

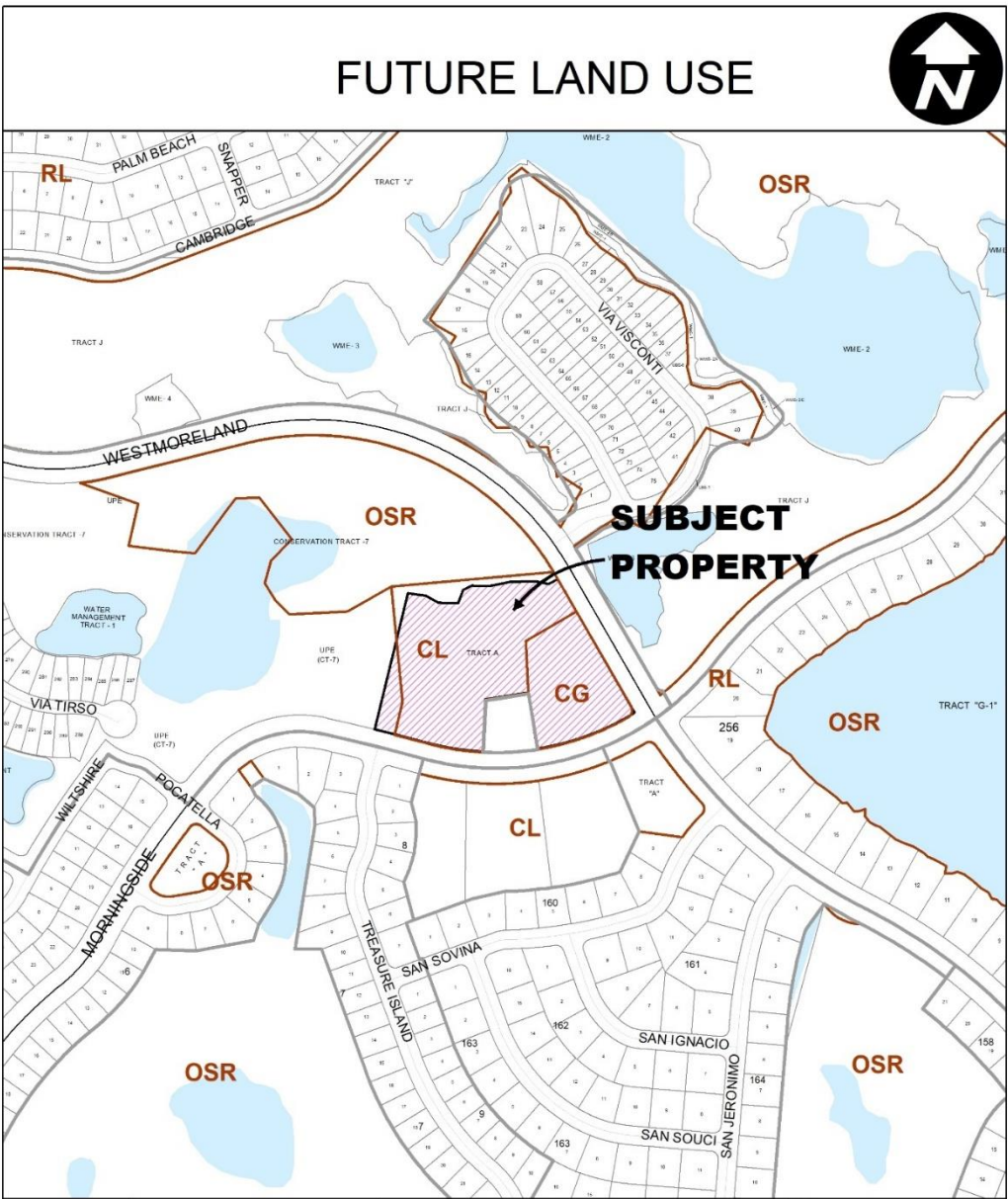
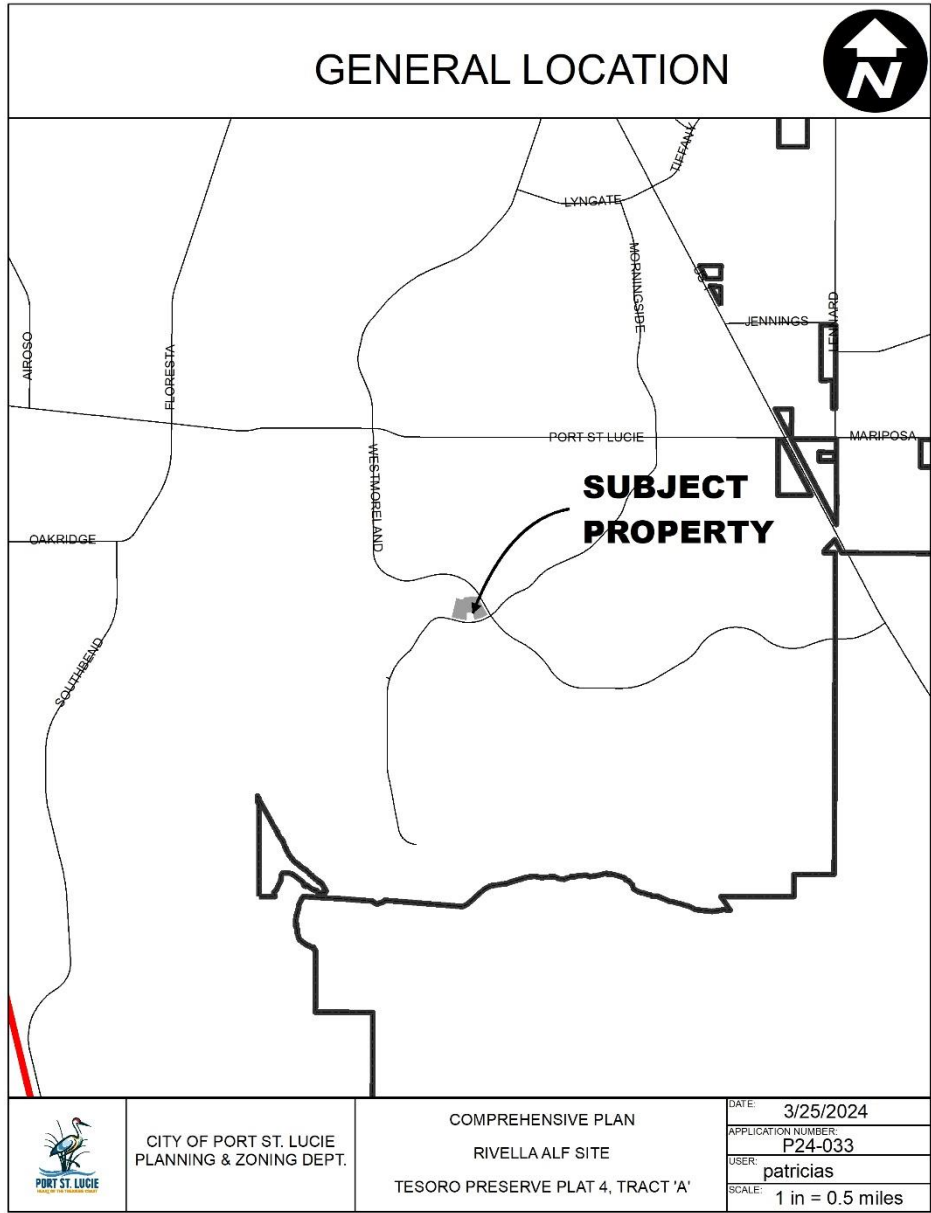


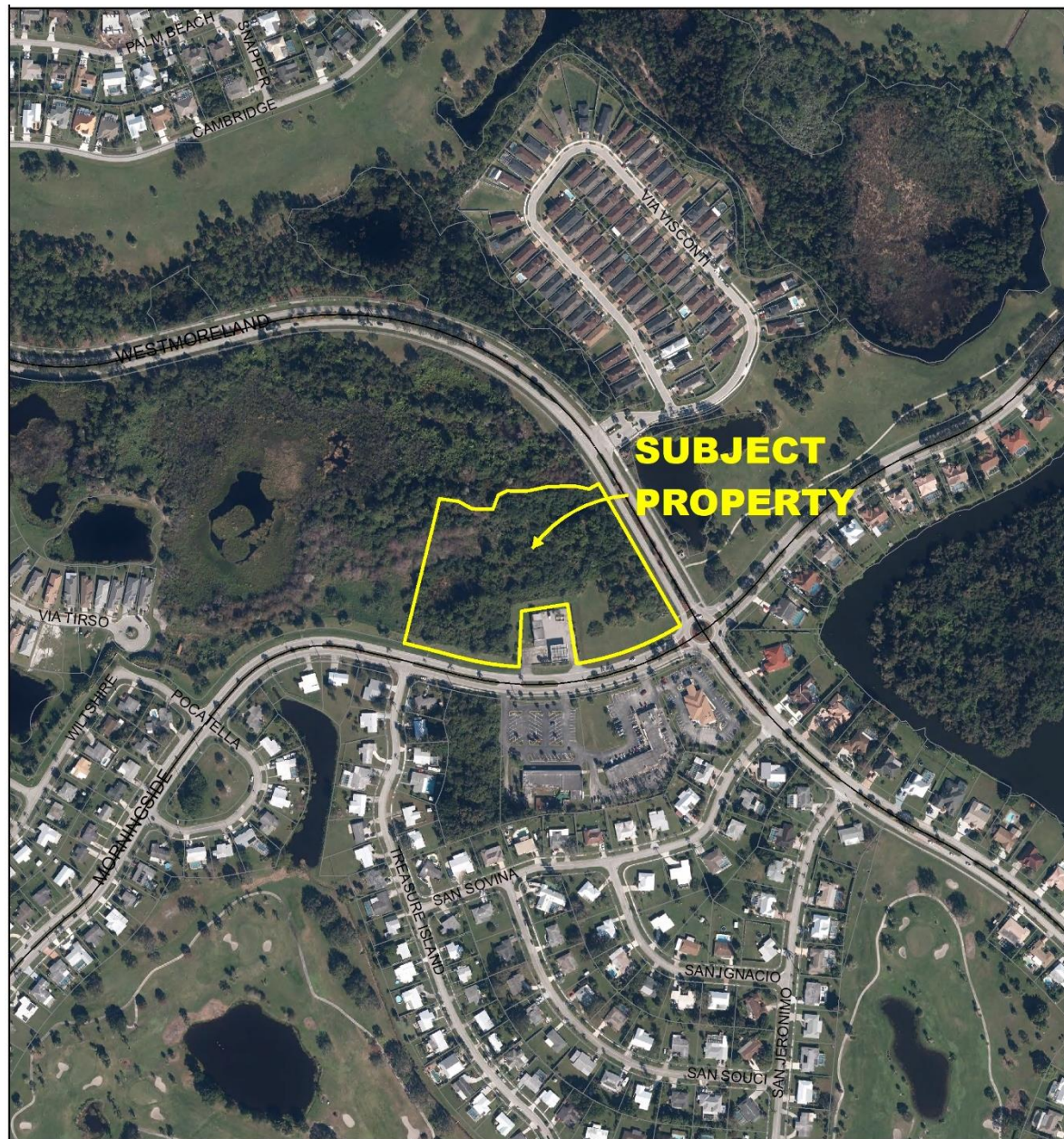
Rivella Planned Unit Development
Future Land Use Amendment

Planning & Zoning Board Meeting
May 7, 2024

Request Summary

Applicant's Request:	The applicant requests to amend the Future Land Use (FLU) of 7.11 acres from CG (General Commercial), CL (Limited Commercial), and Low Density Residential (RL) to RM/I (Medium Density Residential/Institutional)
Agent:	Ryan Law Group
Applicant/Property Owner:	Rivella Development, LLC (formerly, Ravello Development, LLC)
Location:	The property is generally located on the north side of SE Morningside Blvd. and west side of SE Westmoreland Blvd.





Source: Google Earth

Surrounding FLU & Zoning

Direction	Future Land Use	Zoning	Existing Use
North	Open Space Recreational (OSR)	Planned Unit Development (PUD)	Conservation Area
South	Commercial Limited (CL)	Commercial Neighborhood (CN)	Retail/Service Station
East	Low Density Residential (RL)/ Open Space Recreation (OSR)	Single Family Residential (RS-1)/ General Use (GU)	Open Space / Residential
West	Low Density Residential (RL)	Planned Unit Development (PUD)	Conservation Area/ Residential

Background & Justification

- The request is to amend the FLU for 7.11 acres from CG (General Commercial), CL (Limited Commercial), and Low Density Residential (RL) to RM/I (Medium Density Residential/ Institutional)
- The updated FLU and subsequent PUD Amendment and rezoning will allow Rivella Development, LLC (fka Ravello Development, LLC) to develop an assisted living facility along with multi-family dwelling units.

“The trend in adult living facilities is to have an Independent Living element in new projects. We envision a campus atmosphere with a mix of Independent Living, Assisted Living and Memory Care units – but not more than the 150 unit limit presently approved.”

Applicant Cover Letter (February 23, 2024)

Comprehensive Plan Policy Findings

The proposed FLU amendment is consistent with the direction and policies of the Comprehensive Plan, given the applicant's intent to develop a site as a school.

- **Land Use Consistency (Objective 1.1.4.1):** This application is consistent with Objective 1.1.4.1 which states that the City shall provide the following designation for Medium Density Residential land uses:
 - **Medium Density Residential (RM).** A maximum density of 11.0 DUs per gross acre.
 - **Staff Analysis:** The proposed future land use map amendment is RM which supports the intended development of additional residential units and is consistent with the character of nearby land uses.
- **Land Use Consistency (Objective 1.1.4.4):** This application is consistent with Objective 1.1.4.4 which states that the City shall provide the following designation for institutional land uses:
 - **Institutional (I).** This category combines both public and private institutional land uses from previous plans into one category. It is designed to accommodate both public and private institutional sites such as schools, public buildings and libraries, government buildings and hospitals, childcare, various group home categories as well as other uses defined in the zoning code.
 - **Staff Analysis:** The proposed future land use map amendment is Institutional which supports the intended development of the Assisted Living Facility and is consistent with the character of nearby land uses. In addition, the land use will support the nearby residential land uses.
- **Housing Element (Policy 3.1.1):** This application is consistent with Policy 3.1.1 which states the City works to assist the private sector in providing dwelling units of various types, sizes, and costs to meet the needs of future residents.

Comprehensive Plan (Cont.)

Potable Water/ Sewer Findings

Existing/ Proposed	Type FLU	Acreage	Max. Development	Level of Service (gpd)	Projected Demand Potable Water (gpd)	Projected Demand Wastewater (85% of potable water rate) (gpd)
Existing	CG/CL (parcel)	6.8	118,483 (Sq. ft.)	125	14,810	12,589
	RL (parcel)	0.31	1 (DU)	115	288	245
	Subtotal	7.11			15,098	12,834
Proposed	RM/I (parcel)	7.11	78 (DUs)	115	22,425	19,061
Net Change					7,328	6,227

There is a net increase in potable water and sewer demand.

Comprehensive Plan Findings (Cont.)

Trip Generation

Type FLU	Existing Future Land Use	Acreage	Max. Development	Trip Gen Type (ITE Code)	Average Daily Trips	PM Peak Hour
Existing	CG/CL (parcel)	6.8	118,483 (Sq. ft.)	Shopping Plaza (821)	10,887	1,152
	RL (parcel)	0.31	1 (DU)	Single Family Detached Housing (210)	15	1
	Subtotal (Existing)	7.11			10,902	1,153
Proposed	RM/I (Proposed)	7.11	78 (DUs)	Multi-Family Housing – Low Rise (220)	575	66
Net Change					-10,327	-1,087

There is a net reduction in trips.

Staff Recommendation

- The Planning & Zoning (P&Z) Department staff finds the petition to be consistent with the intent and direction of the City's Comprehensive Plan and recommends approval of the proposed FLU amendment for 7.11 acres from CG, CL, and RL to RM/I.

Planning and Zoning Board Options

- Motion to recommend approval to the City Council
- Motion to recommend approval to the City Council - with conditions
- Motion to recommend denial to the City Council
- Motion to table