

September 7, 2021

MEMORANDUM

TO: Mayor and City Council

FROM: Alan Tiefenbach, Associate City Planner

RE: Wells St Assisted Living AZ, PPH-2021-0024

At the August 17, 2021 City Council Meeting, the Council continued this case to September 14, 2021 for the applicant to consider feedback from the Council as follows:

1. Committing to a 55+ age-restricted community by reducing the footprint of the homes, deed restricting the homes, and / or limiting the houses to one story.
2. Providing larger rear setbacks to the existing properties in the Snorting Bull Subdivision (Woodbridge) to the west.
3. Removing the access from E. Magic View Dr. by providing another access to S. Wells St.
4. Moving the pool to a location further away from the homes.

The applicant has provided revised plans. The plans increase the setbacks of all homes along the west property line to a minimum setback of 17'. The access to E. Magic View Dr. has been removed and retained for pedestrian and emergency access only and another access has been provided to S. Wells St. Lots have been extended in length so that all properties have 2 car garages and 2 car driveways. There are 21 additional guest parking spaces and 9 parking spaces have been provided for the clubhouse. This has resulted in a reduction in qualified open space from 21.5% to 20.6%.

ATTACHMENTS

Updated Concept Plan

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=236752&dbid=0&repo=MeridianCity>

Updated Open Space Plan

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=236808&dbid=0&repo=MeridianCity>

Updated Plat

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=237194&dbid=0&repo=MeridianCity>