

COMMUNICATION: PLANNING COMMISSION

MEMORANDUM TO: Mayor and City Council

FROM: Planning Commission

DATE: December 4, 2024

SUBJECT: ASK-9892-2024 -- Spectrum Sketch Plan Amendment for Block R,
in accordance with § 24-160D.9(a)

The Planning Commission, during their recommendation discussion, agreed with Staff's recommendation to support the additional building height and increased number of units. The Commission also agreed with Staff's recommendation to not support the removal of the age restriction. The Commission cited the Housing Element of the Master Plan as the primary reason for their recommendation to retain the age restriction at this site, as reflected in the first condition. The Commission also noted the information about population growth trends and market demand for age-restricted housing included in the Staff Analysis as further evidence supporting the retention of the age restriction.

The Commission discussed the second condition regarding the mix of bedroom sizes and felt that it should allow more flexibility than the language included in the Staff Analysis, but should retain the guidance that the mix should include a higher proportion of larger units with 2 or more bedrooms. Staff has revised this condition to reflect the Planning Commission's suggested changes.

The Planning Commission re-affirmed their finding that events since the adoption of the 2009 Master Plan Land Use Element make that plan's land use recommendation no longer relevant.

At its regular meeting on December 5, 2024, the Planning Commission made the following motion:

Commissioner Wessell moved, seconded by Commissioner Winborne, to recommend to the Mayor and City Council APPROVAL of Sketch Plan Amendment ASK-9892-2024 with TWO CONDITIONS, based on the applicant's testimony, the evidence submitted into the record, and the findings in the Staff Analysis.

- 1) Block R must include an age restriction that requires eighty percent or more of the units to be leased to households with at least one person who is age 55 or older, consistent with the Housing for Older Persons Act (HOPA).

- 2) For any subsequent schematic development plan and final site plan approvals, the overall bedroom unit mix should strive to meet the following targets for the mix of bedrooms: a maximum of 10% studio units; a minimum of 30% two bedroom units, and a minimum of 10% three bedroom units. Any deviation from the targeted bedroom mix must be explained and justified in the subsequent application. For purposes of satisfying this condition, any units that include a den will not be allowed to count the den as a bedroom.

Vote: 5-0