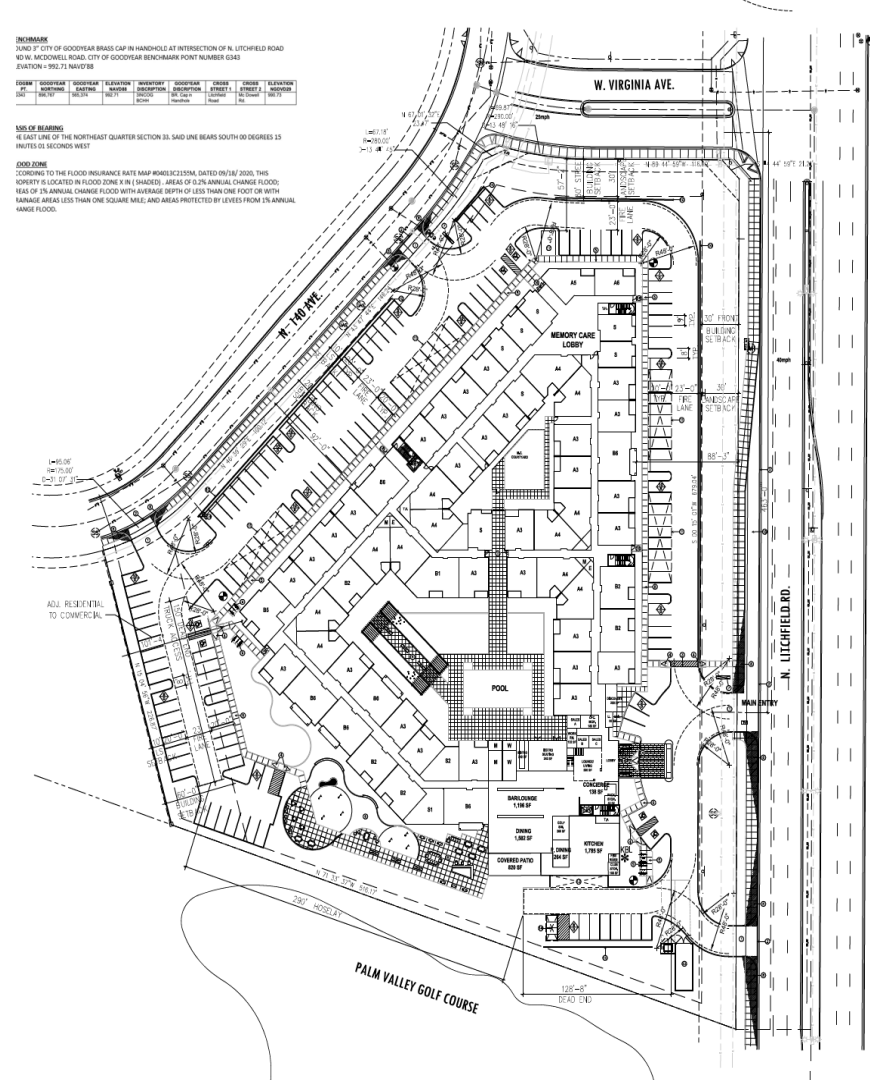




Fairways at Palm Valley Assisted Living Facility Use Permit



- 6.15 acres at the SWC of Litchfield Road & Virginia Avenue, north of Palm Valley Boulevard
- C-2, General Commercial parcel within the Palm Valley Phase II PAD
- Assisted Living Facilities may be developed in C-2 with a Use Permit





Landscape plan rendering

- Perimeter landscaping
- Two central green/recreation areas
- Gathering/recreation area along the golf course
- Landscaped entrances from Litchfield Road & 140th Avenue



1 EAST ELEVATION

10' 18' 16' 32'
SCALE: 1/16" = 1'-0"



4 WEST ELEVATION

10' 18' 16' 32'
SCALE: 1/16" = 1'-0"

Evaluation Criteria for a Use Permit



FAIRWAYS AT PALM VALLEY ASSISTED LIVING FACILITY

- The Use Permit will not be materially detrimental to persons residing or working in the vicinity, to the neighborhood, or to the public welfare
 - A two-story assisted living residential facility should not be detrimental to residents or workers in the area
 - A well-maintained, architecturally compatible facility should not be detrimental to the neighborhood or the public

Evaluation Criteria for a Use Permit



FAIRWAYS AT PALM VALLEY ASSISTED LIVING FACILITY

- The proposed use is reasonably compatible with uses permitted in the surrounding area.
 - The C-2, General Commercial zoning was approved in 2001 for the purpose of providing a transition from Litchfield Road to the residential further west

Staff finds that the criteria has been met

Public Outreach



FAIRWAYS AT PALM VALLEY ASSISTED LIVING FACILITY

- Three residents concerned about:
 - Home values, privacy, traffic, density, noise & proximity to the neighborhood park
 - Three additional residents appeared at the P&Z Commission meeting and voiced the same concerns
- One resident in support of the use but wanting assurances from applicant re:
 - Safety of kids & adults walking to the park

Planning & Zoning Commission Mtg



FAIRWAYS AT PALM VALLEY ASSISTED LIVING FACILITY

- After hearing residents' concerns, a motion was made to recommend approval with additional stipulations
 - Emergency accesses only on 140th Avenue
 - 15 ft landscape buffers along 140th & adjacent to residential
- Motion failed by vote of 3 to 2 (4 votes required)
- Commission recommendation therefore denial

Recommendation



FAIRWAYS AT PALM VALLEY ASSISTED LIVING FACILITY

- The request meets the Zoning Ordinance criteria for a Use Permit
- Staff recommends approval of the Use Permit subject to the stipulations in the staff report

Questions????