

Ordinance #

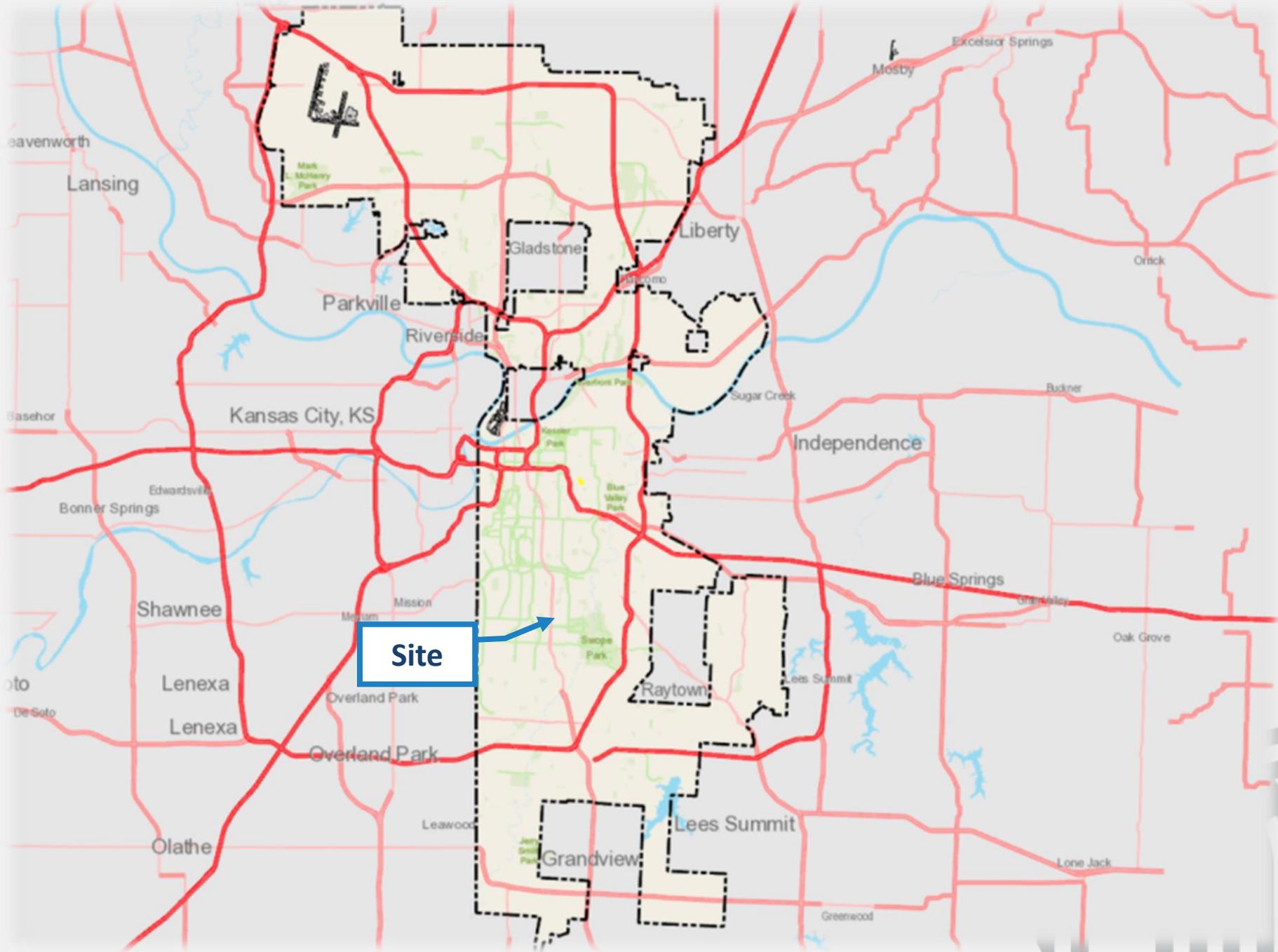
CD-CPC-2024-00072 & 73

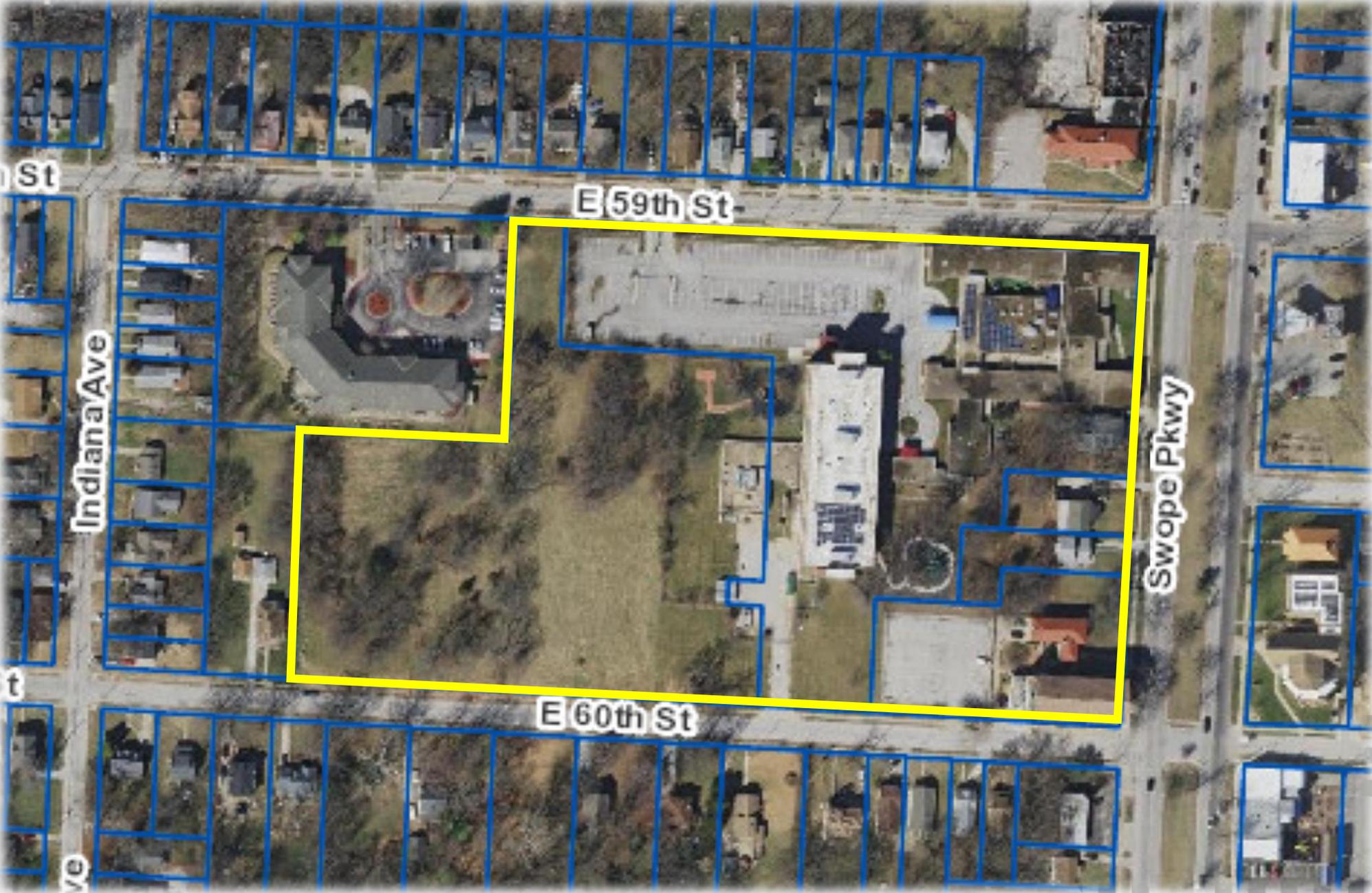
Location: ~3427 E 59th St

Zoning District: R-1.5

Summary: The applicant is seeking approval of a rezoning to MPD, with associated preliminary development plan and plat, to develop a mixed-housing campus with associated amenities.

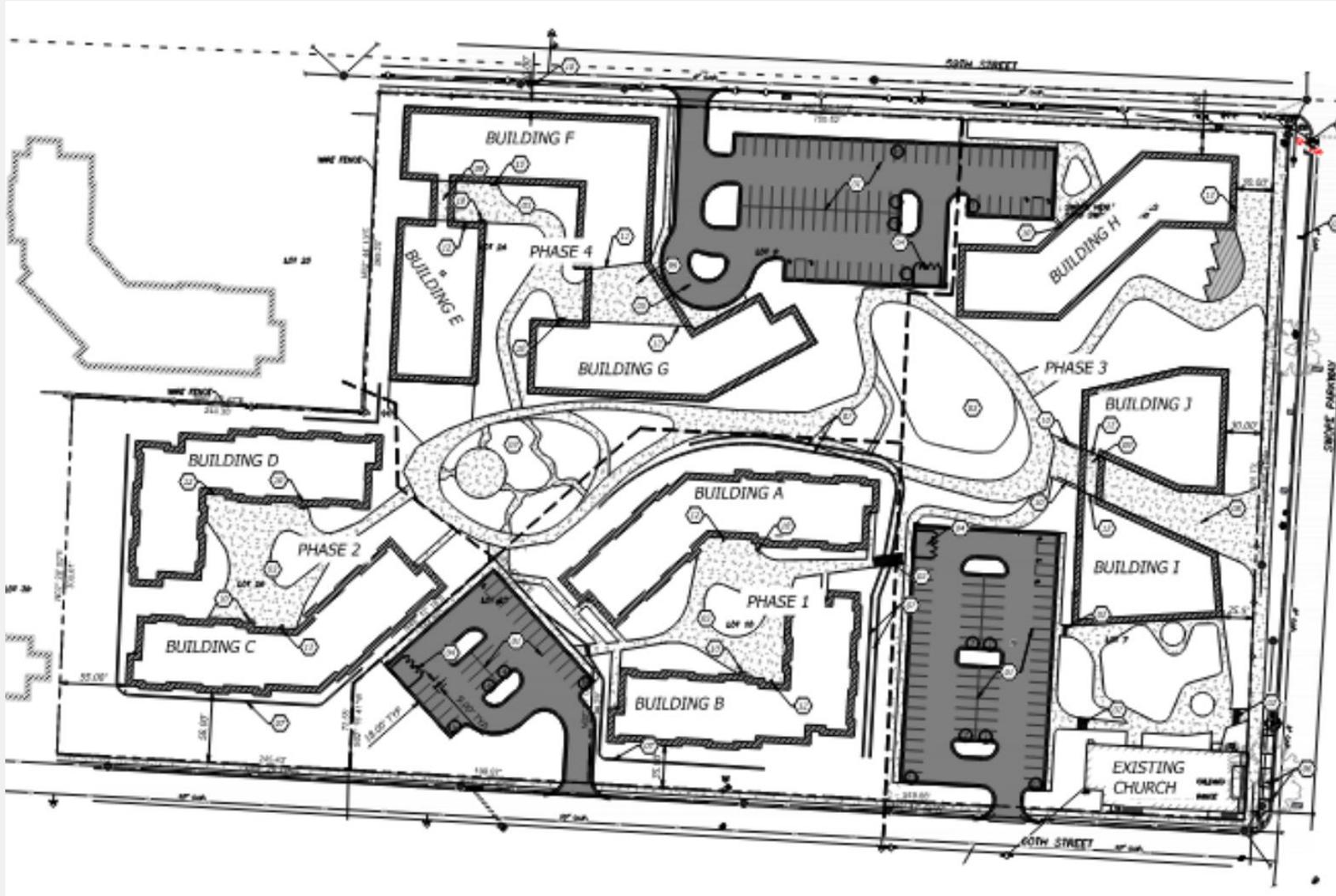






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Proposes Uses

- Group Living
- Senior Living (multi-unit residential and nursing homes)
- Community Center*
- Medical Office

*Details about those uses have not been determined yet.

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88-516-05 - APPROVAL CRITERIA FOR PLANS

Supports criteria.

In order to be approved, a development plan, project plan, or site plan must comply with all of the following criteria:

88-516-05-A. The plan must comply with all standards of this zoning and development code and all other applicable city ordinances and policies, (Note: this provision is not intended to prohibit an applicant from seeking a variance or other form of relief authorized under this zoning and development code or other applicable ordinances, when authorized.)

88-516-05-B. The proposed use must be allowed in the district in which it is located.

88-516-05-C. Vehicular ingress and egress to and from the site, and circulation within the site must provide for safe, efficient and convenient movement of traffic not only within the site but on adjacent roadways.

88-516-05-D. The plan must provide for safe, efficient, and convenient non-motorized travel opportunities, being pedestrian and bicycle movement, on the subject site.

88-516-05-E. The plan must provide for adequate utilities based on City standards for the particular development proposed.

88-516-05-F. The location, orientation, and architectural features, including design and material, of buildings and other structures on the site must be designed to be compatible with adjacent properties.

88-516-05-G. Landscaping, berms, fences and/or walls must be provided to buffer the site from undesirable views, noises, lighting or other off-site negative influences and to buffer adjacent properties from negative influences that may be created by the plan.

88-516-05-H. The design of streets, drives, and parking areas within the project should result in a minimum of area devoted to asphalt or other impervious surfaces consistent with the needs of the project and city code requirements.

88-516-05-I. The plan must identify trees to be removed and trees to be preserved during the development of the subject property with the goal of saving trees that are not required to be removed for the development of the property.

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- No deviations requested.
- Area Plan Amendment, Residential Medium-High Density to Mixed-Use Community.
- Swope Area Plan calls for the revitalization of properties oriented to the parkway.

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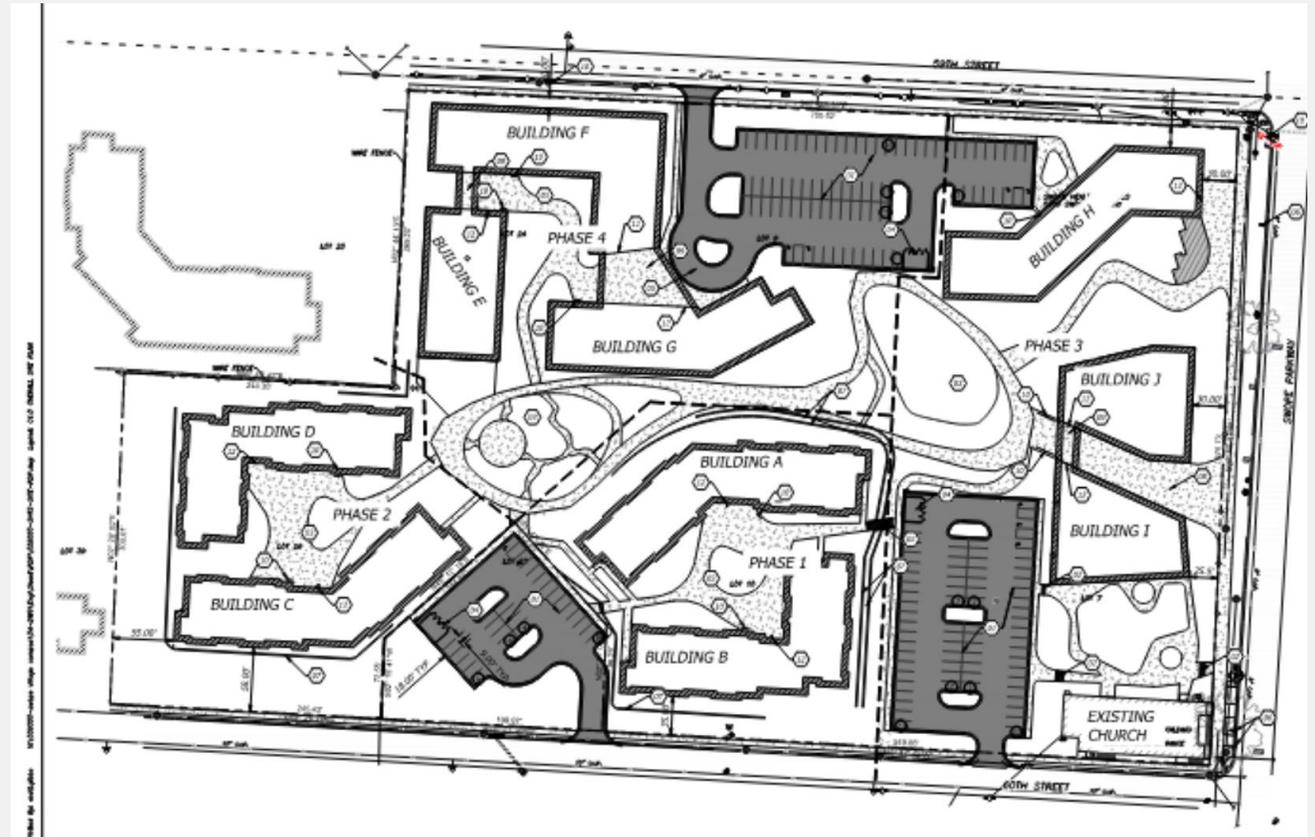


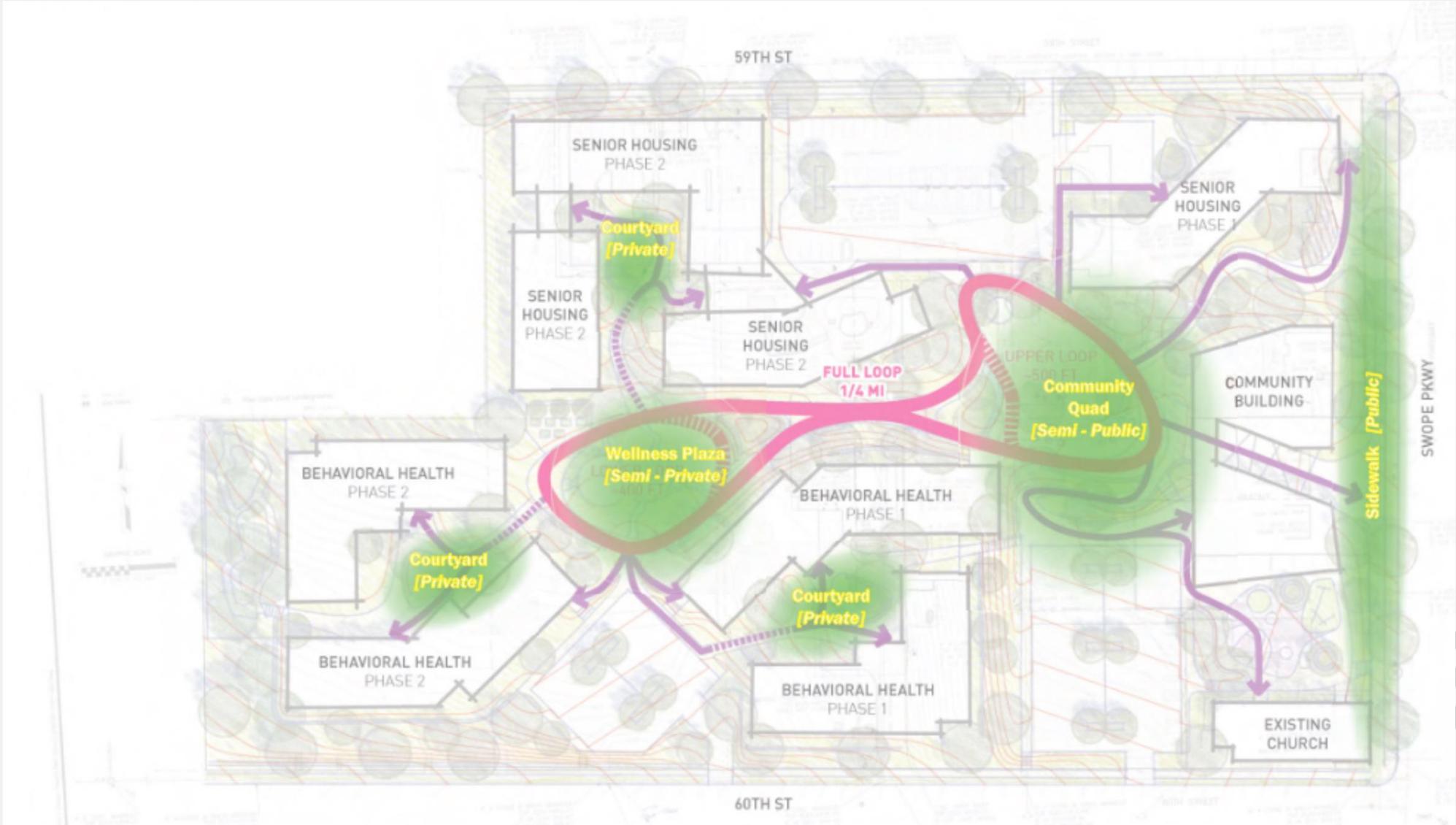
Our approach to the multi-purpose building is to cultivate meaningful relationships between Swope and its community partners through inspiring design and presence.

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88-516-05-C. Vehicular ingress and egress to and from the site, and circulation within the site must provide for safe, efficient and convenient movement of traffic not only within the site but on adjacent roadways.

- Street access off of 59th and 60th streets.
- Internal parking lots don't connect.
- Pedestrian campus-style network is preferred.





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88-516-05-F. The location, orientation, and architectural features, including design and material, of buildings and other structures on the site must be designed to be compatible with adjacent properties.

- Modern design does not match surrounding area.
- High-quality design standards is appropriate for housing-medical campus.

**See Material Palette:
Required Materials and Consistency**

The exterior materials outlined here will reinforce the overall architectural character of the Swepe Health Village. Additionally, the approach through these materials will support a project that is forward-thinking while attaching the project meaningfully into the existing character of the Town Park Creek neighborhood.

In order to maintain a consistent palette and character for Swepe Health Village, certain materials are defined with intention to be used at minimum as an accent on the exterior walls of each building in the quantity summer below.

Community Edge - 80/20 Masonry
Senior Living - 75/25 Masonry
Behavioral Health - 60/40 Masonry



Masonry

- Required throughout the development to maintain consistency.
- Native materials to the Town Park Creek neighborhood.

Stone

- Intended for base elements of the architecture and landscape.
- Encourage native materials to the region.

Concrete

- Intended for base elements of the architecture and the landscape.

Wood

- Grounds the development in the landscape and tree canopy.
- Intended to provide warmth in detail.

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88-520-03-G. REVIEW CRITERIA

In reviewing and making decisions on proposed MPD rezonings and preliminary development plans, review and decision-making bodies must consider at least the following factors:

1. the preliminary development plan's consistency with any adopted land use plans for the area;
2. the preliminary development plan's consistency with the MPD district provisions of [88-280](#); and
3. the sufficiency of the terms and conditions proposed to protect the interest of the public and the residents of the MPD in the case of a plan that proposes development over a long period of time.

Phasing plan appropriate for a housing-medical campus, slowly increasing density with appropriate amenities.



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City Plan Commission Recommendation

Approval (Area Plan Amendment)

Approval, Subject to Conditions (MPD rezoning and development plan)

