

REZONING REQUEST

13-0217

RZ2013-01214, CV2013-01216, CU2013-01219

Intersection of Holcomb Bridge Road and Scott Road

Land Lots: 677 & 712

Mark Lowen with Lenity Architecture stated that he is the land use manager for Lenity Architecture and he is here with Dan Roach who is one of the principals at Lenity and also the lead architect. Also present was Bryan West with Kimberly-Horn, their engineering firm for this project.

Lowen stated that he wanted to take a minute or two to talk about the project and what their plans and what their dreams are for the site. He would appreciate any input that the Board would like to give them at this point in time.

What they are looking at developing is what they call a congregate care independent living retirement residence. It is going to be a three-story, 130 suite retirement residence designed for active seniors. It is not a medical facility. Clients are typically in their late 70s, early 80s. What they do and the site is a critical part of it and Lowen appreciates the Board's input on it is they try to provide a lot of outside activities as well. They find that probably the number one activity that their seniors get involved in as far as exercise is walking the site, walking the trails. They find that whether it happens to be in Venice, Florida or Moose Jaw, Saskatchewan they are out there doing the laps around the facility. Lowen does not want to belabor that but just give the Board a basic idea. '

Lowen stated that he has full-size boards for each one of the pages in the Board's packets. They can take a look at their site plan and what their plans are. They have been working obviously with staff and with fire to make sure that they have adequate access all the way around. Lowen already mentioned that it is a three-story structure. That is going real well. They are in the early stages of the process and are looking forward to going through the rezoning to allow this type of use on this site.

Part of their design parameters obviously are to work with the other three phases of the Walton development that is already on that site. Lowen is convinced that they are going to meet or exceed all of those design standards.

There is actually a walking trail that will circle the entire facility.

Roberto Paredes asked what the property is currently zoned or why is this a rezoning or what....Mark Lowen stated that what they are doing as far as the rezoning is they are adding this additional use to it. Right now it is zoned he believes a higher density residential. He might call on staff on this for a minute.

Paredes clarified that this was already a parcel that was already in the previous approvals at this particular site.

Tom Flowers asked if the intent was to have the architectural elements reflect the existing Walton development there and all of there because they are multi-use back up in there.

Mark Lowen stated that the condominiums and the town homes....Lowen was not using a microphone.

Tom Flowers stated that they are back loaded here; their entry is going to be off of their traffic circle in effect. Is the plan to maintain a buffer around this walkway? A tunnel under Holcomb Bridge Road to the other pathway that goes up to the library would be good. Flowers stated that if Lowen did not do a tunnel, over the top bridge is fine. But Lowen is going to continue to maintain this as shrouded down that elevation there and keep it hidden? On the rest of their property they have done a good job of keeping it buffered.

Mark Lowen stated that what they are actually seeing is up on a bluff there. He does not think they are actually dealing with the actual vegetative buffer that they have with the trees. One is not going to see a whole lot of their property from Holcomb Bridge Road or Scott Road. He is sure one will see some rooftop but beyond that Lowen thinks they are going to be buffered as well.

Roberto Paredes clarified theoretically that residents will be able to walk all the way across to the library or not and come out through the front door and then down. Mark Lowen stated that was correct.

Tom Flowers stated that he looks forward to receiving Mark Lowen's application. Laura Hamling stated that she did not have any comments. Sonya Tablada stated that she did not have any comments or questions. John Carruth stated that he did not have any comments either. It looks pretty good on first flush.

John Carruth stated that they are getting a lot of choices of where they are going to live in the next 20 years.

Mark Lowen stated that because of what kind they have there is what he calls "Friday Night Services". What they provide for their residents and the reason their residents move into this facility is not out of medical need. Every morning when they wake up they don't have to cook, they don't have to clean, they don't have to do laundry, they don't have to do yard work and they don't have to drive. They find a tipping point where for a lot of the residents it is time to give up the car keys. One of the services that they provide and all services are provided within their monthly rent is transportation to doctor's appointments, church, volunteers, shopping and other what Lowen calls field trips. On Friday nights his wife stays home from work. They don't cook clean or any of that stuff either. They don't have to do that seven days a week. It is a catered lifestyle and that is what brings these residents in. They don't have kitchens that come in individual suites. About 30 percent of the building is common area. They have a billiards room; they have all of these different activity rooms and a separate dining room.

Laura Hamling stated that there is a concept Park Place that is similar to this. It is more apartments. It sounds like this is more like just independent living.\

Lowen stated that this community is going to be more of an age restricted apartment or condominium type. They are the next step and then beyond that one gets into assisted living and memory care and skilled nursing and convalescent care. They are about step 2 in the whole facet of senior housing.

Laura Hamling stated that was a nice niche.

APPROVAL OF MINUTES

John Carruth stated that he will make a motion on that but before that he just wanted to let the Board know that he has informed the mayor and city council that when his term is up in August he is stepping down. He is not asking to be re-appointed and he is not going to be available for the July meeting if it goes on as scheduled. So, this may be Carruth's last meeting. He just wanted to say that he has really enjoyed his service on this Board. He thinks he and Roberto Paredes have been on the Board for over 15 years. Ever since Jere Wood has been mayor. Carruth stated that he has really enjoyed it and working with all of the Board members. He wished everyone the best here.

John Carruth made a motion to approve the minutes of the May 7, 2013 meeting.

Sonya Tablada thanked John Carruth for all of his service to Roswell and to the Board. She knows he has seen a lot happen in 15 years. Carruth agreed and stated that he thinks a lot more is about to happen. It is really going to be excited. What the Board has seen tonight is just a taste of what is going to be happening in Roswell in the next 15 years. Sonya Tablada stated that she hoped that they will move into one of these retirement homes.

Roberto Paredes seconded John Carruth's motion to approve the minutes.

Sonya Tablada called the question.

The minutes were approved unanimously, 5-0.