



Mayor Robert E. Simison

City Council Members:

Treg Bernt

Brad Hoaglun

Joe Borton

Jessica Perreault

Luke Cavener

Liz Strader

October 28, 2022

MEMORANDUM

TO: Mayor & City Council

CC: Brad Watson and Dustin Holt, Applicants

FROM: Joseph Dodson, Associate Planner

RE: Bridgetower Multi-family Council Review (CR-2022-0006)

Mayor & City Council,

On September 1, 2022, the Planning and Zoning Commission denied the subject Conditional Use Permit (CUP) for the requested multi-family development consisting of 235 units on 16.61 acres of land in existing R-15 zoning. According to the approved Findings, the Commission denied the subject CUP application on the basis that the development would not be adequately served by the adjacent arterial roadway, McMillan Road, therefore not satisfying the required findings in UDC 11-5B-6.

The subject property, approximately 16.6 acres, is part of a larger Mixed-Use Community (MU-C) area that encompasses more area to the north and some area at the southwest corner of McMillan and Ten Mile—this designation calls for a mix of residential and commercial land uses that are thoughtfully integrated. In addition, the other hard corners surrounding this arterial intersection are noted as commercial and have existing or developing commercial uses.

The existing DA includes a concept plan for the overall mixed-use area from 2008 when the property received a Comprehensive Plan Map Amendment to change the property from Medium Density Residential to Mixed-Use Community. The current concept plan depicts a large-scale business park consisting of a private hospital or other large employer, large and small-scale retail, professional and personal services, restaurants, and, specific to this property, an area of residential buildings that were originally intended as assisted living facilities with supportive medical offices but these anticipated uses are no longer a part of the DA and only the concept plan remains. Due to the previous approvals and existing site plan within the DA, Council denied a DA Modification for this site in December 2021 (H-2021-0094). In response, the Applicant met with City Staff to propose a site plan consistent with the existing concept plan within the DA, which resulted in the plans that are the topic of discussion of this City Council Review application.

Planning Staff recommended approval of the subject CUP application based on consistency with the recorded development agreement, and compliance with the Comprehensive Plan and UDC standards.

Following the approval of the findings of denial, the Applicant appealed this decision by submitting a Council Review of the Commission's decision. Part of this application includes a detailed narrative, dated September 29, 2022, outlining the existing conditions, a review of the Commission's decision, history on the project site, and additional information regarding multi-family development. The narrative can be found [here](#).