

Apartments For Seniors Wins Tentative Approval

A 44-unit apartment building for low-income seniors planned for 17th Avenue received tentative approval from county planning commissioners Wednesday.

Commissioners gave the project their approval pending the results of a drainage analysis of the site which will be done by the county Public Works Department.

The tentative approval came on a 3-1 vote, with Chairman Chuck Barr Jr. dissenting and Commissioner Celia Von der Muhll abstaining from the vote.

Commissioners Ivan Eberly, Timothy Scherer and Mitchell Page voted for the project.

The drainage analysis will be submitted to commissioners in September when they consider giving final approval to the project.

The apartment building is being planned by Marroon Pacific Corp. for a 2.45-acre site on the west side of 17th Avenue just south of Mansfield Street.

Commissioners considered the project in June, but continued the matter until this month because of concerns over the

design of the building, drainage, the maintenance of the units exclusively for seniors, noise from nearby businesses and adaptability of the units to seniors.

Before giving tentative approval to the project, commissioners okayed a different design submitted by the developer which took care of the concern that the building appeared too institutional.

The tentative approval included a series of conditions designed to take care of the commission's concerns.

The conditions include a requirement that the deed include a statement that the units will be solely for seniors, that a six-foot wall be constructed to shield the building from noise and that the units include emergency alert systems which will provide tenants with direct emergency communication with the manager.

Commissioners also were scheduled Wednesday to consider a 31-unit townhouse development proposed for the east side of 30th Avenue in Live Oak, but continued the matter until Aug. 18 at the request of the project architect.

7/29/82

Seafinell