

24-29AM Village on the Isle-Campus Expansion Staff Report

I. REQUEST DESCRIPTION

The applicant is requesting a Text Amendment to the City's Land Development Regulations (Ordinance No. 2022-15), which established South Trail, Subarea 2, Development Standards set forth under Table 2.3.5.2, whereby the portion of the development standards table notes the density standard for the Village on the Isle campus.

Density:

- Assisted living: 30 units Per Gross Acre with Individual Kitchen Facilities
- 55 Units Per Gross Acre without individual Kitchen Facilities
- Independent Living 18 Units Per Gross Acre for Age Restricted

At an approximate 15.59 acres, the maximum number of all such units allowed on the property totals 468 assisted living units with individual kitchen facilities, 857 assisted living units without individual kitchen facilities, and 281 independent living units. Presently, the unit count on the Property is as follows: 48 assisted living units, 16 memory care units, 64 skilled nursing units all without kitchen facilities, and 235 independent living units. The proposal is for a net 52 additional independent living units, which would bring the total unit count to 287 units. That is six (6) more units than permitted per the current standards for independent living units.

At this time, the campus is significantly below the permitted density onsite when considering that there are 468 and 729 unused and available assisted living units with and without individual kitchen facilities, respectively, for a total of 1,197 units. The applicant states that the demand for independent living units greatly exceeds the demand for assisted living units. The Village on the Isle campus has a steady waiting list of around 150+ (and growing) individuals for independent living units. This demand has caused Village on the Isle to propose a campus expansion in an effort to serve more individuals in the community and respond to the ever-present and growing need for independent living units.

In order to accommodate the six (6) additional units proposed under the concurrent Site and Development Plan Amendment the applicant is proposing an LDR Text Amendment. This amendment would allow the unused assisted living unit density to be converted to independent living unit density at a specified ratio. The conversion ratio seeks to permit only the same amount of or less density on the property than what is permitted presently for the combined assisted living and independent living units.

II. PLANNING ANALYSIS

In this section of the report, analysis of the subject text amendment petition evaluates consistency with the Comprehensive Plan.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The strategies identified below are relevant to the proposed project:

Strategy LU-IS 1.1.6- Identification and Standards for Existing Areas of Unique Consideration Density language is the same as provided currently in the Land Development Regulations (LDR). An Amendment to the LDRs as proposed would remain consistent with the Comprehensive Plan, as it only provides the addition of a conversation factor. Staff believes the proposal is therefore consistent with the intent of this Strategy.

Strategy LU 1.3.2 - Functional Neighborhoods The proposed Text Amendment enables the VOTI campus to expand through its concurrently proposed Site and Development Plan Amendment, which promotes a variety of housing types and open space amenities.

Strategy LU 1.3.7 - Infill Development - Compatibility The proposed Text Amendment enables the VOTI campus to expand through its concurrently proposed Site and Development Plan Amendment, which promotes smart infill development. The proposed new buildings under the Site and Development Plan are designed to blend with the existing VOTI buildings in height and architectural design. The proposal allows for maximizing available land and current development patterns to meet the needs of the community.

CONCLUSIONS/FINDINGS OF FACT (CONSISTENCY WITH THE COMPREHENSIVE PLAN): Analysis has been provided to determine consistency with all elements and strategies of the Comprehensive Plan. This analysis should be taken into consideration upon determining Comprehensive Plan consistency.

REVIEW OF THE LAND DEVELOPMENT CODE

Pursuant to Ch.87, Sec.1.6.2, the applicant has provided the required information to process a text amendment, which has been uploaded as agenda attachments.

- A. An amendment to the LDR may be proposed by the City Council, the Planning Commission, the City Manager, any other department or board of the City, or a member of the public. The application must contain the following, as part of or in addition to the requirements set out in Section 1.2:
 - 1. A narrative describing the need and justification for the change.
 - 2. The consistency of the proposed text amendment with the Comprehensive Plan with reference to specific Visions, Intents, and Strategies.
 - 3. A copy of the original text language, a strike-through and underline of original and proposed text language, and a clean copy of the proposed new text language.

CONCLUSIONS/FINDINGS OF FACT (COMPLIANCE WITH THE LAND DEVELOPMENT REGULATIONS):

The Text Amendment to the Land Development Code has been reviewed and deemed compliant by the Technical Review Committee (TRC); any issues identified during TRC review have been addressed through the process.

III. PROPOSED TEXT AMENDMENT

Table 2.3.5.2

Development Standards	Areas of Unique Consideration
Density	Village on the Isle Campus
	<p><u>Assisted Living:</u> 30 Units Per Gross Acre with individual Kitchen Facilities</p> <p>55 Units Per Gross Acre without individual Kitchen Facilities</p> <p><u>Assisted living units may be converted to independent living units at the following ratios:</u></p> <ul style="list-style-type: none"> • <u>1 independent living unit for 2 assisted living units with individual kitchen facilities</u> • <u>1 independent living unit for 3 assisted living units without individual kitchen facilities</u> <p><u>Independent Living:</u> 18 Units Per Gross Acre for Age Restricted</p>

IV. CONCLUSION

Upon review of the petition and associated documents, Comprehensive Plan, Land Development Code, staff report and analysis, and testimony provided during the public hearing, there is sufficient information on the record for the Planning

Commission to make a recommendation to City Council on Land Development Regulations Text Amendment No. 24-29AM.