



## Legislation Text

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**File #:** R2017-053, **Version:** 1

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**Consider approving Resolution No. 2017-053 for a Detailed Site Plan for a senior housing development (The Gatherings) on a 4.78-acre tract located at 1735 Wittington Place; and take appropriate action.**

**BACKGROUND:**

In March 2016, the City approved Planned Development No. 99 (PD-99) in the Mercer Crossing area. This PD established a new master planned community to be developed by Centurion American. The new master planned community will contain various types of residential, retail and entertainment land uses. A Conceptual Site Plan was included within this new PD. This Conceptual Site Plan outlined the general land use areas and street network to be used for the new community. Within this Conceptual Plan an area dedicated to senior living development was established. This request is for a Detailed Site Plan for a new senior housing community located in that designated area.

This site is currently located within the "Commerce" subdistrict of PD-99 which allows the intended senior living residential use.

**DISCUSSION:**

For this 4.78-acre property, the applicant, Beazer Homes has proposed to develop an owner-occupied senior living residential condominium community to be called "The Gatherings". The community will consist of 81 dwelling units (DU) in three, 4-story buildings. This condominium development is proposed to be constructed in one single phase.

**RECOMMENDATION:**

On March 27<sup>th</sup> 2017, the Planning and Zoning Commission voted to recommend approval of the Detailed Site Plan as outlined in Resolution No. 2017-053. The motion carried the following vote: 7 votes for the approval and 1 vote in opposition.

**ATTACHMENTS:**

1. Location Map
2. Aerial Map
3. Information Memorandum
4. Resolution No. 2017-053
5. PD-99 Conceptual Site Plan
6. Site Photographs