

Statement of Intent
Amended Planned Unit Development

Primrose Communities
Stillwater, Oklahoma

January 22, 2018

Primrose Communities is a senior living community, consisting of 76 units (36 independent and 40 assisted living) in a two story apartment building with exterior garages/car ports, and 8 independent living villa units with attached garages providing housing for seniors. Primrose completed this construction in 2014. Through this proposed, amended PUD we are proposing to add two additional duplex structures.

The existing site for the Primrose development is located at 823 South Range Road and is currently owned by Stillwater Retirement, LLC, for a total area of 10 acres. The current owners can be reached at the contact information listed below:

Property Owners: Primrose Communities
 Corey Sauerwein
 Project Manager
 815 North 2nd Street
 Aberdeen, SD 57401
 605-725-3400

The original PUD was accepted to allow alternative uses and extend the maximum height of structures, than allowed by standard RSS zoning. Table A below illustrates the bulk standard comparisons between RSS, the original PUD, and the amended PUD. As a part of the amended PUD, the front building setback is requested to match the standard RSS zoning setback.

Table A: ZONING REQUIREMENTS COMPARISON TABLE						
ZONE	STRUCTURE HEIGHT	BUILDING SETBACKS			LOT COVERAGE	DENSITY UNITS/ACRE
		FRONT	SIDE	REAR		
RSS	35'	20'	15'	20'	40%	8.71
RSS_PUD	37'	180'	35'	40'	40%	8.94
AMENDED RSS_PUD	37'	20'	35'	40'	40%	8.80

This property is bordered by Range Road (the city limits) on the west and Pecan Hill Addition on all other sides. The homes to the north are duplexes and are in a two family residential (RT) zoning district. The homes to the east and south are single family homes in the RSS zoning district. These homes are one and two story structures. The development provides internal transition from the two story apartment

building with the on-site, single story duplexes along the south property line for the homes to the south of the property.

The single story duplex structures will match the existing building materials, of stone and siding. The duplex structures have 2 bedrooms, an attached garage and patio. The footprint of the entire duplex home is approximately 3,200 square feet. The site is accessed by one entrance from Range Road, with a monument sign along the road. The required number of parking spaces for the various uses on site is being exceeded and the size of the parking stalls are being met or exceeded in some cases. There is a six foot tall fence along the north, east, and south property lines, were existing fences are not located.

Required Parking

Classification	Units	Req'd Spaces/Unit
<i>Residential Multi-family, One Bedroom:</i>	<i>8</i>	<i>1</i>
<i>Residential Multi-family, Two Bedroom:</i>	<i>28</i>	<i>2</i>
Residential Two family:	12	2
<i>Convalescent Center or Nursing Home:</i>	<i>40</i>	<i>1 per 4 beds +1 per 2 employees</i>
<i>Number of Employees:</i>	<i>18</i>	

Total Required Standard Parking Spaces: 99

Total Required Handicap Parking Spaces: 4

Total Proposed Standard Parking Spaces: 104

Total Proposed Handicap Parking Spaces: 6

Stillwater has become the state's first certified retirement community. With the development, we are supporting Stillwater's goal to encourage senior living projects to develop. The diversified living environments offered on site will accommodate a verity of potential residents and offers a mixture of amenities. The layout of the improvements is such that there are still large grass areas and sidewalks to navigate the site. The proposed site its self is considered urban infill due to the existing infrastructure available.

The Primrose Community development will retain complete ownership of all of the apartments and homes. Construction is scheduled to commence in spring 2018.

Additional Conditions for Primrose Communities as per Ordinance No. 3170

1. Primrose Communities shall install and maintain a six foot tall wood stockade fence at all locations where this development abuts existing residential property.
2. Primrose shall establish and maintain a forty foot tall buffer of trees with shrubs interspersed to serve as an all-season sight and sound barrier between the development and the adjoining residential area.

Said buffer shall consist of a mixture of deciduous and evergreen trees and/or shrubs adequate to fully insulate the adjoining residential area from the development regardless of season.

3. Exterior walls of all buildings shall consist of seventy percent masonry veneer construction. This requirement shall not apply to walls located in the internal courtyard of the main building as set forth on the development plan.

4. All exterior lighting within the development shall be shielded so as to focus the light emitted downward and internal to the development.