

**Agenda Item: Zoning Motion 2020-716, UDO Text Amendment to add “Independent Living Facilities” to the table of permitted uses, add prescribed conditions, and to the parking requirement table**

**DATE:** October 7, 2020

**FROM:** Robert Will

**Background/Issue:**

- FC Matthews, LLC (the applicant), has submitted a request to amend the UDO by adding “Independent Living Facilities” as a permitted with conditions (PC) use in the R/I zoning district.
- Currently the UDO defines “Independent Living” as: “Independent Living shall mean dwelling units designed for use by older persons who are mentally and physically capable of taking care of themselves on a regular basis, are under single management or cooperative, and that may be located within a Continuing Care Retirement Community (CCRC). Restriction of residency by age must meet provisions of the Fair Housing Act. These units are grouped together and provided with some level of common maintenance, recreational facilities, and security. A variety of additional amenities geared for older persons may also be made available for the residents.”
- The conditions would be set forth in a new section, 155.506.16A, right after the section on CCRCs. The proposed conditions are as follows:

“Independent Living Facilities may be located within the R/I district when associated with a conditional site plan approved by the Town Board of Commissioners and subject to the minimum criteria listed below:

- a. All applicable standards listed in section 155.506.16 for CCRCs shall also apply to Independent Living Facilities such as but not limited to, a minimum five (5) acre lot area and maximum of twenty (20) independent living units per gross acre.
- b. Independent Living Facilities shall be required to include a Minimum of five (5) of the following amenities:
  - i. Controlled access to building(s);
  - ii. Property management services such as a lawn service, exterior maintenance and/or trash service;
  - iii. Community room;
  - iv. Fitness facilities on site;
  - v. Business center;
  - vi. Meal service or limited food service such as a coffee bar, continental breakfast or marketplace;
  - vii. Emergency pull cords in living spaces of units;
  - viii. Local transportation services either provided by facility or in coordination with public transportation if within short walking distance with pedestrian accessibility;
  - ix. Interior elevators;
  - x. Salon on site;

- xi. Conditioned corridors;
  - xii. Interior trash chutes; and/or
  - xiii. Indoor community mail room and package center”
- The applicant has also proposed adding Independent Living Facilities to the Table of Required Parking Spaces, 155.607.7.B as either a new separate line item that would require:  
  
“1.1 parking spaces per each independent living unit plus one space for each two (2) employees or shift of greatest employment”.
  - Alternatively, the use “Independent Living Facilities” could be added to the existing table with CCRCs.
  - The proposed text amendment would only impact the R/I zoning district by adding the use “Independent Living Facilities” as a permitted use with prescribed conditions.

**Proposal/Solution:**

The applicant requests a text amendment to allow “Independent Living Facilities” as a permitted use with prescribed conditions in the R/I zoning district.

**Financial Impact:**

None

**Related Town Goal(s) and/or Strategies:**

Quality of Life

Economic Development/Land Use Planning

**Recommended Motion/Action:**

Hold the public hearing on the proposed text changes to the Matthews UDO, then refer the Motion to the Planning Board for their review and recommendation.