Market Street Apartments
Class 3-Site Plan Review
May 29, 2020

SRC 220.005(f)(3) Class 3 Site Plan Review Criteria:

(A) The application meets all applicable standards of the UDC;

Applicant Findings: The subject property is 1.17 acres in size, zoned RM2, and located at 4072 Market Street (072W19BD/Tax Lots 3501).

The applicant is proposing a development consisting of 28-apartment units as shown on the site plans.

The applicant is requesting to meet all Design Review Standards as outlined within the findings and on the site plans.

All applicable standards and guidelines have been outlined below and on the attached site plans.

Chapter 514 (RM2)

Density: The site being developed is 1.17 acres in size. Development in an RM2 zone shall meet a minimum of 12 dwelling units and shall not exceed 28 dwelling units. Therefore, the site shall be developed with a minimum of 14 and allowed to have a maximum of 33 units. As shown on the site plan, there are 28 units proposed on the property.

The development is in compliance with the minimum and maximum density requirements. See attached site plan.

Setbacks: All minimum setbacks to property lines, between buildings and distances to the entrances are met as shown on the tentative plan, except for the parking setback along the north property line. Therefore, the applicant has requested an adjustment to this setback requirement. Setbacks are shown on the tentative plan.

North:	Building 1: 45-foot setback (RM2 Zone/existing multi-family apartments)
	Building 4: 67-foot setback (RM2 Zone/existing multi-family apartments)
	Parking: 0-foot setback (an adjustment has been requested)
East:	Buildings 1 and 2: 10-foot setback (RM2 Zone/existing multi-family uses)
	Parking: 20-foot setback
South:	Buildings 1 and 3: 10-foot setback (RM2 Zone/existing multi-family uses)
	Parking: 10-foot setback
West:	Buildings 3 and 4: 10-foot setback (RM2 Zone/existing multi-family uses)

Maximum Height: Maximum building height allowed in the RM2 area is 50'. All proposed buildings are in compliance with the requirements of the Code.

*Building 1 is 40 feet in height (measured to the highest point).

*Building 2 is 29.11 feet in height (measured to the highest point)

*Building 3 is 40 feet in height (measured to the highest point)

*Building 4 is 40 feet in height (measured to the highest point)

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

Lot Coverage: The buildings on the site cover 21% (10,524sq.ft.) of the lot. Therefore, lot coverage is under the 50% maximum allowed and in compliance with code.

Stormwater: 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.

(B) **_The transportation system provides for the safe, orderly, and efficient circulation of traffic into and out of the proposed development, and negative impacts to the transportation system are mitigated adequately;_**

Applicant Findings: A TGE form has been submitted as part of this packet to determine if a TIA is needed.   The subject property does not have street frontage and will have access onto Market Street (north) through the multi-family development to the north. A pedestrian connection to the property the north has been provided.
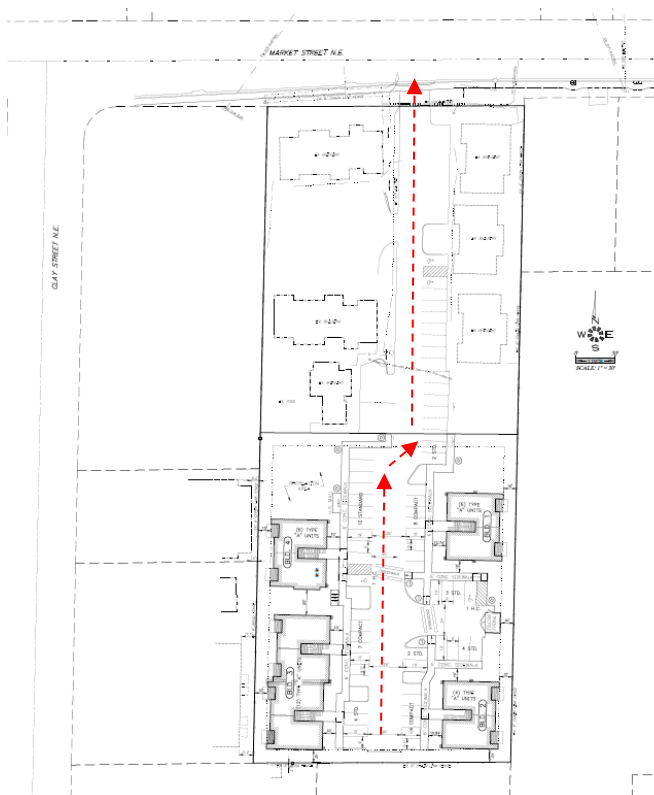
As shown on the site plan, safe and efficient access and circulation has been provided into and throughout the development. The proposed development 26-foot wide driveways throughout the site. The driveways provide circulation throughout the site and onto the surrounding street system.

The design of on-site circulation is clearly identifiable, safe, pedestrian friendly and interconnected. The subject property is located in a developing area where improved streets and sidewalks continue as required by the City. Improved access is required by code. Approval does not adversely affect the safe and healthful development of any adjoining land or access thereto.

Therefore, this criterion has been met, along with criteria under SRC 803.030 and SRC 803.035.

> **(*C*)** **_Parking areas and driveways are designed to facilitate safe and efficient movement of vehicles, bicycles, and pedestrians; and_**

Applicant Findings: Parking: The development is for a 28-unit apartment complex. Code requires 1.5 vehicle parking spaces per every 1 dwelling units. The applicant is required to provide a minimum of 42 on-site vehicle parking spaces and is allowed a maximum of 70 on-site vehicle parking spaces. As shown on the site plan, 48 on-site parking spaces are being provided.

25	Standard Parking Stalls
21	Compact Parking Stalls
2	Handicap Parking Stalls
48	Total Parking Stalls

Adequate parking has been provided throughout the development with 1.71 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. The development will provide 6 bicycle space on site. As shown on the site plan, a bike rack between Buildings 3 and 4 will be provided on the site and located in a convenient location for the residents.

Parking areas and driveways have been designed to City standards and provide safe circulation throughout the development.

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.

(D) **_The proposed development will be adequately served with City water, sewer, stormwater facilities, and other utilities appropriate to the nature of the development._**

Applicant Findings: Utility plans have been provided that show how the site will be served with City water, sewer, storm water facilities, and other utilities appropriate to the development.