

A. FINAL DEVELOPMENT PLAN APPROVAL – TALLGRASS CREEK
RENAISSANCE GARDENS – 13860 Metcalf Avenue

1. APPLICANT: Erickson Retirement Communities is the applicant for this request.
2. REQUESTED ACTION: The applicant is requesting final development plan approval of a skilled care facility as part of a retirement community.
3. LOCATION: The subject property is located at 13860 Metcalf Avenue.
4. EXISTING ZONING: This property is currently zoned R-1, Single-Family Residential District, with an indefinite special use permit, for a retirement community (Special Use Permit No. 2005-39).
5. ANALYSIS: The applicant is requesting final development plan approval of the skilled care component of a retirement community. The final development plan consists of two phases for the building, a two-story component and a four-story component. The applicant intends to build the two-story component first. The skilled care facility has 144 beds; the first phase will have 48 beds.

Additional parking and drives will be constructed with the skilled care facility, the majority being constructed with the first phase. The overall parking requirement for the retirement community will exceed the ordinance requirements when the project is completed. Additional parking is constructed around each building as they are completed throughout the project. The owner of the retirement community has provided parking for residents that will continue to own and use their personal vehicles.

The building design is generally four separate wings connected with common areas that link the 12 “neighborhoods” of the facility. The building will have several offsets and articulation. The exterior finish

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materials will be identical to the other buildings in the project. Staff has been working on very specific details about the use of brick on two end façades of the building. The issue is regarding the height of the brick material on the west facing ends of the four-story wings of the building. The applicant is preparing an elevation that is to be submitted prior to the Planning Commission meeting.

6. STAFF RECOMMENDATION: Staff recommends the approval of Final Development Plan, Tallgrass Creek Renaissance Gardens, subject to the following stipulation:
 - a. The location and geometrics of all driveways and parking areas are subject to review and approval by the Planning and Development Services Department.