

WATERFORD PLACE – PHASE 3

PUD Narrative

A. PUD Objective (Section 22.1)

The proposal is to develop a 230-unit elderly living facility which includes 166 independent living and 24 assisted living units and 40 skilled nursing units. Phase 3 would include 62 independent living units in a 4 story building addition and 20 independent living units in 10 duplex detached buildings. Phase 3 would also include a commons area expansion and 2nd level parking garage addition. The facility would provide a full spectrum of services for the residents similar to the Baldwin Street facility. The architectural and site design is intended to create a secure, unique and comfortable living environment. A four-story structure is proposed to limit the foot print of the building on the site and garages are proposed for the security and convenience of the residents. These factors, together with specific site constraints, allow the developed area to be confined to a relatively small portion of the site, thus providing for significant open space, lake and landscape areas. This site will utilize the existing sanitary sewer and watermain available in the public roadways and on the property.

B. PUD Qualifying Conditions (Section 22.2)

Acreage: This site contains 42.1 acres of contiguous land (excluding right-of-way)

Utilities: This project will be serviced by public water and sanitary sewer. Storm water will be managed within the lake subject to Ottawa County Water Resources Commission review and approval.

Land Ownership: Land is owned by Sunset Manor, Inc.

Master Plan: The master plan for this land is MDR (8 units/acre). Allowable density = $43 \times 8 = 344$ units (230 units proposed)

This proposal is substantially consistent with the master plan.

Pedestrian: Pedestrian walkways are proposed within the public rights-of-way, within the development and around the lake which provides access to the open space areas.

Architecture: Coordinated and appealing architectural design is proposed (see enclosed elevation).

Traffic: Site design provides for two access points into the site. The main entrance on 18th Avenue can take advantage of the traffic light with easy access onto Chicago Drive and 44th Street. In-building garages reduce the amount of open space parking required on-site. Ample green space surrounds the parking and drives. A secondary drive is located on Port Sheldon Street, and an employee parking lot is also proposed off Port Sheldon Street.

Open space: This site contains approximately 30.6 acres of green and blue space. The plan identifies 24.0 acres of open space preserve. Of the total preserve area 10.6 acres qualify for the open space calculation which yields 10.6 acres/42.1 acres = 25% which is greater than the required 20% in the PUD ordinance.

- C. Phasing:
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| Site work Phase 1 & 2 | Complete |
| West 1/2 – independent living & parking addition | 2020-2021 |
| East 1/2 - cottages | 2020-2022 (as market demands) |
- D. Deed Restrictions:
No restrictions are proposed at this time.

December 11, 2019