

Regular Minutes of the
Ashland City Planning Commission
April 6, 2015

The Ashland City Planning Commission met in regular session on April 6, 2015 at 5:30 p.m. in the Municipal Building.

Chairman Chris LaCrosse called the meeting to order at 5:30 p.m.

Commissioners present: Hadley Williams, Gary Norwood, Melody Sleeper, Mayor Johnson, Chris LaCrosse

Commissioners Absent: Yvonne Stinnett

Others Present: Michael W. Armstrong, Franklin Wilkinson, Rachael Ivie, Allen Nicholson, Chuck Walker, Dwayne Noe, Ron Wilkinson, Tim Atkins

Approval of Minutes

A motion was made by Mayor Johnson and 2nd by Norwood to approve the minutes from February 2, 2015. The motion passed by unanimous voice vote.

Public Forum: None

New Business:

A. Discussion of R-4 PUD Amendment, VantagePointe. Ron Wilkinson

Ron Wilkinson addressed the Commission and presented a visual display of the proposed concept of what he would like to develop at the VantagePointe Village site on Highway 12 South. He pointed out the layout of the apartment community and the assisted living center. The area behind the assisted living center and going up the hill will be different from the original PUD. One thing that we hope to address with the new proposal will be additional parking for the existing apartment complex. The apartment community is close to 100% occupancy. A lot of requests are coming in for an age targeted community. The assisted living center has assisted living and memory care in the building. The remainder of the lot, under the current PUD, was originally designed for thirteen lots that would contain independent living duplex cottages on each lot. This discussion tonight is attempting to address three things. Parking for the apartments, request for age targeted living, and requests for independent living. There are three different dining rooms in the assisted living building. The memory care dining room and the independent living dining rooms are separate. The challenge is; how to build 26 independent cottages on such a topographically challenged lot. To solve this issue we are proposing to build the independent living building and the age targeted building. Age targeted is 55 years and up. The building will be a 3 / 2 split. Three stories on the down side and two stories on the up side. The other building would be a 5 / 4. Five stories on the down side and four stories on the up side. Both buildings will have elevators. The independent building tenants will have access to the assisted living building for dining and nursing services. At this time Lot 4A and 4B are part of the assisted living complex. The concept of the new PUD would combine the lots 4A, 4B and 5. Lot 3 would remain commercial. Ron Wilkinson stated that there are some engineering and financial challenges regarding the proposed project but are achievable. Chairman LaCrosse expressed his concern regarding parking availability and convenience for the age targeted apartments. Ron Wilkinson stated that he would like to avoid reserved parking and thinks the spaces provided would work out to conveniently serve the age targeted units but if needed, reserved parking can be implemented. The independent unit will have one parking space per unit in the building. After further discussion, Rachel Ivie addressed the Commission and state that at this time the site is an R-4 (MDR) PUD. Under the conditional and dimensional regulations there is a stipulation in 2011 that no less than three out of every 10 dwelling units in a mixed density residential development shall be single family dwellings with the exception of assisted living facilities. This would require a zoning change to a regular R-4 zoning with a PUD overlay district. When the R-4 (MDR) PUD zoning regulations were adopted, it was adopted in addition to the existing R-4 zoning district. You still have the R-4 High Density residential district in addition to the R-4 (MDR) PUD. All of the uses presented are allowed in the R-4 zoning district and can have the PUD overlay. This will prevent the Commission from having to amend the zoning regulations for the R-4 (MDR) PUD. It would be simply a rezoning of the property to R-4 with PUD overlay. After further discussion Chairman LaCrosse asked Chuck Walker and Dwayne Noe if they had any questions or concerns regarding the proposed project. Chuck Walker stated that the engineering will need to be worked out at the time of pursuing the site plan. Dwayne Noe concurred that an engineering review will happen at a later date. Chairman LaCrosse requested that the engineering and technical aspects be worked out before pursuing the rezoning. Rachael Ivie stated that the PUD amendment will require a preliminary master plan and a final master plan. With most of the general information on the preliminary master plan it would be possible to start the process of rezoning while the other engineering details are being worked out. After further discussion the Commission requested that, with the preliminary master plan, the rezone request be brought to the next Planning Commission meeting in May 2015 and then presented at the next City Council workshop for rezone consideration with the final reading and public hearing in June 2015.

Old Business: None

Other: None

Adjournment:

A motion to adjourn was made by Norwood and 2nd by Williams. The meeting adjourned at 6:43 PM.

Chairman Chris LaCrosse