



MEMORANDUM

City of Watertown Planning Office

245 Washington Street, Room 304

Watertown, New York 13601

315-785-7730

Fax: 315-782-9014

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: September 2, 2010

Request: To amend Planned Development District # 16 to allow two enriched living buildings and five two-unit dwellings and eliminate the previously approved assisted living facility 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 on Parcel Number 14-49-101. Currently, the parcels are only approved for the construction of apartments and the PDD plan has to be modified to allow the proposed uses.

PDD #16 was created in 1986 and the approved plan included apartments and townhouses. Only the townhouses on Kieff Drive were built. The area identified as Phase III on the plan was approved 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.

On the plan submitted last month, the area to the east of the proposed duplexes and the enriched living facilities (Parcel 14-49-101.101) was designated for multi family housing. The current allowed use for that parcel is an assisted living facility. The applicant has indicated that the assisted living facility will never be constructed at that site. Also, the applicant has no immediate plans for this area and therefore is showing the area as vacant land. After approval of the plan, the allowed use for this area of the property will be vacant land or open space. Any future plans for the site will require a zone change request.

There were several issues raised last month during the initial review of the PDD amendment request including vehicular access to Ives Street, a water line to Ives Street and the lack of pedestrian facilities at the site.

In order to meet the request of both the Fire Department and Code Enforcement Bureau, the applicant is proposing a 20' wide gravel, emergency only, access road from the end of the Jewell Drive extension to Ives Street. The emergency access road must be designed to City specifications and be approved by the City Engineer prior to construction. In addition, the access road should be properly maintained on a year round basis to include daily snow removal and resurfacing and grading when required.

In order to provide adequate fire flows for the existing and proposed buildings, the Water Department is requiring a waterline from Ives Street. The applicant has provided an 8" water line that will be looped from Jewell Drive to Ives Street. This will provide adequate hydraulic capacity for the existing and proposed buildings.

As was noted in the last staff report, pedestrian paths have been lacking in all phases of this development. Phase I had minimal sidewalks and Phase II had none. For Phase III, the applicant is now proposing new sidewalks along the private portion of Jewell Drive. This would extend the sidewalks approximately 650' from where they leave off at the edge of the congregate building property, past the private drive called Stone Circle, to the end of the proposed development. The applicant indicated at the Planning Board meeting that pedestrian circulation through the interior portions of the site will be along the minimally traveled driveways that serve the various one and two-unit houses.

Based on our review of the plans, the revised Planned Development District Plan appears to have addressed all of the issues raised in our previous report and at the Planning Board meeting. Additional comments regarding the site plan will be included in our site plan report.

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