



VILLAGE OF ELM GROVE OFFICE OF ZONING AND PLANNING STAFF REPORT

To: Board of Trustees

From: Thomas Harrigan, Zoning and Planning Administrator/Assistant to the Village Manager

Date: December 14, 2018

Re: Review of Elm Grove Heights, Independent Senior living Development Proposal

Horizon Development Group, LLC. has submitted a formal request to the Board of Trustees for three items of consideration related to the proposed independent senior living facility titled, Elm Grove Heights (13040 W. Bluemound Road). The three components of the request are as follows:

1. Petition to re-zone 13040 W. Bluemound Road from the existing *B-3 Mid-rise office and professional district* to the *Rm-2 Multi-family residential district*.

The newly created Rm-2 zoning district was approved by the Board of Trustees on November 14th, 2018. This district allows for Multi-family Independent Senior Living Dwellings not to exceed 16 dwelling units per net acre as a Permitted Principal Use. Applicants may apply for densities of up to 38 dwelling units per net acre subject to the adjustments provided for in §335-30F(3) and (4). The proposed development would house 75 dwelling units on two acres creating a density of 37.5 dwelling units per acre.

2. Application for a Residential Planned Development Overlay (PDO).

Elm Grove Heights is requesting the use of a *Planned Development Overlay District* under §335-30D(4). Any parcel that is at least 1.5 acres and located adjacent on at least one complete side to a business, office, or manufacturing zoning district may apply for use of a PDO. The parcel in question is located adjacent to both 500 Elm Grove Road and 13000 W. Bluemound Road, both of which are zoned B-3 Mid-rise office and professional district. Therefore the application of a PDO may be considered for this proposed development.

3. Amendment to the Village Comprehensive Plan

In accordance with 1999 Wisconsin Act 9, the "Smart Growth" initiative, the existing Village Comprehensive Plan would need to be amended to identify the future land use of the property being a residential use. As existing in the Comprehensive Plan, the future land use of the property is identified as commercial.

If you have any questions prior to the meeting that would require a deeper analysis of the development proposal, please do not hesitate contacting me.