

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 decrease the minimum allowable parking ratio for the 51 planned independent living units from 2.5 spaces per dwelling unit to 1.0 spaces per dwelling unit. 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 decrease in parking spaces will still meet the needs of the residents and visitors as it is typical for many independent living residents at similar communities to not have cars. The requested 1:1 ratio still outpaces the need. Parking requirements laid out in the ordinance for staff and the assisted living and memory care units will be maintained. The overall low traffic impact of the property will not adversely affect the 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 decrease in spaces will eliminate over 20,000 sf of impervious paving, lessening stormwater management loads and increasing the amount of green space, both of which will have benefits for surrounding properties. The decrease of parking also allows larger separation distances of parking areas from adjacent parcels. The low impact, residential use of the subject property is complementary to adjacent existing residential uses.

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.

The increased amount of parking under the 2.5 to 1 ratio in the ordinance would be underutilized as supported by surveys of local comparable properties along with properties operated by Franciscan Ministries (who will be operating this facility.) This extra parking would require the coverage of nearly half an acre with additional paved surfaces on a site where buildable area is already restricted by a 20' no-build landscape buffer along the rear property line as well as the need to construct a retention area for on-site stormwater management. The increased paving area, as stated above, combined with the need for a larger retention area, and the inability to shrink the building footprint much further create practical difficulty in developing the site to its highest and best use.