



MEMORANDUM

City of Watertown Planning Office

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TO: Norman J. Wayte II, Chairman, Planning Board

FROM: Kenneth A. Mix, Planning and Community Development Coordinator

SUBJECT: Zone Change Request – Planned Development District # 16

DATE: July 28, 2010

Request: To amend Planned Development District # 16 to allow two enriched living buildings, five two-unit dwellings and multifamily housing on Parcels Number 14-49-101, 14-49-101.005 and 14-49-101.101.

Applicant: Brian J. Drake of GYMO, P.C. on behalf of Purcell Construction Corp.

Property Owner: Ives Hill Retirement Community.

SEQRA: Unlisted Action.

County Planning Board review required: No.

Comments: The proposed amendment to Planned Development District (PDD) # 16 is being requested to facilitate the construction of two enriched living facilities and five two unit dwellings on Parcel Number 14-49-101 and 14-49-101.005. Currently, the parcels are approved for the construction of apartments and the PDD plan has to be modified to allow the proposed uses. Parcel Number 14-49-101.101 is approved for an assisted living center and the applicant is requesting multi-family housing.

PDD #16 was originally part of PDD #3, which was created in 1970. Only Phase 1 (Maple Courts) of the original development was built. In 1986 a new developer proposed a new plan and PDD #16 was created. The approved plan included apartments and townhouses. Only the townhouses on Kieff Drive were built.

In 1997 another developer received site plan approval for Phases I and II of the Ives Hill Retirement Community. That development was subsequently built.

In 1999 the PDD was amended to allow an adult home in the area identified as Phase IV on the current plan and the site plan was approved. The site plan was revised for an assisted living center in 2002.

The only approved plan for the area identified as Phase III is the 1986 plan, which was for apartments. The applicant is proposing two enriched living buildings and five duplexes. The duplexes fit within the existing zoning, but the enriched living facilities, which we are considering to be similar to nursing homes do not. Therefore the need for the zone change.

The applicant is also requesting that the allowed use in the area of Phase IV be changed back from an assisted living center to multi-family housing. Planned Development Districts are supposed to be designed as a unit and a preliminary plan is required for the entire unit. Labeling the parcel as "Proposed Multifamily Housing" is not adequate. The applicant should either add a preliminary plan for the multi-family housing or show the currently approved plan for the assisted living center. Whichever plan is shown, vehicle access from Ives Street will have to be on the plan. The access has been on every plan since 1970.

A waterline from Ives Street will also be required. The fire flows in this area are marginal. Phase II construction was only allowed because we thought the assisted living center that was approved was going to be built right after it, which would have looped the water system.

Pedestrian paths have been lacking in all phases of this development. Phase I had minimal sidewalks and Phase II had none. Phase III continues that trend. Consideration should be given to adding them.

The applicant is also seeking site plan approval for the construction of the nursing home and the two unit dwellings. The site plan review information will be detailed in a separate report.

cc: Planning Board Members
City Council Members
Robert J. Slye, City Attorney
Justin Wood, Civil Engineer II
Brian Drake, GYMO, P.C.