

PROJECT NARRATIVE

The subject property located at the Tower Park Center on Bulifants Boulevard and comprises approximately 6.47 acres which represents the remaining undeveloped land area associated with the Tower Park Center. The Mooretown Road and Bulifants corridor has developed to reflect a retail and service oriented activity center. Important to the sustainability and growth of this retail/service corridor is the presence of residents in close proximity to the goods and services offered. The proposed project seeks to address the need for resident consumers in this corridor in a manner that is compatible with and contributes to the character of the surrounding development.

The project proposes an 145 unit single-building, independent living senior apartment community. The proposed massing and architectural character of the building is consistent with that reflected on the adjacent parcel and in Michael Commons. The project is consistent with the Comprehensive Plan's economic opportunity designation based upon (1) the acknowledgment in the County's zoning ordinance that independent senior apartments with internal entrances is a use which may be permitted in the EO zone, and (2) the economic support provided to the existing retail and services businesses in the area from the residents of the project.

The project will generate a negligible amount of vehicle trips (approximately 37 in the weekday peak hour) and, due to the age-restricted nature of the project, there will be no impact on the County's school system. Finally, it is important to note that site is served by public water and sewer.

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York County

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