



Department of Planning & Community & Economic Development

## Planning Division

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**TO:** Plan Commission

**FROM:** Kevin Firchow, AICP Planner

**DATE:** December 15, 2014

**SUBJECT:** ID [36295](#) - Consideration of a major alteration to an approved Planned Development (General Development Plan and Specific Implementation Plan) to modify the conditions of approval for a multi-family development at 1936 Tennyson Lane; 12th Ald. Dist (Ald. Palm).

On November 19, 2013, the Common Council, upon the recommendation of the Plan Commission, approved the rezoning of 1936 Tennyson Lane from the SR-C1 (Suburban Residential-Consistent 1) District to the PD-GDP (Planned Development-General Development Plan) District. This approval established the basic right of use for a 300-unit senior housing and assisted living development. On September 2, 2014, upon the recommendation of the Plan Commission, the Common Council approved the rezoning of the site to amended PD-GDP-SIP (Planned Development-General Development Plan-Specific Implementation Plan). That action approved the detailed development plans for the first phase of this development which included 75 senior apartments and 60 assisted living units.

The applicant, Independent Living, requests to have one of the conditions of approval removed. That condition, recommended by the Traffic Engineering Division stated:

Senior living facilities generate expectations for higher level pedestrian facilities above and beyond typical development. Applicant prior to sign off shall provide a deposit in the amount of \$20,000 to be used at the discretion of the City Traffic Engineer for enhanced pedestrian improvements in the Right-of-Way near the proposed development.

This condition was part of both the 2013 GDP and 2014 Amended GDP-SIP approvals. In consultation with the City Attorney's Office, this request requires a major amendment to a Planned Development, and the applicant has applied accordingly. The Plan Commission is required to make a recommendation on this request, with the Common Council making the final decision. This request is subject to the standards for Planned Developments.

Further information is included in the attached memo from the Traffic Engineering Division. Traffic Engineering Division staff will be present at the December 15, 2014 Plan Commission meeting regarding this item.