

AGENDA – WORKSHOP OF THE PLANNING & ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON JUNE 16, 2008, AT 7:00 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

- I. CALL TO ORDER
- II. PURPOSE OF THE WORKSHOP:
 - A. PUBLIC MEETING PROCEDURES: REGARDING THE PLANNING AND ZONING COMMISSIONS ROLE, *Presented by Deputy City Attorney Nghiem Doan.*
- III. ADJOURNMENT

VOID

mtg not held

This site is accessible to disabled individuals. For special assistance, please call Young Lorfing at 281-652-1655 prior to the meeting so that appropriate arrangements can be made.

I, Judy Krajca, Planning Secretary of the City of Pearland, Texas, do hereby certify that the foregoing agenda was posted in a place convenient to the general public at City Hall on the 13th day of June 2008, A.D., at 5:30 p.m.

Judy Krajca, Planning Secretary

Agenda removed _____ day of June 2008.

Workshop Item No. 2

2. **COUNCIL INPUT AND DISCUSSION:** REGARDING THE PROPOSED TOWNEPLACE RESERVE PLANNED DEVELOPMENT (PD) LOCATED WEST OF CULLEN BOULEVARD, SOUTH OF BROADWAY.
Ms. Lata Krishnarao, Planning Director.

**AGENDA REQUEST
BUSINESS OF THE CITY COUNCIL
CITY OF PEARLAND, TEXAS**

AGENDA OF: June 16, 2008	ITEM NO.: Workshop No. 2
DATE SUBMITTED: June 5, 2008	DEPARTMENT OF ORIGIN: Planning
PREPARED BY: Lata Krishnarao	PRESENTOR: Lata Krishnarao
REVIEWED BY: Nick Finan, ACM	REVIEW DATE: 6/9/2008
SUBJECT: Proposed TownePlace Reserve Planned Development (PD) Located West of Cullen Boulevard, South of Broadway.	
EXHIBITS: Proposed PD Document.	
EXPENDITURE REQUIRED: AMOUNT AVAILABLE: ACCOUNT NO.:	AMOUNT BUDGETED: PROJECT NO.:
ADDITIONAL APPROPRIATION REQUIRED: ACCOUNT NO.: PROJECT NO.:	
To be completed by Department: <input type="checkbox"/> Finance <input type="checkbox"/> Legal <input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution	

EXECUTIVE SUMMARY

This proposed Planned Development (PD) was presented at a workshop on April 21, 2008.

At this time, the applicant has made some minor modifications and has provided some additional information to support the variances that are being proposed in the PD.

This 6-acre Planned Development (PD) is located south of Broadway and west of Cullen Boulevard. The applicant is proposing a senior (55+) housing project consisting of three story apartment wings, a leasing office, and a community center. The buildings are designed around a courtyard. A total of 120 units are proposed. The units are a combination of one and two bedrooms. It is not specified how many one-bedroom and two-bedroom units are proposed.

The changes in the PD document, since the last workshop, include substitution of on-site detention with open space and variance for height.

Revised 2007-01-09

The applicant is requesting four variances, three of which were discussed and deemed to be concerns by the Council and P & Z. The fourth variance regarding additional height was not discussed before. Following is a discussion of the four variances. Additional information, gathered by staff and provided by the applicant, has been included here.

1. **Density**

The parcel is a combination of SR-12 and GB zones. SR-12 allows a density of 2.3 units per acre. A multi-family (MF) zone allows a density of 16 units per acre. The proposed development, with 120 units on 6 acres, is at a higher density of 20 units per acre.

The council and P & Z had expressed concerns over the proposed density and had directed the applicant to reconsider. The density has not been changed.

The applicant had stated that the 144 residents in this development (at 1.2 persons per unit) would be less than 2.8 persons per unit in multi-family zone. To clarify, city of Pearland uses a ratio of 2 persons per unit in multi-family, not 2.8. A multi family development in an MF zone on 6 acres would have permitted 96 units and 192 persons. This development with 144 residents would be similar to single family development with a density of 7.9 units per acre (3.02 persons per units), which would be between R-4 and TH zones.

The applicant has stated that Baytown approved a density of 28 dwellings units per acre and Friendswood approved 22.8 dwelling units per acre. Both these development contain three story buildings. The development in Friendswood is located in a generally commercial area fronting FM 528 where higher density may be appropriate. The developments at Fredericksburg and Kingsland appear to have lower densities since they are one-story four-plexes.

City of Dallas permits a density of 40-60 units per ace, only in multifamily, central area, and mixed use districts by right, and in townhouse and urban corridor districts by a CUP.

2. **Parking Ratio**

The PD proposes a ratio of 0.75 spaces per unit. UDC requires 2 spaces for 1-bedroom unit and 2.5 for 2-bedroom unit. There is no separate ratio for 55+ housing. Other such developments in the past were directed by the Council and P & Z to provide the ratio required in the UDC, since it was a general feeling that 55+ residents would still be driving their own automobiles. Further, the community building would need additional parking at a rate of 1 space per 100 sq. ft. of floor area used for assembly.

The council and P & Z had asked the applicant to reconsider the proposed ratio of 0.75 units per unit that is over than the required 2.0 spaces/unit .

Response: PD does not propose any changes to the parking ratio. The developer has provided additional information, as shown below, to support the proposed ratio.

The applicant had indicated that the proposed ratio was the one that had worked in other communities and has provided additional information. Staff has called the senior housing developments (55+) listed by the applicant and the planning agencies in those cities to be input from them. Following is a summary of those developments.

Staff has concerns about the ratio proposed, based on conversations with other planners and managers of similar developments.

The ratio may be appropriate in developments that are part of larger mixed use development and in areas where there is mass- transit available, and auto-dependency in minimum. It is staff opinion that at the proposed location, 0.75 spaces per unit may not be adequate.

TownePark, Fredericksburg

Total number of units = 92

Built in 2002 - 2005

One –story four-plexes and six unit buildings.

Parking ratio provided – 2 spaces per unit.

Parking ratio required by the city

Efficiency: 1 space per dwelling unit

One Bedroom: 1.5 spaces per dwelling unit

Two or more bedrooms: 2 spaces per dwelling unit.

Some senior residents still drive (including some in their 90s). Some single room units have two people living, both of whom drive. The parking is pretty much utilized all the time.

Greens on Turtle Creek

Total number of units = 84

Built in 2002

One –story four-plexes and six unit buildings.

Parking ratio provided – 1.38 spaces per unit.

Occasional problems with lack of parking, especially during holidays.

TownePark Kingsland

Total number of units = 76

Built in 2001

One-story four-plexes and six unit buildings.

Not sure how many parking spaces are provided. Kingsland is not incorporated and therefore has no parking requirements. The contact person at Chamber of Commerce seemed to think that 0.75 space per unit was a little low for residents (55+).

Birdsong Place Villas –

Total number of units = 96

Built in 2008 (just beginning to lease)

Two three-story buildings with wide interior corridors and elevators, with both buildings in each development connected by a covered walk-way to the Club/Office/Activities building.

Parking ratio provided – 1.33 per unit. City approved reduction from 2.5 spaces/unit for multi-family.

Gardens at Friendswood Lakes, FM 528

Total number of units = 114

Approved recently

Two three-story buildings with wide interior corridors and elevators, with both buildings in each development connected by a covered walk-way to the Club/Office/Activities building.

Parking ratio provided – 0.74 per unit. City approved reduction from 2 spaces/unit for multi-family.

Located in a predominantly commercial area, fronting FM 528.

City of Friendswood Planning Department staff feels that this ratio may not be appropriate since these apartments would be occupied by one or two inhabitants who that may be driving their personal vehicles. Additionally there may be problems due to lack of visitor parking.

City of Dallas

Required Parking Ratio- 0.7 spaces per unit, plus one space per 300 square feet of floor area not in a dwelling unit or suite.

City of Houston

Required Parking Ratio - 0.75 spaces per unit and additional spaces for supporting use and staff.

3. **Amenities and Open Space**

Council and P& Z had requested the applicant to provide amenities and open space for the residents. The detention basin will be provided off-site and that area has been utilized to provide amenities including trails, seating areas, game courts, gardens, etc. These amenities are shown in the site plan attached to the PD document. Staff recommend that details such as material and width of trails, etc. be clarified.

4. **Height**

The PD proposes a height limit of 55' while the proposed underlying MF zone specifies a height limit of 35'.

Staff has concerns regarding the height due to the fact that the parcel is adjacent to areas zoned single family residential. If the proposed height is

approved, staff would recommend that additional visual buffers (including greater setbacks and planting) be proposed in the PD along property lines adjacent to residential zones. The current requirement of 25' landscaped buffer and 6' tall masonry fence may not be adequate for the proposed height.

Comments from earlier workshop and update:

1. **Use:** PD does not state specifically that it will be restricted to 55+ senior living and will remain as such to be legible for tax credits. If tax credits are not obtained, is there a possibility that it may convert to apartments for any age group.

Response: The PD states that if this development is not selected for allocation of tax credits, the developer/owner will not move forward with this development.

2. **Compliance with Comprehensive Plan:** While the use is not in conformance with the Comprehensive Plan, it does meet one goal in Pearland 20/20 visioning - senior affordable housing. Comprehensive Plan shows the area as a mix of suburban residential and retail, offices, and services.

3. **Underlying zone:** The PD does not specify an underlying zone. It seems like half of the property is zoned GB and the other half is SR-12. Multi family residential is not allowed in either zone. The PD needs to specify the underlying zone, uses allowed, lot and bulk requirements etc. Staff recommends that the development meet all the requirements of a multi-family zone.

Response: MF zone has been specified as the underlying zone.

4. **Open Space and Amenities:** Multi Family zone requires 900 sq. ft. of common open space per unit. This development would require 104,550 square feet (2.4 acres) of common open space, excluding detention. The PD does not specify how much is provided. The land use tables are incomplete. Staff recommends that the PD met all the common open space requirements of MF zone.

It is not clear what kind of amenities will be provided. The design plan does not indicate if a swimming pool or similar facilities will be located within the community building.

Response: The PD has been modified to state that 124,000 square feet (2.8 acres) of open space is provided. It is not clear how this area has been calculated. The UDC requires a minimum dimension of 80' for any common open space. Therefore, only the courtyard and the area south of the buildings would meet the requirements.

The site plan submitted shows amenities that will be included.

5. **Parkland dedication:** This development would require 2.4 acres of parkland. It is not clear if the applicant will contribute towards the City's fund.

Response: PD indicates that contribution to the parkland fund will be made.

6. Landscaping Requirements: There is no landscaping plan attached as required. The PD has some general requirements, which may or may not meet the UDC requirements. Staff recommends that all requirements of the UDC be met.

Response: A note has been added that all requirements of the UDC will be met, except for the requested variances.

7. Buffer and screening: The proposed development abuts an approved residential PD and thus would require buffering and fencing. These details have not been shown or addressed.

Response: A note has been added that all requirements of the UDC will be met, except for the requested variances.

8. Platting: It is not clear if the parcel as shown can be platted. Need more details on the proposed cul-de-sac, lot width etc. Shows a road, which is not constructed yet. The proposed cul-de-sac would need sidewalks on both sides.

No response. Needs to be addressed during platting.

9. Staff recommends that all requirements of the UDC regarding setbacks, height, fencing, dumpster screening, parking, landscaping, signage, lighting, fencing, etc. be met.

Response: A note has been added that all requirements of the UDC will be met, except for the requested variances.

Modify Section III accordingly.

10. Detention: In the past, detention facilities in similar developments have been required to include amenities. Staff recommends that the detention basin be designed with amenities such as landscaping, seating, walking trails etc. to serve the residents.

Response: Detention has been moved off-site. Detention would need to be addressed during platting.

11. PD does not list any deviations from the UDC, and the plan is not specific. Therefore, it is not clear what deviations are requested.

Response: Four variances have been requested – density, parking, and building height as discussed above. All other requirements of the UDC will be met.

RECOMMENDED ACTION

Discuss the PD.

The Planned Development Zoning District (PD) Document for the Planned
Development District
TownePlace Reserve LP

I. Introduction

A. Description of the Subject Property.

The subject property shall consist of approximately 6 acres out of a 26 ac tract located at the south line of FM 518 and the west line of Cullen Blvd (FM 849). Subject tract will be in the southwest corner of the 26 ac tract. The project site is an open field with some trees.

B. Description of Proposed Development.

The proposed development, TownePlace Reserve, is a 120-unit seniors-only (age 55+) affordable rental community consisting of two three-story apartment wings flanking a single story leasing office and community building, with a landscaped courtyard in the center and landscaped corridor to the south. The project will have an enclosed gazebo, extensive walking trails, outdoor games, outdoor gardens, internal air conditioned corridors, and surface parking. The site will have controlled access and security lighting of the entire property. The apartment buildings will be fully sprinkled, and have smoke detectors and a fire alarm system throughout. Landscaping will complement the building, screen views of parking lots from the street, and create a park like environment within the site. Other amenities include trash chutes, elevators with emergency power back-up in case of power outage, central laundry, health club, residents' computer business office, lobby lounges on each floor, a central community room with kitchen, a multi-purpose room for crafts or other group activities. All units will have washer and dryer hook-ups, walk-in closets, fully equipped kitchens with microwave ovens, ranges, refrigerators and dishwashers.

Primary funding for TownePlace Reserve is via the Federal Tax Credit Program. The Texas Department of Housing and Community Affairs (TDHCA) allocates the Tax Credits in Texas, based on a competitive application scoring system. If TownePlace Reserve is not selected for an allocation of Tax Credits, the owner/developer will not move forward with this development.

C. Describe the area of land in acreage.

The subject area is approximately 475' wide by 550' deep directly north and adjoining the Brazoria County Drainage District 4 canal.

D. A statement as to the purpose and intent of the PD district established therein.

The proposed development will be consistent with the use described in 1.B. The purpose of the proposed PD is to facilitate development of the subject site as well as to provide adequate detention for commercial development of the remainder of the 26 ac tract. The PD will allow for a seniors-only affordable rental community with development criteria that differ somewhat from the current zoning districts (explained in detail below).

II. Zoning and Land Use

A. Describe the existing zoning districts and the boundaries of said districts.

The current zoning of the proposed PD is a combination of SR-12 Residential and GB – General Business.

B. Describe the base zoning district(s) to be overlaid, together with the boundaries of the district(s), and describe the areas in acreage of each different district.

The base zoning district to be overlaid will be that of a multi-family zone, although our development will have some variances due to the nature of it being a seniors-only affordable apartment community, which is a new land use for the City of Pearland.

C. The general standards applicable to development within the district, with or without reference to the base district, including but not limited to: density, lot area, lot width, lot depth, yard depths and widths, building height, building elevations, coverage, floor area ratio, parking, access, accessory buildings, signs, lighting, project phasing or scheduling, management associations, and such other requirements as the City Council may deem necessary in order to implement the Comprehensive Plan, and the purposes of the PD district.

1. Provide a table outlining the percent of use in each zoning classification. Included detention and major thoroughfares as separate items. Discuss possible variations from percentages in table and amount of variance requesting, if any.

Land Use Summary

Use	Acres	Percentage of Total Acres	Zoning District
Single Family			
Multiple Family	6	100%	PD
General Business/Commercial			
Parkland to be dedicated	Payment in lieu		

to the City	of land		
Common Open Spaces/Trails/Recreation to be maintained by Property Owners Assoc.	Provided per the submitted site plan		
Detention	offsite		
Thoroughfares/ROW			
Internal Streets/Vehicular Circulation	Provided per the submitted site plan		
Others			

2. For residential uses, provide lot width categories and corresponding zoning in a table. Describe the percent change the number of lot sizes may vary by category, if any variation.

Residential

Zone	Lot Area	Number of Lots

NOT APPLICABLE TO THIS DEVELOPMENT

3. For residential (single or multi-family) uses, provide density by classification of zoning districts included in PD and overall for residential section, and the PD as a whole. Discuss any possible variation as development may occur.

TownePlace Reserve will have 120 units on 6 acres, or 20 units per acre. While this exceeds the multifamily limit of 16 units per acre, we believe the proposed density, put in the proper context, is very reasonable and appropriate for senior apartments and should not be compared with other multifamily uses.

In our experience developing affordable senior apartments, the average number of residents is approximately 1.2 persons per unit. In apartments for families, the average number of residents is at least 2.5 persons per unit (and, I believe the City of Pearland actually used 2.8 persons per unit in the 2004 Comprehensive Plan Update)

If we were proposing a family apartment development using our same 6 acres and using the maximum allowable density for multi-family zoning of 16 units per acre, we would have 96 units. Based on the average number of residents stated above for family apartments, we would end up with at least 240 residents (96 units x 2.5 persons per unit). Compare this

to our proposal of 120 units. Based on the average number of residents for affordable senior apartments, we would have approximately 144 residents (120 units x 1.2 persons per unit).

One of the main reasons for density requirements is to control the amount of persons in a particular area, based on the appropriate characteristics of that area. In our case, 144 senior residents (a density of 20 units per acre) would compare very favorably to 240 family residents in that same area (a density of 16 units per acre).

It has also been demonstrated that 3-story developments such as this, specifically for affordable senior housing, have proven compatible with adjacent residential and commercial properties. It will also provide an appropriate buffer for such adjacencies.

Recently, the City of Baytown and the City of Friendswood both approved ordinances for developments similar to TownePlace Reserve allowing for density variances of 28 units per acre and 23 units per acre respectively.

- D. The permitted, conditional and accessory uses authorized in the district, the location of such uses, the residential densities or other measurements of development intensity associated with base districts or phases of the development in conformance with the approved Design Plan.

NOT APPLICABLE TO THIS DEVELOPMENT

III. Design Standards Applicable to the Development

- A. Signage, Landscaping, Fencing, Parking, Screening, Trees, etc.
1. Landscaping would include perimeter trees along street frontage at an average of 30' spacing.
 2. Parking lot trees would be in islands or adjacent to parking at a ratio of 1 tree per 10 spaces.
 3. Shrubs would be used to screen parking from adjacent property unless a solid fence is included.
 4. Additional landscaping and irrigation on the site will be provided consistent with good design practices as generally indicated on the conceptual site plan. This work will be designed by a registered landscape architect.
 5. Minimum six foot high fencing will enclose the apartments, with only the leasing office and community building outside the limits of the fence. Electrically operated gates will provide access to resident parking and will have emergency access capability as required by the Fire Marshal.
 6. Site lighting will be provided and fixtures will be shielded so as to minimize light onto adjacent properties.

7. Permanent signage will be a single monument sign not over 8' high, externally lighted. Materials will be masonry and stucco consistent with the colors of the main buildings.
8. Parking will be provided at a ratio of .75 spaces per apartment unit, which is the standard for senior housing. A parking variance will be explained below in III(C).
9. Trash bins will be enclosed by fences at least six feet high such that the bins are not visible from any adjacent property or public right of way.
10. Sidewalks will be provided connecting all parking and facilities to the community building via accessible routes. If public sidewalks adjoin the property, then this facility will provide accessible walkways connecting to those sidewalks.
11. Landscape buffers of at least 30' will be provided on the western and southern site boundaries, since these boundaries abut residential tracts.
12. The entry drive from Cullen and the cul-de-sac will be constructed in accordance with the City of Pearland guidelines. Issues regarding platting will be addressed and resolved.
13. Detention requirements will be provided off-site. There is currently another tract of land that is being proposed for the detention area for the entire 26-acre tract of which our development is included. This detention area will be constructed in accordance with the City of Pearland requirements.
14. The Open Area requirement for the multi-family zone is 2.4 acres, or approximately 104,500 sq.ft. Based on the site plan included with this PD plan, the Open Area calculation is approximately 124,000 sq.ft. So, TownePlace Reserve would add an additional 19,500 sq.ft. of Open Area over and above what is required by the City of Pearland.

If there are any discrepancies with the UDC in any of the items listed above, the UDC will be followed unless noted as a variance

- B. Refer to Design Plan and describe which aspects of plan are precise and which are general.

We have tried to be as specific as we can on the items in the Design Plan. If there are items that have not been addressed, these items will be developed in accordance with the UDC requirements.

Regarding the site plan included in this PD submission, the amenities shown are an illustration of what we are expecting to provide. Specific amenities or locations shown may change as the plan is further developed.

- C. A specific list of deviations from standards in the base zoning district(s), together with any standards in the ordinance which are to be varied for development within the PD district.

Density variance: Described in II(C)(3) above. There are also references to density standards in other communities in the Parking variance below.

Parking variance: Parking needs for seniors, especially for affordable senior apartments, are much different than that of any other segment of the population. While the minimum age requirement for our development is 55 years old, the average age of our residents is closer to 70 years old. Based on this, and their limited incomes, many of our residents do not own a vehicle. Our experience shows that a parking ratio of .75 spaces per unit would be more than adequate for TownePlace Reserve.

Examples of other jurisdictions that have recognized the difference in parking requirements, specifically for seniors (55+):

- The City of Houston has a separate parking space requirement of .75 spaces per unit.
- The City of Dallas has a separate parking space requirement of .70 spaces per unit.
- The City of Baytown approved an ordinance for a development similar to TownePlace Reserve allowing for a parking space ratio of .75. The ordinance also approved a density variance, allowing for 28 units per acre.
- The City of Friendswood approved an ordinance for a development similar to TownePlace Reserve allowing for a parking space ratio of .75. The ordinance also approved a density variance, allowing for 23 units per acre.

Additionally, another developer (and partner on a few developments) who specializes in senior rental housing, conducted a survey of eight of his developments. The survey included # of units, # of residents per unit, # of parking spaces provided and # of automobiles for each development. The results of the survey are depicted in 2 charts that have been included as exhibits to this PD submission. These results support our conclusion that a parking space ratio of .75 spaces per unit is adequate and appropriate for senior rental housing.

Building height variance: The three-story residential buildings for TownePlace Reserve will be approximately 50' in height at the tallest point, to allow for the appropriate placing of the air conditioning units. This location of the air conditioning units provides additional security and also promotes a quieter development for the residents and more ground area for landscaping.

- D. Add a note that all requirements of the Unified Development Code will be met, unless specifically mentioned in this Planned Development.

All requirements of the UDC will be met with the exception of the variances noted above.

IV. Required Dedications of Land or Public Improvements

Due to limitations in the land available for development, we will contribute financially to the City's parkland fund at an amount consistent with the UDC.

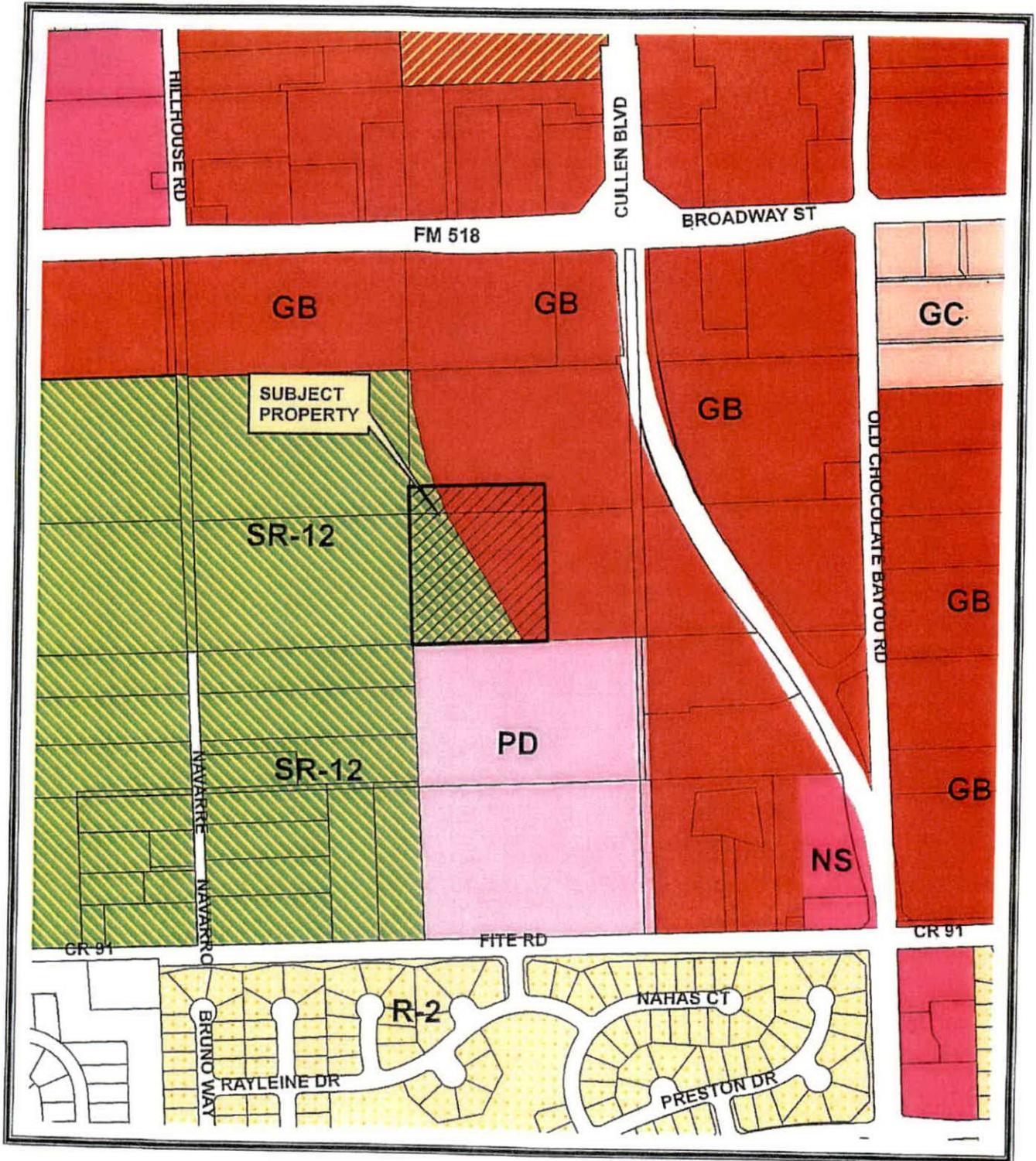
V. A phasing schedule for the project, where applicable, setting forth the dates for submittal of site development plans and the timing of performance by the developer for dedications of land or public improvements and satisfaction of any conditions in relation to the phasing of development, where applicable.

The TownePlace Reserve application for financing submitted to the TDHCA is currently being considered. Final decisions will be made at the TDHCA Board Meeting scheduled for July 31, 2008. If the TownePlace Reserve application is successful and the rezoning is approved by the City of Pearland by approximately August 15, 2008, then the owner/developer will move forward with plans and target a land closing date by November 1, 2008. We will then move forward with the platting and permitting process. The target date for breaking ground on TownePlace Reserve would be approximately March 1, 2009.

VI. Exhibits

Included with the PD submission is a colored site plan. The site plan shows the location of the buildings, streets, parking and amenities for TownePlace Reserve.

Also included is a 2-page survey conducted by a fellow developer that is described in more detail in III(C) under Parking variance.



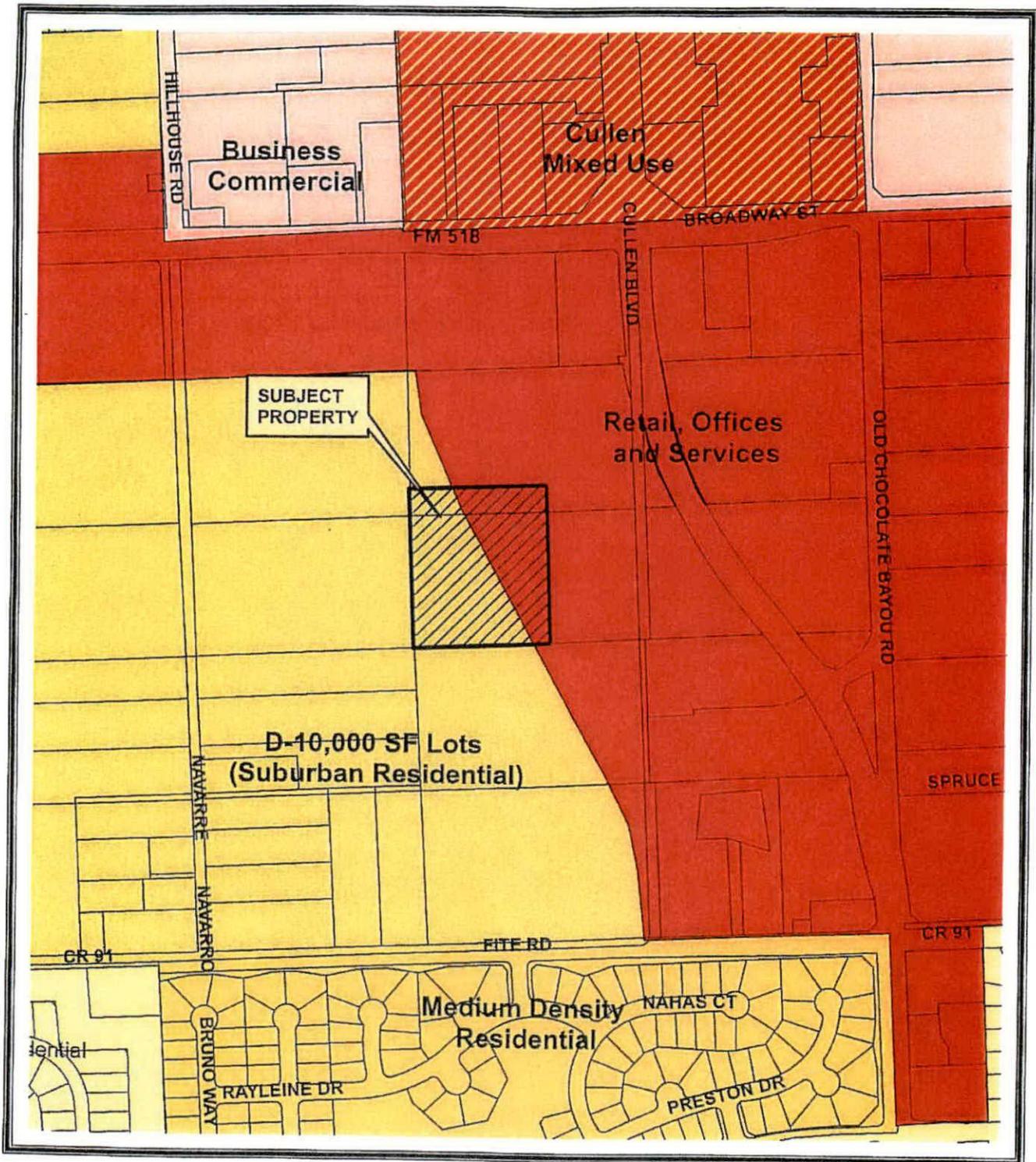
ZONING MAP

Zone Change
No. 2008-11Z



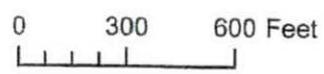
0 300 600 Feet

Map Prepared on April 30, 2008

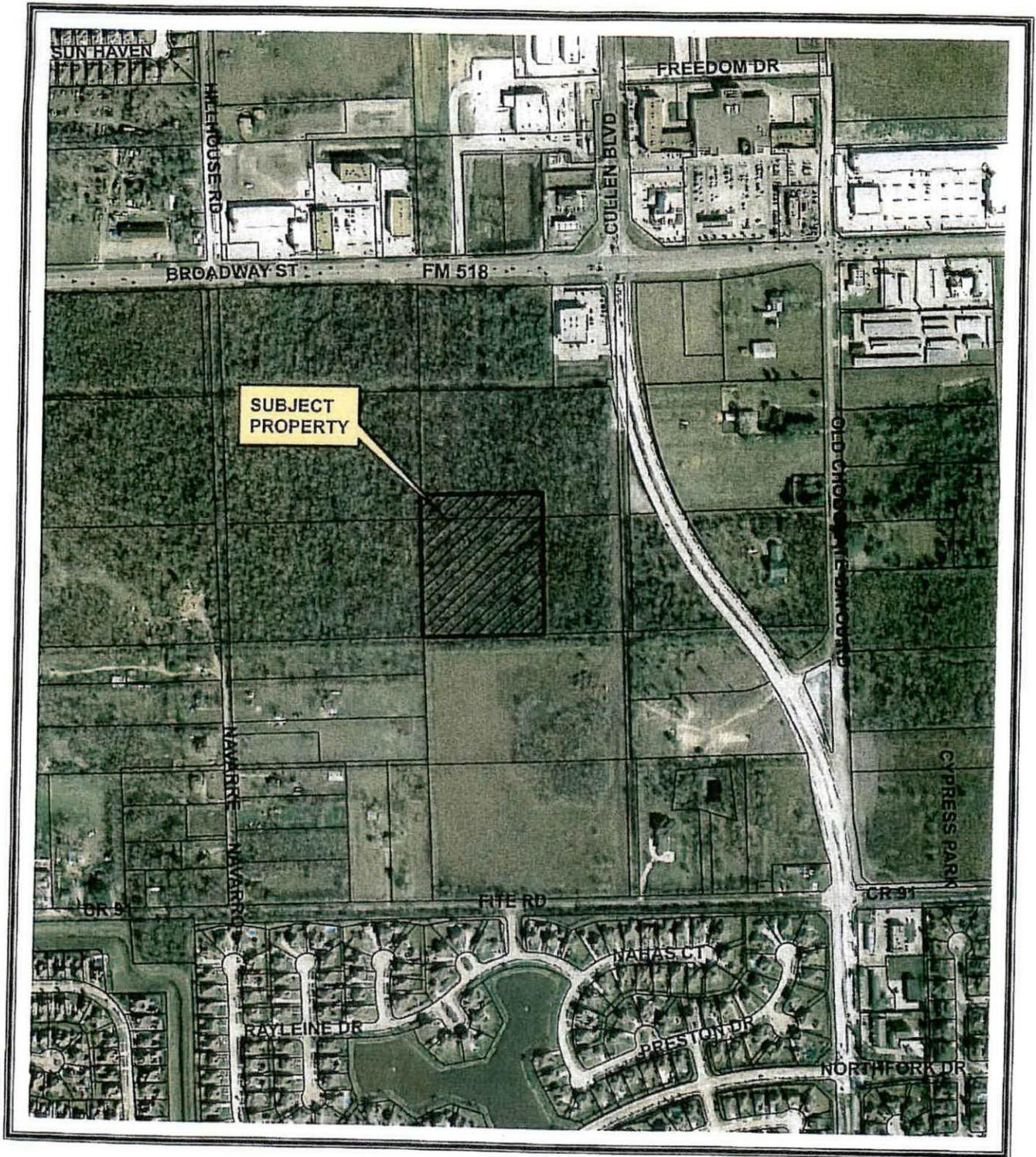


FUTURE LAND USE PLAN

Zone Change
No. 2008-11Z



Map Prepared on April 30, 2008



AERIAL PHOTOGRAPH

Zone Change
No. 2008-11Z



0 300 600 Feet
|-----|-----|

Map Prepared on April 30, 2008



TOWNE PLACE RESERVE
 AFFORDABLE SENIOR HOUSING P.U.D. PEARLAND, TEXAS

MAY 23, 2008
 SCALE 1" = 20'-0"
 0 20 40 60

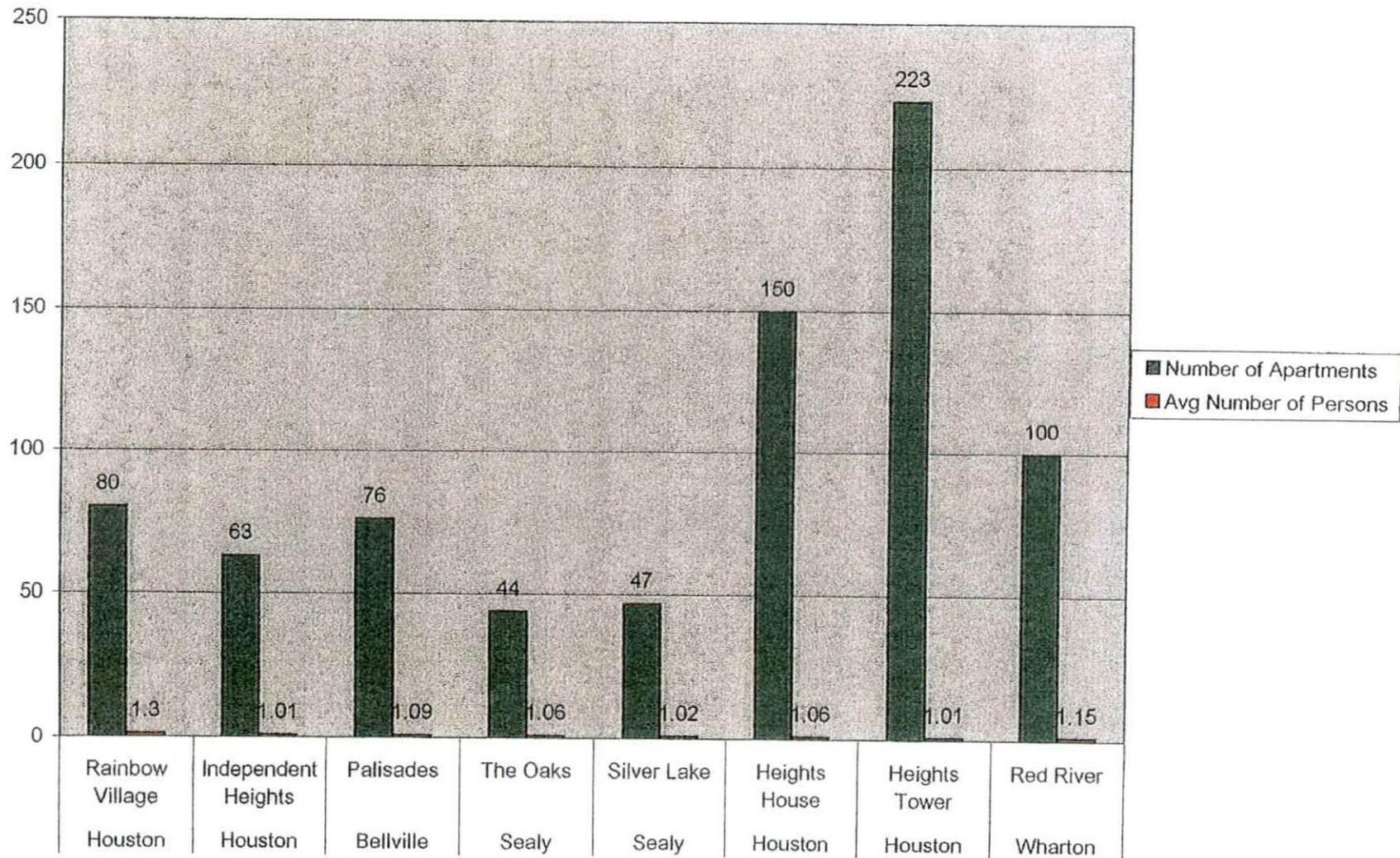
VITRO DESIGN STUDIO
 LANDSCAPE ARCHITECTURE
 2822 Russell Park West
 Pearland, Texas 77584
 832-621-6475 / 281-412-6446
 www.vitrodesignstudio.com

This drawing is conceptual in nature and is subject to change. No warranties or representations, expressed or implied, concerning the actual design, location or character of this plan are intended. This plan is not for permit or construction purposes.
 © 2008 VITRO DESIGN STUDIO



JIM GWIN ARCHITECTS, INC.
 3100 EDLOE
 HOUSTON, TEXAS 77027
 SUITE 320
 (713) 529-6262

Average Number of Persons in Senior Apartments



Parking at Retirement Complexes

