

**Applicant's Narrative**  
**Lake Breeze Active Living 55+**

On behalf of Coppell Lake Breeze, LLC, ZoneDev requests approval of a change of zoning to a Planned Development District to allow a single, 4-story, 120-unit age restricted 55+ active living community at 936 and 1000 S. Belt Line Road, and 927, 931 and 937 Sanders Loop. The City of Coppell does not have a separate land use classification for age restricted living. As such, the PD is necessary to modify the conventional MF-2 Standards to align with a senior living facility instead of a conventional multi-family development.

Although the properties north and south of the site are developed with commercial, retail or service uses, the subject, commercially zoned property has remained undeveloped. The bank to the south contains an underutilized bank business further supporting the notion that commercial uses are sub-optimal for this section of Belt Line. The subject property is mid-block, making the property even less attractive for retailers.

There are few living options strictly for residents aged 55+ in Coppell. The subject property is ideally suited for residential infill development. There are no single-family neighborhoods adjacent or near the property. Moreover, residential is a more viable long-term use on a property not suited for commercial or retail uses. The proposal will provide much-needed housing for a special population while also bolstering existing retail and services businesses by providing critical mass resident shoppers in this sub-market.

The proposal for 120 living units for active seniors aged 55+ will include approximately 72, 1-bedroom and 48, 2-bedroom units. Upper story units will be elevator served with two elevators. The community will include covered parking for residents. All living units will have granite counter tops and stainless steel appliances. Interior common area rooms will include a clubhouse/lounge, fitness center, multi-purpose room (games/crafts), bistro bar, and mail package area. Exterior amenities will include a dog area, shade structure with BBQ grill, a butterfly garden, a fire pit, and two sport/game areas for games such as bocce ball and cornhole.

Programs: Although the facility's programs for residents have not been finalized, residents can expect the following programs or services, or comparable alternatives:

- Concierge services during business hours
- Whole Wellness program coordinator creating engaging programs and events for residents.
- A multi-function room in the clubhouse area community activities, events, group gatherings, coordinated and promoted by the community staff. Programs such as coffee chats, art classes, educational guest speakers, club games, movie/ sports events gatherings, health & wellness education, yoga classes, and celebrations
- A fitness gym with equipment and an area for a personal fitness trainer offering services for residents
- Large modern apartments with some ground floor handicap accessible units
- Elevators to accommodate resident physical needs

The proposal also includes a request to modify the Future Land Use Map of the Comprehensive Plan. The modification to show residential is necessary to accommodate the residential community. The Comp

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Plan calls for expansion of housing opportunities, especially for those seniors and under represented prospective residents.