

Agenda
Wesley Chapel Planning Board Meeting
Monday, June 27, 2016

- 1. Pledge and Invocation**
- 2. Public Comment**
- 3. Additions, Deletions and Approval of Agenda**
- 4. Approval of Minutes**
- 5. Senior Housing Updates**

A handout is attached which shows items that were offered by Planning Board members for further review and study with respect to the Village's senior housing ordinance. Also attached is a "Q and A", produced by HUD, about the Housing for Older Act of 1995 (HOPA).

6. Rezoning of Recently Annexed Lots

On May 9, 2016, the Village Council adopted a number of ordinances that annexed in a total of 22 lots in the Village with the annexation being effective on June 30, 2016. Three maps are attached showing the location of these lots. A staff report is also attached.

7. Conditional Zoning Request 15-02: EPCON

EPCON Communities is requesting rezoning of several lots along Cuthbertson Road from R-40 to Conditional Zoning R-40. The purpose of the rezoning is to allow the applicant to develop a proposed 138-unit senior housing development. The Planning Board first reviewed this application on March 28 and sent an unfavorable recommendation on the rezoning to the Village Council. The Village Council will have conducted the public hearing on the rezoning on June 13, 2016 (prior to this agenda packet having been prepared). There are some changes to the site plan that the Village Council will be looking at that were made subsequent to the Planning Board's review of the rezoning. A staff report is attached that goes over those changes. Those portions of the staff report that have been updated to reflect changes made to the site plan since the Planning Board last reviewed it are highlighted in yellow. In addition to the staff report, an updated site plan and

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conceptual drawings of the dwelling units proposed for the development are included in your packet as well as the findings of fact that the Village Council must consider when considering the proposed modification.

8. Conditional Rezoning Request 16-01: Kolter

Kolter Land Partners is requesting to rezone Lot 070120005-80 from Ro40 to Conditional Zoning (CZ) R-40, to develop a 119-unit senior housing community. The rezoning is part of a larger development proposal that includes five other tracts that are in Indian Trail (or are to be annexed into Indian Trail). Included in your packets are:

1. Site Plan;
2. Tree Survey;
3. Stormwater Analysis;
4. Staff Report;
5. Modification Findings of Fact;
6. Community Meeting Minutes and Written Comments; and,
7. Emails Received from Residents Regarding the Project.

9. Other Business

10. Adjourn

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