



Planning and Economic Development  
Ed Anzek, AICP, Director

From: Ed Anzek, Director  
To: Planning Commissioners  
Date: 5/15/2015  
Re: Proposed Sanctuary East Condominiums PUD - Phase 2

The City was approached by Mr. Dan MacLeish of MacLeish Building regarding a proposed project for that would be constructed on the east side of Sanctuary Boulevard of the associated Sanctuary in the Hills. The Sanctuary of the Hills project began in 1989 and after lengthy legal matters the city entered into a Consent judgment that permitted 54 units in 27 structures. This project began construction in the early 2000's with a beginning price point of \$450,000. The price increased as demand built. When the recession began all new construction ceased. Post-recession activity continued and again increased to the point that all the units have been sold.

Mr. MacLeish has gained control of 4 + parcels located on the east side of Sanctuary Blvd. with the intent to continue the same style and size of units. He has also expressed interest in some additional lands that extend across a "paper street" (platted but never built) and he has written the city to inquire if the city has any interest in selling him a portion of a parcel the city owns immediately south. This parcel is predominantly wetlands but there is an upland portion that could serve his development well as a storm water detention facility. At the Mayor's direction the Assessing Department has begun the research to learn how the city became the owner and what the value might be. The proposed development is not set in unit count or size pending the outcome of a street vacation or city land sale. However, Mr. MacLeish will be presenting a powerpoint that shows 3.2 acres and 7-8 structures with 14-16 units.

In meeting with Mr. MacLeish staff has suggested the only means to do this development would be through a Planned Unit Development. Opening the Consent Judgment and adding this extension would be cumbersome and costly.

Staff has suggested Mr. MacLeish meet with the Planning Commission early in his concept development to seek the members' thoughts and suggestions on his proposal. To that end he will be at the meeting. Note: this is not the first step in recommending the use of a PUD as the plans are not sufficiently completed given the need to vacate a street and determine if a portion of city owned land would become part of this development.

If the Planning Commission believes this does meet the PUD criteria it would be welcomed if it were so noted. That will help staff and the applicant in taking this to the next level.

Thank You.