Legislation Details (With Text)

File #:	36295	**Version:**	1	**Name:**	PD Alt - 1936 Tennyson Ln
Type:	Resolution			**Status:**	Filed
File created:	11/20/2014			**In control:**	PLAN COMMISSION
On agenda:	1/6/2015			**Final action:**	1/6/2015
Enactment date:				**Enactment #:**	

Title: Consideration of a major alteration to an approved Planned Development District (General Development Plan and Specific Implementation Plan) to modify the conditions of approval for a multi-family development at 1936 Tennyson Lane; 12th Ald. Dist.

Sponsors: Planning Division

Indexes:

Code sections:

Attachments: 1. Maps&Plan.pdf, 2. Info.pdf, 3. Staff Comments.pdf, 4. Palm comments_12-15-14.pdf, 5. Giovannoni comments_12-15-14.pdf, 6. Placed on File Letter.pdf

Date	Ver.	Action By	Action	Result
1/6/2015	1	COMMON COUNCIL	Adopt Substitute	Fail
1/6/2015	1	COMMON COUNCIL	Adopt and Close the Public Hearing	Fail
1/6/2015	1	COMMON COUNCIL	Reconsider	Pass
1/6/2015	1	COMMON COUNCIL	Place On File Without Prejudice	Pass
12/15/2014	1	PLAN COMMISSION	RECOMMEND TO COUNCIL TO PLACE ON FILE WITHOUT PREJUDICE - PUBLIC HEARING	Pass
12/2/2014	1	COMMON COUNCIL	Referred	
11/24/2014	1	Planning Division	Referred for Introduction	

Fiscal Note
No appropriation is required.

Title
Consideration of a major alteration to an approved Planned Development District (General Development Plan and Specific Implementation Plan) to modify the conditions of approval for a multi-family development at 1936 Tennyson Lane; 12th Ald. Dist.

Body
WHEREAS the Common Council, upon the recommendation of the Plan Commission, approved the rezoning of the subject property requested by Independent Living, Inc. from the SR-C1 (Suburban Residential-Consistent 1) District to the PD(GDP) (Planned Development-General Development Plan) District by Ordinance 13-00194 (ID 31734) on November 19, 2013, establishing the basic right of use for a 300-unit senior housing and assisted living development; and

WHEREAS the Common Council, upon the recommendation of the Plan Commission, approved the rezoning of the subject property requested by Independent Living, Inc. from the PD(GDP) District to the Amended PD (GDP-SIP) (Planned Development-General Development Plan-Specific Implementation Plan) District by Ordinance 14-00142 (ID 34216) on September 2, 2014, approving the specific implementation plan for the first

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phase of this development, which included 75 senior apartments and 60 assisted living units; and

WHEREAS both the aforementioned 2013 General Development Plan and the 2014 Specific Implementation Plan zoning approvals included a condition recommended by the Traffic Engineering Division that stated "Senior living facilities generate expectations for higher level pedestrian facilities above and beyond typical development. Applicant prior to sign off shall provide a deposit in the amount of $20,000 to be used at the discretion of the City Traffic Engineer for enhanced pedestrian improvements in the Right-of-Way near the proposed development;" and

WHEREAS on November 19, 2014, Independent Living, Inc. submitted a written request seeking the removal of the aforementioned condition, said request being attached to this legislative file; and

WHEREAS removal or revision of this condition requires approval of a major amendment to the approved Planned Development District General Development Plan and Specific Implementation Plan by the Common Council following a recommendation by the Plan Commission;

NOW THEREFORE BE IT RESOLVED that the Planned Development District General Development Plan and Specific Implementation Plan are hereby amended to remove the following condition of approval: "Senior living facilities generate expectations for higher level pedestrian facilities above and beyond typical development. Applicant prior to sign off shall provide a deposit in the amount of $20,000 to be used at the discretion of the City Traffic Engineer for enhanced pedestrian improvements in the Right-of-Way near the proposed development."

BE IT FURTHER RESOLVED the remaining conditions of approval of the Planned Development District General Development Plan and Specific Implementation Plan not specifically amended with this request shall remain in force.