

VARIANCE FROM DEVELOPMENT STANDARDS APPLICATION
Sterling Development, LLC

STATEMENT OF INTENT

Sterling Development, LLC intends to develop and construct a new senior living community with a mix of 116 independent living, assisted living, and memory care units on an approximately 8.9 acre piece of land (Parcel ID: 41-05-33-014-007.001-009) located on the west side of N. Morton St. between Paul Hand Blvd. and Lancer Dr. The building will be three stories tall, have approximately 150,000 square feet of gross area, and employ approximately 60 employees. The facility will be staffed 24/7 and employees will work in three shifts.

This variance request seeks to increase the maximum allowable building height permitted in the Mixed Use: Community Center (MXC) District from 45' to 50'. This request meets the requirements for granting a variance from developmental standards as outlined below:

General Welfare: The approval will not be injurious to the public health, safety, morals, and general welfare of the community;

The intent of providing a sloped versus flat roof is to communicate the residential nature of this senior living community. Providing a sloped roof creates a more attractive facade. The proposed use as a senior living community also has low levels of impact (noise, traffic, etc.) on surrounding uses. The building is to be constructed per state building codes and will have 24/7 on-site management to ensure general welfare for residents and community.

Adjacent Property: The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner;

The 5' increase in maximum allowable height will only affect the height of the roof peak. This only increases the roof slope which will provide for a much more typical and attractive facade design to be developed. The building's location on the site will exceed all minimum setback requirements, so the additional height, aided by dense natural screening from existing vegetation along shared property lines will not have adverse effects on the use or property values of adjacent parcels. The higher slope is also more aligned with the Gateway Overlay District development standard for the roof to "add visual interest to the building" (Section 5.4.C.1.c) by providing more visual appeal.

Practical Difficulty: The strict application of the terms of the Ordinance will result in a practical difficulty in the use of the property. This situation shall not be self-imposed, nor be based on perceived reduction of, or restriction on economic gain.

In order to limit the distances that senior residents must traverse to get to central, shared community areas (dining rooms, activity rooms, chapel, etc.) it is impractical to construct a facility of this magnitude on one or two floors. Constructing the facility on three floors minimizes walking distances by shorting the corridors and facilitating movement of residents between floors via elevators. Furthermore, complying with parking, setback, and site development requirements limits the amount of space available to locate a larger footprint.

This type of facility also requires blending a commercial level of centralized HVAC, plumbing, and mechanical systems needed to serve the shared common spaces (commercial kitchen, dining rooms, therapy/treatment rooms, multipurpose spaces, etc.) with localized systems to serve individual units. All the ductwork and piping for the centralized systems must be run above the hallways to provide future maintenance access without disturbing or requiring entry to residential units. These chase spaces typically require 18" to 24" of vertical clear space on the upper floors and up to 48" on the 1st floor. In order to maintain code required ceiling clearances in the hallways where these chases are located, it is necessary for the floor-to-floor heights (includes the 24" depth of the trusses) to be 13' on the 1st floor and 11' on the upper floors. This pushes the eave height up to 35' from finished grade.

Providing a sloped roof is a key part of communicating the residential nature of the facility. Under the 45' maximum height requirement while providing the floor-to-floor height required to route the mechanical systems, the highest slope possible for a 3-story facility of this magnitude is 3/12, which is considered too shallow to install standard architectural singles under industry standards. Allowing a 5' increase in allowable height under this variance will allow the roof slope to increase to 6/12 which is acceptable under industry standards.