

Zoning Text Amendment – Zoning Compliance 11-17-2015

1. **Occupancy Limitation and Control:** In order to support the health, safety and welfare of the Powell Grand Active Adult Community, and to maintain the market value of the asset, for all rental units within the Powell Grand Active Adult Community, rental agreements shall limit occupancy to no more than two persons per bedroom.
2. **Active Adult Community Controls:** In order to support the health, safety and welfare of the Powell Grand Active Adult Community and so that the residents of the Powell Grand Active Adult Community who are primarily active adults, empty nesters, senior residents, and/or other mature adults the following controls will be instituted:
 - a. **Architectural Elevations and Interior Floor Plans:** Whereas the Building Architectural Elevations and Interior Floor Plans as depicted in Exhibit I to the Powell Grand Active Adult Community Final Development Plan Application (the "Plans"), are designed to meet the needs of active adults, who are primarily empty nesters, senior residents, and/or other mature adults, all Building Architectural Elevations and Interior Floor Plans shall be maintained in compliance and in accordance with the with the approved Plans. Any reconfiguration or alteration to the Plans shall require an amendment to the approved Final Development Plan Application.
 - b. **Community Public Amenity Areas:** Whereas the Powell Grand Active Adult Community Public Amenity Areas (as listed below) are designed to meet the needs of active adults, who are primarily empty nesters, senior residents and/ or other mature adults, all Community Public Amenity Areas shall be maintained in compliance and in accordance with the with the approved Plans. Any reconfiguration or alteration to the Community Public Amenity Areas shall require an amendment to the approved Final Development Plan Application.
 1. Community garden
 2. Dog park
 3. Putting Green
 4. Pickle Ball Court
 5. Formal green
 6. Bocce Ball
 7. Park benches
 8. Community Gazebo
3. **Maintenance Services:** In order to support the health, safety and welfare of the community and to maintain the market value of Powell Grand and protect the property as a community asset, the applicant shall establish a property maintenance program that includes a 24 hour, 7 day per week maintenance service and/or emergency maintenance service for all rental units.
4. **Building A Restriction:** Building A (The four 3-story buildings with 120 total rental units) will be designated as adults only buildings, and no Building A units will be rented or occupied by any person under the age of eighteen.
5. **Parking Modification:** The Applicant agrees to modify the Building A parking areas by relocating 30 parking spaces away from the Seldom Seen Road frontage and to increase the green space and buffer areas along Seldom Seen Road. In addition, the overall parking count will be reduced by 6 spaces which meets the code parking requirement of 3 spaces per rental unit. The revised parking layout to be reviewed and approved by City Staff.