

# Charlene's House-Apartments

## Design Review

Revised-May 14, 2020

The following statement addresses the applicable Design Review **Guidelines** in the SRC Chapter 702 (Multiple Family Design Review Guidelines and Design Review Guidelines) and the requirements under the IC Zone District. Information provided on the site plans for the Design Review application further address applicable code requirements.

On March 4, 2019, a Design Review Pre-Application Conference (PRE-AP19-13) was held with the applicant and City staff to discuss the development of the subject property.

### **Proposal (Sheet SDR3):**

The subject property is 0.67 acres in size, zoned IC, and located at 5611 Woodside Drive (083W14CB/Tax Lot 2400). The subject property is Parcel 2 of Partition Case No. 19-11, dated August 29, 2019.

The applicant is proposing a development consisting of 18-apartment units as shown on the site plans.

The applicant is requesting to meet all Design Review Guidelines.

### **Industrial Commercial (IC)-SRC Chapter 551**

**Setbacks (Sheet SDR3):** Setbacks are shown on the tentative plan.

Northwest:	20-foot (Building 1) setback; (RM2 zoned/existing residential uses)
Northeast:	24-foot (Building 2) setback; (RM2 zoned/existing residential uses)
East:	Adjacent Woodside Drive, 18-foot (building)
Southeast:	Adjacent Mildred Lane, 10-foot (Building 2) setback
Southwest:	Adjacent Mildred Lane, 10-foot (Building 1) setback
West:	15-foot (Building 1) setback; (RA zoned/vacant land)

**Maximum Height (Sheets A1.8 and A2.8):** Maximum building height allowed in the IC zone is 70'. Both proposed buildings are in compliance with the requirements of the Code.

\*Building 1 is 37.9 feet in height (measured to the highest point)

\*Building 2 is 37.6 feet in height (measured to the highest point)

Therefore, the buildings are in compliance with the building height requirement.

Stormwater (Sheet SDR5): As stated on the Grading and Drainage Plan, the proposal is treating at least 80% hard surface with Green Water Infrastructure. Therefore, meeting the requirements of the Public Works Department.

### **Multiple Family Design Review Guidelines- Chapter 702**

702.015 Common Open Space Guidelines (Sheet SDR4): In multi-family developments, a portion of the land not covered by buildings and parking shall be of adequate size and shape and in the proper location to be functional for outdoor recreation and relaxation. The guidelines are also intended to ensure that open space is an integral part of the overall development design.

The minimum open space area required for this development is 30% of the site. The portion of the subject property being developed is 29,145 (0.67 acres) square feet in size with 9,991 square feet of landscaped open space. Therefore, totaling 34% open space.

Therefore, this guideline has been met. See attached site plans and open space plan.

702.015 Private Open Space Guidelines (Sheets A1.3, A1.4, A2.3, and A2.4): Each unit will have private open space as required by code. Ground floor units will have patio areas that are 96 square feet in size, with no dimension less than 6 feet. All second and third story units will have balconies/decks that are a minimum 60 square feet in size. All private open space areas are located contiguous to the dwelling unit and will be screened with a 5-foot-high sight obscuring wood fence or landscaping. This private open space includes the patios and balconies/decks. Therefore, this guideline has been met.

702.020 Landscaping Guideline (Sheets SDR2, SDR3, L1.1 and L1.2): The subject property does abut RA zoned property to the west. Landscaping is being provided adjacent all property lines and within the interior of the development. Landscaping has been provided throughout the site as identified on the landscape plans. A minimum of 1 tree will be planted for every 2,000 square feet of the site. Trees and vegetation have been provided throughout the development as shown on the landscape plans. There is 9,991 square feet of landscaped area throughout the site. Therefore, 34% of the site is landscaped. Landscape plans have been provided and demonstrate how the landscape guidelines have been met.

A permanent underground irrigation system will be provided when development plans are final.

There are 19 trees located on the subject property. Due to the size of the site and the location of the trees, all nineteen (19) trees are proposed to be removed. There are no significant trees located on the site.

New trees will be provided through the site as shown on the landscape plans.

**702.020 Street Frontage Guidelines (Sheet L1.1 and L1.2):** The landscape plans identify how this standard is met. Trees will be provided along the street frontage with one canopy tree per 50 linear feet. See attached landscaped plans. Therefore, this standard has been met.

**702.020 Building Exterior Guidelines (Sheet L1.1 and L1.2):** The exterior of the buildings will be landscaped to provide a visually appealing development. Trees and shrubs will be planted in front of and around all buildings as shown on the landscape plans. This will help to provide shading and privacy for residents. Therefore, this standard has been met.

**702.020 Privacy Guidelines (Sheet L1.1, L1.2, A1.3 and A2.3):** All ground level private open space areas (patios) will be screened and separated with fencing. This will help to provide privacy for ground level residents. Therefore, this standard has been met.

**702.020 Landscape Parking Guidelines (Sheet SDR3, L1.1, and L1.2):** In order to take into consideration circulation, pedestrian access, landscaping, and the requirements of the code, the parking areas have been carefully designed. All parking areas are landscaped as required, and separated by landscaped bays that are a minimum of 18-feet in width as shown on the site plan. The parking areas and landscaped areas provide for visually appealing apartment grounds.

Interior Parking Lot Landscaping: SRC 806.035(d)(2) requires a minimum of 5 percent landscaping within parking areas less than 50,000 square feet in size and a minimum of 8 percent landscaping within parking areas 50,000 square feet and greater in size. The parking area within the development is 9,639 (parking and driveways) square feet in size with 1,466 square feet (15%) of landscaping.

Therefore, this standard has been met. See attached site plans.

**702.025 Crime Prevention Guidelines (Sheet SDR3, A1.3, A1.4, A1.8, A2.3, A2.4, and A2.8):** Safety of the residents is very important, and all requirements are met to assure safety and compliance with code. There are no fences or plant materials located in areas within the development that obstruct visibility. All landscaping adjacent to open space areas will not exceed 3 feet in height.

All buildings have windows provided in habitable rooms and windows that face the parking lots and open space areas. This helps provide an eye on the development. Lighting on the buildings and along the sidewalks will be provided as well.

Therefore, this standard has been met. See attached site plans.

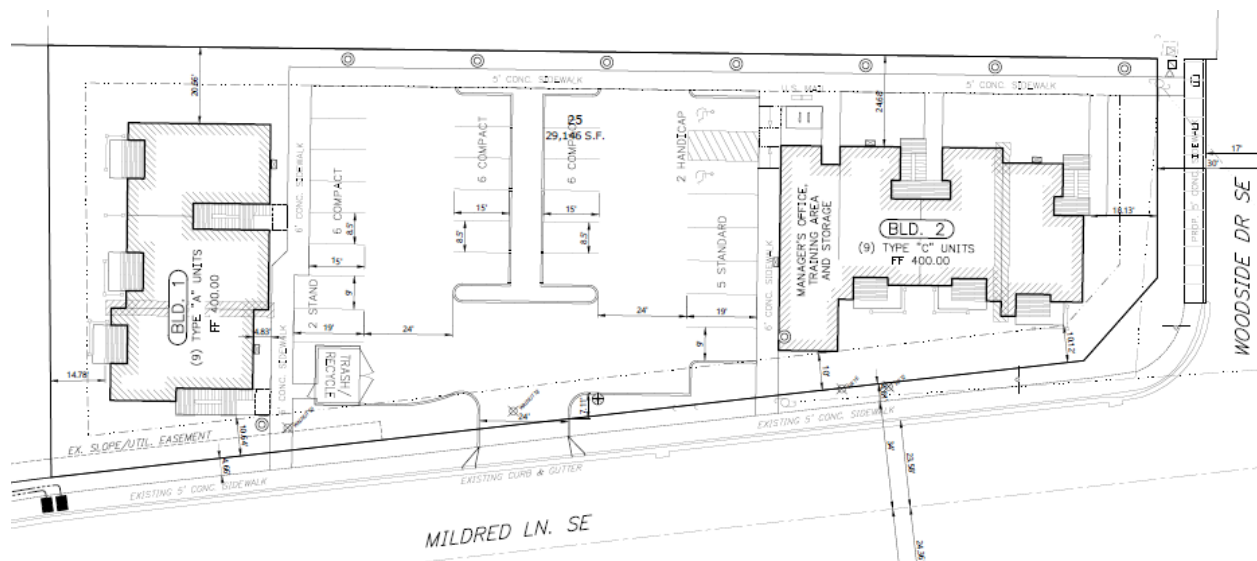
702.030 Parking, Site Access, and Circulation Guidelines (Sheet SDR3):

The subject property has street frontage on Woodside Drive (east) and Mildred Lane (south) along the property lines. Internal accessways are proposed within the development.

All parking areas greater than 6,700 square feet in area are within the requirements of the code and are separated by planter bays that are a minimum of 18 feet in width. The layout of the parking areas has been taken into consideration and provides for safe and efficient circulation throughout the development.

As shown on the site plan, all buildings are not separated from all pathways by a minimum 10-foot setback. The intent of this standard is to provide privacy for residents. However, due to the site of the site, this standard cannot be met. The development does provide at 5-foot setbacks between the buildings and pathways. All the pathways connect the buildings, open space, parking areas, and surrounding uses. Therefore, providing privacy and meeting the intent of the Code and the Guidelines.

The parking areas along Mildred Lane do not meet the 20-foot setback standard. The intent of this standard is to provide an adequate setback for safety and visual reasons. Due to the required 5-foot landscape strip and sidewalk along Mildred Lane, a 20-foot setback on-site is difficult to provide while adequately developing the site. However, as shown on the site plan, the parking is setback at least 20 feet when including the setback, 5-foot landscape strip, and the 5-foot sidewalk.



Therefore, this guideline has been met.

Parking: The development is for an 18-unit apartment complex. Code requires 1.5 vehicle parking spaces per every 1 dwelling units. The applicant is required to provide a minimum of 27 on-site vehicle parking spaces. As shown on the site plan, 27 on-site parking spaces are being provided. Required setbacks and landscaping requirements on a lot this size make it difficult to provided additional parking.

Total:

7	Standard Parking Stalls
18	Compact Parking Stalls
2	Handicap Parking Stalls
27	Total Parking Stalls

Adequate parking has been provided throughout the development with 1.5 parking spaces per dwelling unit.

All parking areas will be served by 26-foot wide internal two-way accessways that run through the development.

Bicycle parking is also required on site. The Code requires 0.1 bicycle parking space per dwelling unit. Bike racks will be provided on the site and located in a convenient location for the residents.

702.030 Pedestrian Site Access Guidelines (Sheet SDR3): The internal pedestrian circulation system consists of hard 6-foot wide surfaced sidewalks that provide easily identifiable and safe connections between the residential units, parking, recreation areas, manager's apartment, the trash disposal area, and adjacent properties. The pedestrian system connects the buildings to the public sidewalk system, adjacent properties, and to the future park to the north as required.

The sidewalks are raised above the surface of the travel lanes. This provides a clear separation between vehicles and pedestrians. Any pedestrian pathways that cross the parking area or driveways will be marked and a minimum of 6 feet wide. The pedestrian pathways will be lighted. Proposed pedestrian sidewalk connections are illustrated on the tentative site plan.

The design of pedestrian circulation systems shall provide clear and identifiable connections within the multiple family development and to adjacent uses and public streets/sidewalks. The proposed development provides safe and convenient bicycle and pedestrian access from within the development to adjacent residential areas.

Therefore, this standard has been met.

702.035 Building Mass and Façade Design Guidelines (Sheet SDR3, A1.8, and A2.8): These guidelines are intended to promote building and site design that contributes positively to a sense of neighborhood and to the overall streetscape by carefully relating building mass, entries and yards to public streets.

The building design does not have long flat walls or roof lines. The buildings will have an offset that breaks up the front of the buildings and the roof lines. Both buildings within the development will not exceed 150 feet in length. The height and length of the buildings and structures conform to the measuring requirements in code.

All buildings face the interior of the lot. The rear side of Building 2 faces Mildred Lane to the south of the site. The street side of this building (rear) will be designed to be visually appealing, by providing similar design as is being provided for the front building facade for all buildings. In order to be consistent with the front facade of the building; windows, offsets, and architectural features will be incorporated in the portions of the building facing the right-of-way.

Varied materials and textures are being used on the building facade. The applicant has provided building elevations to show how this is being complied with. The materials used on the front, rear, and sides of the apartments are the same; shake siding, trim board, lap siding, and stone around the pillars. See attached building elevations. Therefore, this guideline has been met.

702.035 Compatibility Guidelines (Sheet SDR3): The subject property does abut RA zoned property to the west. Setbacks are shown on the tentative plan.

Northwest:	20-foot (Building 1) setback; (RM2 zoned/existing residential uses)
Northeast:	24-foot (Building 2) setback; (RM2 zoned/existing residential uses)
East:	Adjacent Woodside Drive, 18-foot (building)
Southeast:	Adjacent Mildred Lane, 10-foot (Building 2) setback
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Building 1 has an average building height of about 33.6' in height. Therefore, Building 1 is required to provide a 33.6' setback along the west property line, where only a 15-foot setback is being provided. The intent of setbacks is to provide a privacy buffer for residents and adjacent residents. The 15-foot setback between Building 1 and the adjacent RA zone property will provide landscaping and a 6-foot high sight obscuring fence. All of which will help to provide privacy.

The primary entrances for each individual unit are provided through a covered entry way. All building entries are clearly defined and easily accessible. The design of the building with the use

of roofline offsets and covered entry ways, promote a positive sense of neighborhood. All building entrances face the internal street/parking system.

#### Mildred Lane

The subject property has 241 feet of buildable width (this excludes required side setbacks and driveway) along Mildred Lane. Buildings 1 and 2 are located on the setback line along Mildred Lane. Code requires a minimum of 50% of the buildable width be occupied by buildings placed on the setback line. As shown on the site plan, the buildings total 138.5 feet of the buildable width along the street frontage. Therefore, occupying 55% of the buildable width of street frontage along Mildred Lane.

All roof-mounted equipment will be screened and integrated into the building design. Further review of this requirement will take place at the time of building permits.

Therefore, this guideline has been met.

**702.035 Building Articulation Guidelines (Sheet SDR3, A1.8 and A2.8):** All buildings have entrances physically and visually connected to the internal public sidewalk system and the parking lots. All external stairways are recessed into the buildings. Therefore, physically and visually incorporating them into the building's architecture design.

The primary entrances for each individual unit are provided through a covered entry way. All building entries are clearly defined and easily accessible. The design of the building with the use of roofline offsets and covered entry ways, promote a positive sense of neighborhood.

The building design does not have long flat walls or roof lines. The buildings will have an offset that breaks up the front of the buildings and the roof lines. All buildings will have a minimum of 4-foot offsets, balconies, patios, eaves, and windows incorporated into the design of each of the buildings. Therefore, this standard has been met. See building elevations.

**702.040 Recycling (Sheet SDR3):** There is one trash/recycle area provided within the development. The trash receptacle is accessible for all residents via the paved internal sidewalk system in the development. The trash/recycle area will be screened and enclosed with a sight-obscuring fence or wall. Detail plans for the trash receptacles have been provided. Therefore, meeting this standard.

**Conclusion:** The applicant is requesting to meet all Design Review Guidelines as outlined above.

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