

LA-5 Guidelines and Criteria		
	Current Criteria	Proposed Criteria
<b>Minimum Density:</b>	20 units per acre	20 units per acre
<b>Maximum Density:</b>	60 units per acre	60 units per acre
<b>Maximum Area:</b>	5 acres	6 acres
<b>City Utilities:</b>	required for all areas	required for all areas
<b>Corresponding Zoning Districts:</b>	RMF-5 (Multiple Family 5) Other zoning districts may be appropriate if the proposed development would meet the density criteria of 20 to 60 units per acre	RMF-5 (Multiple Family 5) Other zoning districts may be appropriate if the proposed development would meet the density criteria of 20 to 60 units per acre
<b>Types of Development:</b>	apartments nursing homes, assisted living and other senior citizen housing	apartments nursing homes, assisted living and other senior citizen housing
<b>Development Location Criteria:</b>	Abuts a principal arterial (Highway 55 or 169 or I-494) on two or more sides and abuts LA-4 on all other sides  Has reasonably direct access to arterials  Near neighborhood shopping facilities  Close proximity to jobs  Located in areas not abutting or adjacent to LA-1, LA-2, or LA-3 guided properties	Has reasonably direct access and within 1,000 feet to a principle arterial (Highway 55 or 169 or I-494) and abuts LA-4 on at least two sides  Near neighborhood shopping facilities  Close proximity to jobs  Located in areas not abutting or adjacent to LA-1, LA-2, or LA-3 guided properties
<b>Desired Facilities</b>	Trail system connecting the area to other services and facilities  Near large parks or permanent open space (city park, community playfield, special use park, school recreation facility, conservation area, etc.) or provides on-site private recreational facilities such as pools, walking paths, etc.	Trail system connecting the area to other services and facilities  Near large parks or permanent open space (city park, community playfield, special use park, school recreation facility, conservation area, etc.) or provides on-site private recreational facilities such as pools, walking paths, etc.
<b>* red indicates changes to criteria</b>		

In addition to the amendment of the City’s Comprehensive Plan to LA-5, Doran also requests that the LA-5 guiding have the text amended to increase the maximum area from five acres to six acres. The proposed development has an overall area of 5.96 acres.

The LA-5 location criteria would also need to be amended to allow LA-5 greater flexibility than areas that just abuts a principal arterial (Highway 55, 169, or I-494). Doran is proposing that the location criteria is revised from “abuts a principal arterial (Highway 55 or 169 or I-494) on two or more sides and abuts LA-4 on all other sides” to “has reasonably direct access and within 1,000 feet to a principle arterial (Highway 55 or 169 or I-494) and abuts LA-4 on at least two sides.” The site fits the other criteria for LA-5 such as near neighborhood shopping facilities, close proximity to jobs, and located in areas not abutting or adjacent to LA-1, LA-2, or LA-3 guided properties. The site is also in close proximity to the Plymouth Community Center and Fernbrook Park and would connect to a trail system to these amenities.