

The Waterford Planned Unit Development (PUD) / Special Exception (SE)

Major Modification to PUD/SE

Planning and Zoning Board

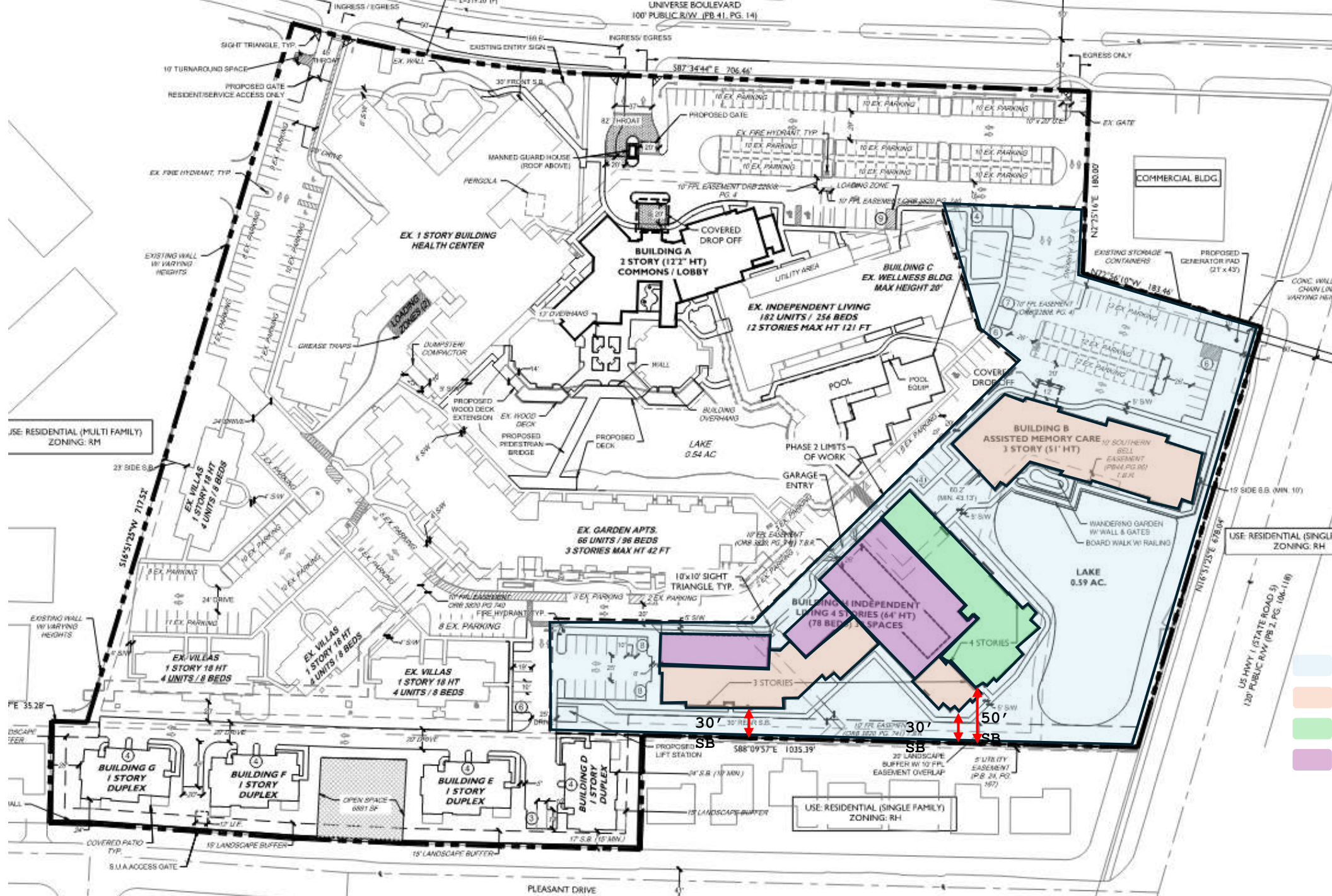
September 15, 2025

Development Proposal

- Special Exception – the approved use (Assisted Living Facility) is a special exception in the Professional Office Zoning District. There is no modification to the uses, but the special exception status remains
- Reconfigure approved Memory Care/Assisted Living and Independent Living Building
 - Break into two buildings (one with Memory Care, one with Independent Living)
 - Reduce the height of the Memory Care from seven stories to three stories
 - Increase the height of the Independent from three stories to four stories, stepping down to three on the south side near Pleasant Drive residential lots

Development Proposal

- Additional pedestrian connectivity around reconfigured buildings
- Removal of traffic circulation around the building and in the 2022 approved 50-foot rear setback, adjacent to Pleasant Drive residential
- Reduction of the 50-foot rear setback to 30 feet (min. required 25 ft)
- Reduction of parking spaces provided from 453 to 380 spaces
 - Applicant is requesting approval of a Parking Study, which demonstrates demand is 195 parking spaces. Code requires 345.



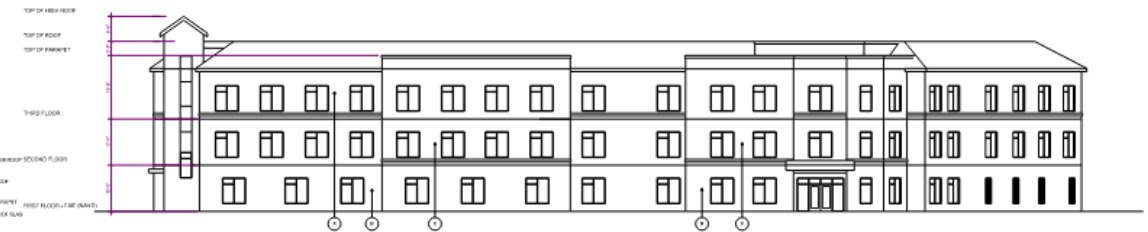
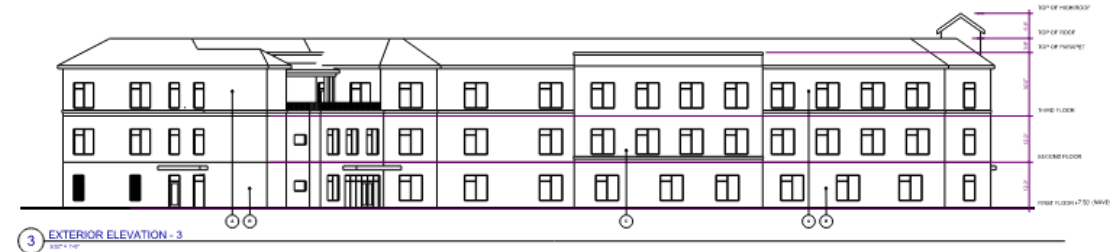


Elevations

Independent Living Building (South of Lake)

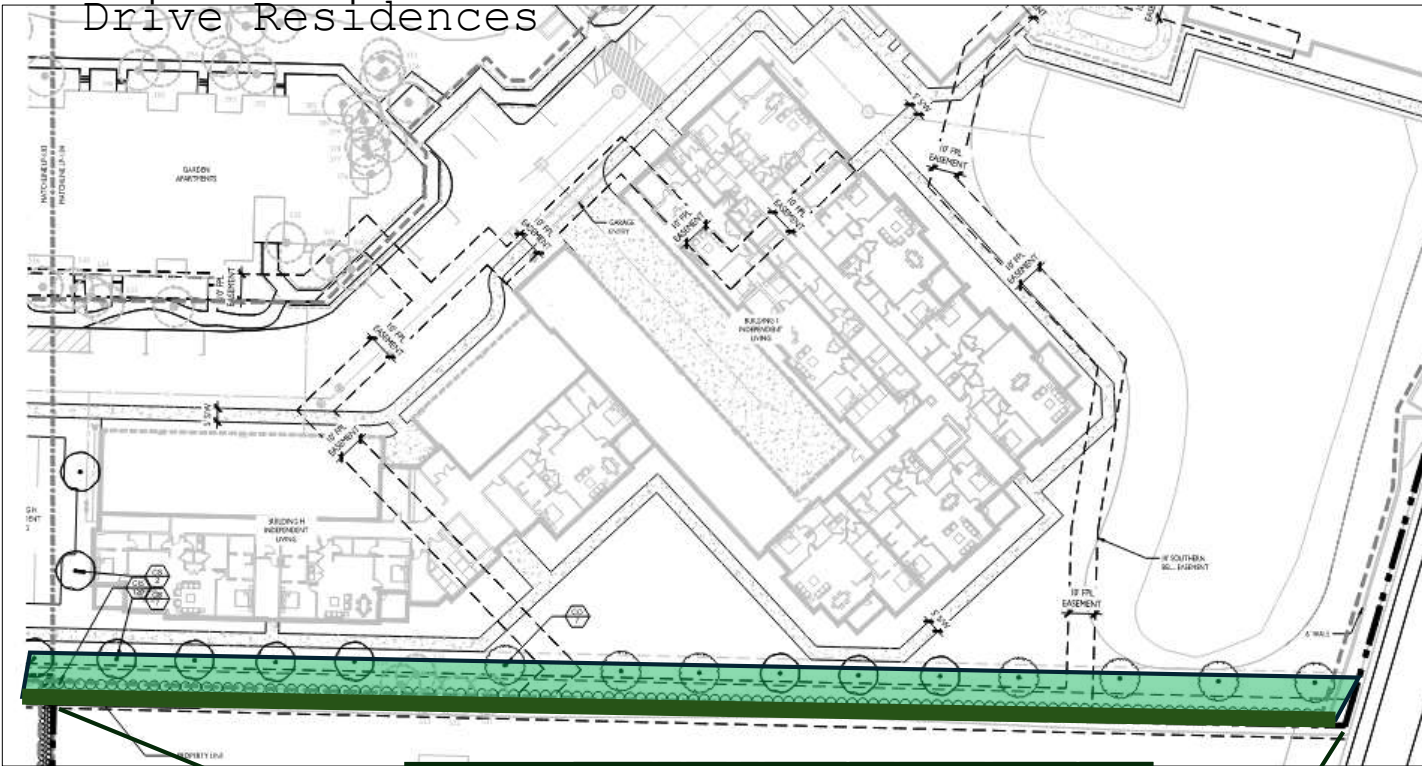


Memory Care Building (North of Lake)



Landscaping

Southern Property line, adjacent to Pleasant Drive Residences



Add 5' High Clusia Hedge along this width

Existing Vegetation on eastern side of Lake Feature (Pond)



Preserve Existing Mature Trees in this location

Staff Recommendations

- Additional/modified Conditions of Approval from 2022 Approval:
 - There shall be no parking within the Town's Right-of-Way (i.e. Universe Blvd.) and the Pleasant Drive ROW.
 - The applicant shall provide a modified landscape plan showing an enhanced landscaping buffer along the southern property line along the residences of Pleasant Drive, to consists of a minimum 5' high Clusia hedge row along the entire length of the residential lots.
 - Prior to Town Council approval, the applicant shall provide a modified tree disposition plan (sheets LD-1.00, and LD-1.04) and Landscape Plan, preserving

Applicant's Presentation

