



City Council Work Session

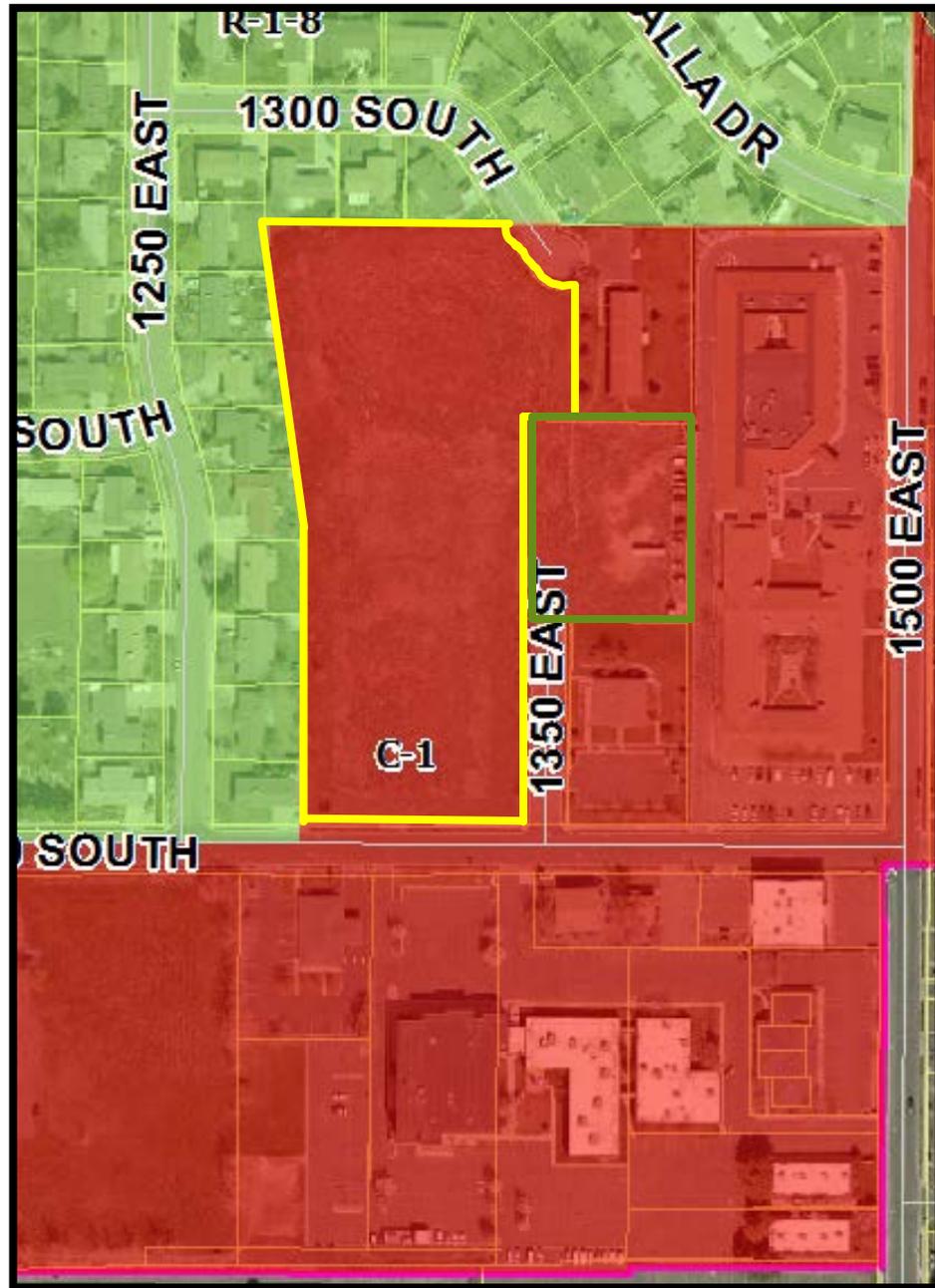
8.16.2016

Discussion on Land Use in the Vicinity of 1500 East and 1450 South

General Planning Information

- ▶ Council indicated that they were not interested in additional “multifamily”.
- ▶ Council interested in Medical office/buildings
- ▶ Applicant has proposed commercial along the southern portion of the property, with the facility to the north.
- ▶ Area is General Planned for Commercial
- ▶ Street connection shown on Future Transportation plan. Creates limitation for north/south traffic in the area.
- ▶ Medical office building along 1450 South
 - ▶ Medical office building (40-50K SF?)
- ▶ Convalescent Facility on the north side of the property.
 - ▶ 164 units
- ▶ Shared Parking for both uses
- ▶ Additional access to the west (approx. 1200 E)
- ▶ Connection on north from 1300 S created through parking lot
- ▶ Approval would require:
 - ▶ General Plan Amendment - Streets Master Plan
 - ▶ Subdivision process, based on current proposal
 - ▶ CUP/SP for use and new development

Location:



Elevations:

