



STAFF REPORT
PLANNING AND ZONING COMMISSION
For the March 25, 2015 meeting

TO: Planning and Zoning Commission members
FROM: Sheena Danzer, Planning Director
SUBJECT: Windsor Crossing Senior Living Facility plan update

As you recall, the Planning and Zoning Commission met on July 14, 2014 and recommended approval for a conditional use permit request for CT Development for a senior living facility at Windsor Crossing. The location of the building is being proposed at the south west parcel in the Windsor Crossing Development.

The Board of Adjustment took action on the conditional use permit at their July, 28, 2014 meeting and approved the conditional use permit with the condition that if the grant that the applicant had applied for was not received, the permit would become null and void.

On January 9, 2015, the applicant contacted the City with the news that the application they had applied for in September of 2014 was awarded the CDBG funds. CT Development will now proceed for site plan approval.

CT Development is not quite ready to submit a site plan application to the City, so instead they will be at the Planning and Zoning Commission to present an update on their project status. Staff was informed a site plan application should be ready for the meeting in April. The applicant informed staff that they have been meeting with the Iowa Economic Development Authority (IEDA) on possible additional funding for stormwater management practices which has delayed the process. The two groups have been studying and pricing out the following options:

- Reduction in parking;
- Using permeable paving;
- Installing a green roof;
- Looking at an option for basement level parking under the building;
- More compatible landscaping in the rain gardens

ACTION REQUESTED

This item is for discussion only. The applicant will make a presentation on any updates available for the project.