

The Planning Commission recommends approval of the Special Use Permit for Mission Chateau subject to the following conditions:

1. That the senior dwelling project be approved for a maximum of 84 Skilled Nursing Units; 36 Memory Care Units; 136 Independent Living Units; 54 Assisted Living Units; and 17 Villa Units. The maximum number of residents shall not exceed 412. Senior is defined as persons at least 55 years of age.
2. That the project not exceed the building height or area and the buildings shall not be setback closer to the property lines than shown on the plans dated July 30, 2013.
3. That the Special Use Permit not have a termination or expiration time established for it; however, if construction has not begun within twenty-four (24) months from the approval of the Special Use Permit by the Governing Body, the permit shall expire unless the applicant shall reappear to the Planning Commission and Governing Body to receive an extension of time prior to the expiration.
4. That prior to the issuance of a building permit for the Skilled Nursing/Memory Care facility the owner shall provide evidence of financing for the entire project. That prior to the issuance of a certificate of occupancy for the Skilled Nursing/Memory Care facility, construction shall commence on the Independent/Assisted Living facility including material completion of construction including foundations, structural framing, three floors and roof enclosed.
5. The applicant shall prepare a final landscape plan for the entire project and will work with the residential neighbors to the south and southwest to develop a fence and/or landscape treatment which shall be reviewed and approved by the Planning Commission and the Tree Board.
6. That the applicant relocate the pedestrian crosswalk and signal if required by the City.
7. That the applicant plat the property in accordance with the subdivision regulations prior to obtaining a building permit.
8. That the applicant meet all the conditions and requirements of the Planning Commission for approval of the Site Plan.
9. That the applicant submit the outdoor lighting for review and approval by Staff prior to obtaining a building permit.
10. That the applicant will provide adequate guest parking on holidays and special events so that parking does not occur on streets in residential areas.
11. That the minimum parking shall be established by the drawing dated July 30, 2013. If parking becomes an issue, the applicant will work with the City to resolve the parking problem. Possible solutions could include, but not limited to, providing more spaces on site, providing employee parking at an off-site location or sharing parking with other uses in the area.
12. That the trail and park areas will be open to the public, but the owner may establish reasonable rules for its use and hours of operation.
13. If the applicant violates any of the conditions of approval or the zoning regulations and requirements as a part of the Special Use Permit, the permit may be revoked by the Governing Body.
14. That the maximum square footage of the project for each type of facility shall be as shown on the plans dated July 30, 2013.