



Legislation Details (With Text)

File #: 18-2744 **Version:** 1 **Name:** Review and Consideration of a Request to Approve a Minor Modification of the Development Plan for Pioneer Place PD (ZC#16-026A)

Type: Consideration Item **Status:** Passed

File created: 5/17/2018 **In control:** City Council

On agenda: 5/29/2018 **Final action:** 5/29/2018

Title: Review and Consideration of a Request to Approve a Minor Modification of the Development Plan for Pioneer Place PD (ZC#16-026A)

Sponsors: Joe Smolinski, Lisa Sudbury

Indexes:

Code sections:

Attachments: 1. Previously approved plan, 2. Applicant Letter & Pictures, 3. Adjacent property owner letter of consent

Date	Ver.	Action By	Action	Result
5/29/2018	1	City Council	Approved	Pass

Review and Consideration of a Request to Approve a Minor Modification of the Development Plan for Pioneer Place PD (ZC#16-026A)

To consider the proposed minor modification of the Development Plan

In March, 2017, the City Council approved the original Development Plan for Pioneer Place, a senior living facility on West Broad Street. The property is located at 1197 West Broad. The permit has been issued and the applicant has begun construction on the site.

There is a significant row of old oak trees along the west boundary/property line of the project that the applicant wants to save. Per the Zoning Ordinance and the Development Plan, an 8 foot masonry wall is required on that property line where a senior living use is adjacent to single-family uses. The applicant is proposing to build an 8 foot cedar wood fence along the property line that would not need significant footings and can be interwoven amongst the trees. The adjacent property owner has written a letter of support to the request.

The developer is seeking a minor modification to the development plan.

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