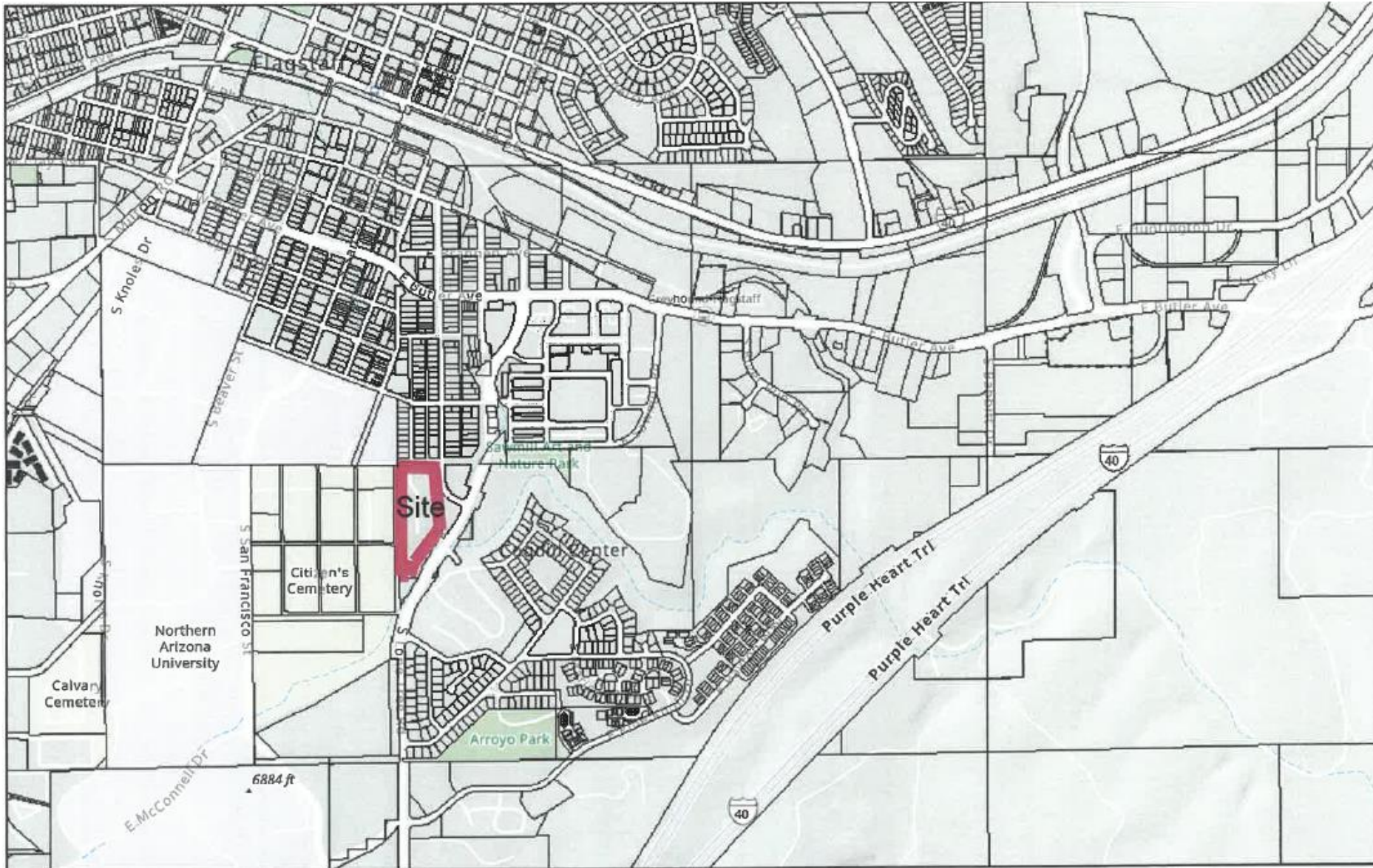




# Commons at Sawmill-CUP

## Proposal

- Conditional Use Permit to allow a Rooming and Boarding Facility which will allow the individual lease of each bedroom.
- 194 garden style apartments
- 448 individual bedrooms
- High Density Residential Zone
- Site is 6.71 acres in size



Site address:

901 South O'Leary  
Street

# Rooming and Boarding



- ***Rooming and Boarding Facility:*** *A residence or dwelling, other than a hotel, wherein three or more rooms, with or without individual or group cooking facilities, are rented to individuals under separate rental agreements or leases, either written or oral, whether an owner, agent, or rental agent is in residence. Includes dormitories, single room occupancy, fraternities and sororities.*

# Current Site



- 14 residential buildings, each 10,000 square-feet in size
- Three-stories tall ( $\pm$  48-feet tall)
- 194 apartments
- Combination of 1, 2 and 3 bedroom units
- 5,000 sq. ft. clubhouse amenities facility
- Density of 28 units per acre, 66 bedrooms per acre
- Site does not meet the proposed definition of HOH

# Findings



- **#1: CUP is consistent with the objectives of the Zoning Code**

The HR zone is intended to provide living amenities and housing with residential design flexibility. The site was designed to meet the development standards of the HR zone and remains in compliance with the intent of the zone.

- **#2: The granting of the CUP will not be detrimental to the public health, safety or welfare**

*This complex has been in existence since 1994; no changes to the site that would lead to nuisance is expected. No additional volume or change in traffic patterns are expected due to the proposed change of use.*

*This property does participate in the Crime Free Housing Program.*

# Findings



- #3: The proposed use is compatible with surrounding uses.
  - Access, Traffic and Pedestrian, Bicycle
    - Pedestrian access to NAU
    - Parking meets code requirements
    - Developer has agreed to provide 2 years of Eco Passes
  - Noise, Light and Other Pollutants
    - No changes to the building exterior or lighting are proposed
    - No changes to the exterior of the buildings are anticipated
  - Landscaping and Screening
    - Landscaping will be brought to current standards

# Findings



- Impact On Public Utilities
- Signage and outdoor Lighting
- Dedication and Development of Streets
  - No changes are proposed, no changes have been required as a result of staff review
- Impacts on Resources
  - This site is in the Resource Protection Overlay, no changes to the existing resources on the site will be impacted

## Public Contact

November 14, 2018 neighborhood meeting at Boys and Girls Club, no public attended

One e-mail expressing concern



# Recommendation

- The Development Review staff approved the site plan for this project on February 25, 2019. Staff recommends that the request for the CUP be granted by the Planning and Zoning Commission with the requirements included in Conditional Use Permit No. PZ-18-00182-02. The conditions for this CUP include:
- The development complies with all the IDS site plan approval comments, dated February 25, 2019.
- The site is developed in substantial conformance to the site plan, elevations, and technical documents approved by the Planning and Zoning Commission.
- The applicant agrees to provide NAIPTA bus passes through the Bulk Purchase Program with each lease (one per bedroom) for a two-year period.