

The Grove Phase 2-Apartments

Design Review

January 18, 2021

The following statement addresses the applicable Design Review Standards in the SRC Chapter 702 (Multiple Family Design Review) and the requirements within the Fairview Refinement Plan II. Information provided on the site plans for the Design Review application further address applicable code requirements and the requirements under the Fairview Refinement Plan II.

On September 28, 2020, a Design Review Pre-Application Conference (PRE-AP-20-85) was held with the applicant and City staff to discuss the development of the subject property. Per the pre-app meeting the following land-use application are required:

Class 3-Site Plan Review

Class 1-Design Review

Driveway Approach Permit

Fairview Refinement Plan Major Amendment

On January 13, 2021, the applicant held an Open House with the Morningside Neighborhood Association and adjacent property owners to discuss the proposal and address any concerns.

Proposal (Sheet SDR3):

The subject properties are about 10.11 acres in size, zoned Fairview Mixed-Use (FMU) and located in the Fairview Refinement Plan II (083W11A/Tax Lot 1002 and 083W02/Tax Lot 100).

The applicant is proposing a development consisting of 183 apartment units as shown on the site plans.

083W11A/Tax Lot 1002 (5.82 acres):

AC (Adaptive Zone)-51 Units

MI (Mixed-Intensity Zone)-27 Units

083W02/Tax Lot 100 (4.29 acres):

VC (Village Center Zone)-105 Units

Fairview Mixed-Use/Adaptive Use Area Chapter 530

Adaptive Use (AU): The adaptive use area is intended to comprise the highest concentration of existing buildings and historic development patterns. Residential and nonresidential development within this area may occur within existing structures that have been rehabilitated or within new structures.

Density: The site being developed is 3.28 acres in size. Development in an AU zone shall meet a minimum of 6 dwelling units and shall not exceed 30 dwelling units. Therefore, the site shall be developed with a minimum of 18 and allowed to have a maximum of 106 units. As shown on the site plan, there are 51 units proposed within the AU zone.

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. Setbacks are shown on the tentative plan.

| | |
|------------|---------------------------|
| North: | Adjacent Strong Road: |
| | Building 20: 20' setback |
| Northwest: | Building 21: 10' setback |
| East: | Building 21: 60' setback |
| | Building 22: 80' setback |
| | Parking: 10' setback |
| West: | Adjacent Reed Road: |
| | Building 20: 100' setback |
| | Building 23: 35' setback |
| South: | Adjacent Chapel Drive: |
| | Building 22: 20' setback |
| | Building 23: 20' setback |

Maximum Height: Maximum building height allowed in the AU area is 45'. All proposed buildings are in compliance with the requirements of the Code.

*Building 20 is 39.7 feet in height (measured to the highest point) and 34.5 feet in height (measured to the middle of the gable).

*Building 21 is 40.1 feet in height (measured to the highest) and 34.6 feet in height (measured

to the middle of the gable).

*Building 22 is 39.7 feet in height (measured to the highest) and 34.5 feet in height (measured to the middle of the gable).

*Building 23 is 40.3 feet in height (measured to the highest) and 34.8 feet in height (measured to the middle of the gable).

Parking: There are 78 units being developed within the AU and MI site. Code requires 1 vehicle parking spaces per every 1 dwelling unit. The applicant is required to provide a minimum of 78 on-site vehicle parking spaces. As shown on the site plan, 149 on-site parking spaces are being provided. Carports are also being proposed on the site, as shown on the site plan.

| | |
|-----|-------------------------|
| 48 | Standard Parking Stalls |
| 97 | Compact Parking Stalls |
| 4 | Handicap Parking Stalls |
| 149 | Total Parking Stalls |

Adequate parking has been provided throughout the development with 1.91 parking spaces per dwelling unit. One loading space has been provided as well.

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

Bicycle Parking: 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. A total of 78 bicycle parking spaces have been provided on-site via bike racks throughout the site.

Recycling: There are two trash/recycle area provided within the development. One is located on the north and one is located on the south side of the development. The trash receptacles are accessible for all residents via the paved internal sidewalk system in the development. The trash/recycle areas will be screened and enclosed with a sight-obscuring fence or wall. Detail plans for the trash receptacles have been provided.

Stormwater: The Fairview Refinement Plan calls for the stormwater to be infiltrated onsite for storms up through the 20-year storm event. This requirement was based on the assumption that the soil had an infiltration rate 3.1 inches per hour. The onsite soil for both Grove 2 sites have an infiltration rate of 0.7 inches per hour, considerably less than stipulated in the Fairview Refinement plan. Both sites also have considerable topography constraints, with portions of the sites having slopes of 6-10%. The Fairview Refinement Plan Section 23A states "Private

on-site detention requirements will satisfy City of Salem standards only if infiltration of the 20-year storm cannot be achieved". Based on the measured infiltration rates of the sites and the topography, infiltration of the 20-year storm cannot be achieved and this section of the Fairview Refinement Plan would apply. The stormwater design for The Grove 2 will meet the current City of Salem Design Standards of treating the new hard surface and providing detention for ½ the 2, the 10, the 25, and the 100 year storm events to the predeveloped rates.

Lot Coverage: Lot Coverage: The buildings (27,149sq.ft.) on the site (AU and VC zoned areas) cover 11% (253,519sq.ft.) of the lot. Therefore, lot coverage is under the 55% maximum allowed and in compliance with code.

AU Zone:

Area Size-142,876 square feet

Buildings-17,910 square feet

Total Lot Coverage-13%

MI Zone:

Area Size-110,471 square feet

Buildings-9,239 square feet

Total Lot Coverage-8%

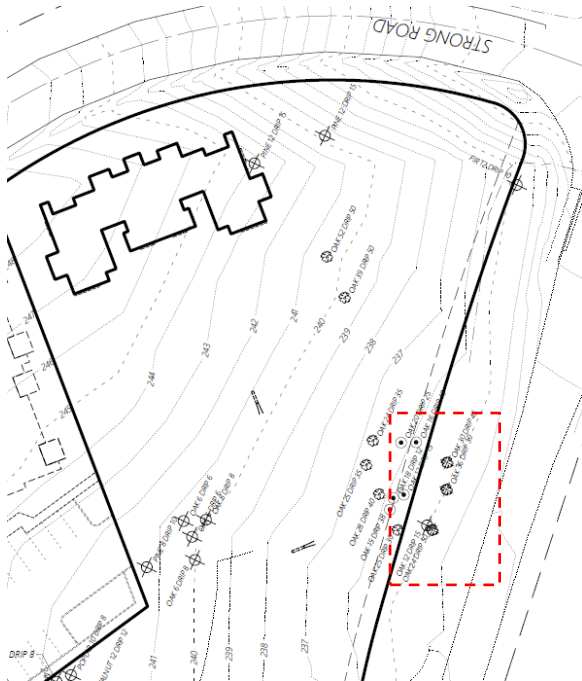
Landscaping: There is a total of 148,604 square feet of landscaped area throughout the development. The net developable area is 253,519 square feet in size. Therefore, the development provides 59% landscaping throughout the site.

| | |
|-----------------------------------|-------------------------|
| AU ZONE AREA | |
| SITE TOTALS: | |
| TOTAL AREA | 142,876 S.F. (3.28 AC.) |
| --- | |
| PERVIOUS AREA | |
| LANDSCAPE AREA | 78,884 S.F. (55.21%) |
| LANDSCAPE W/IN PERIMETER SETBACKS | 62,538 S.F. |
| LANDSCAPE W/IN PARKING | 11,226 S.F. |
| --- | 5,120 S.F. |
| IMPERVIOUS AREA | |
| PARKING & DRIVEWAY | 63,992 S.F. (44.79%) |
| SIDEWALK | 33,536 S.F. |
| BUILDINGS | 12,546 S.F. |
| | 17,910 S.F. |
| MI ZONE AREA | |
| SITE TOTALS: | |
| TOTAL AREA | 110,471 S.F. (2.54 AC.) |
| --- | |
| PERVIOUS AREA | |
| LANDSCAPE AREA | 69,720 S.F. (63.11%) |
| LANDSCAPE W/IN PERIMETER SETBACKS | 60,942 S.F. |
| LANDSCAPE W/IN PARKING | 7,689 S.F. |
| --- | 1,089 S.F. |
| IMPERVIOUS AREA | |
| PARKING & DRIVEWAY | 40,750 S.F. (36.89%) |
| SIDEWALK | 21,307 S.F. |
| BUILDINGS | 10,204 S.F. |
| | 9,239 S.F. |

Traffic: An updated Traffic Impact Analysis (TIA) dated January 12, 2021 has been provided to staff.

Geo: A Geotechnical Report dated November 19, 2020, has been provide as part of this application.

Trees: There are 72 trees located within the AU, MI, and VC zoned portion of the development. Thirty-one (31) trees are designated for removal. There are eighteen (18) significant Oregon White Oaks on the site. Three (3) of the Oregon White Oaks are designated to be removed. Three (3) of the Oregon White Oaks proposed to be removed within the AU and MI zones are located within the right-of-way.



SRC 808.030(a)(2) state, *“A tree and vegetation removal permit is not required for the removal of trees or native vegetation protected under SRC 808.015, SRC 808.020, or SRC 808.025 when the removal is: (B) Required by the City or a public utility for the installation, maintenance, or repair of roads or utilities, including water lines, sewer lines, gas lines, electric lines, and telecommunications lines. This exception does not apply to new development or construction in a riparian corridor;”*

In order to provide street connections and required improvements, Reed Road will be improved adjacent to the site. Reed Road provides circulation to and from the site and will require improvements to meet City standards. However, due to the required location of Reed road to the properties and the required improvements, significant trees will have to be removed. The significant trees proposed for removal are within the right-of-way of Reed Road as shown above. Therefore, the removal of the Oregon White Oak meets the exceptions of SRC 808.030(a)(2)(B).

Fairview Mixed-Use/Mixed-Intensity Chapter 530

Mixed-Intensity (MI): The Mixed Intensity area is described as comprising, “..primarily residential uses, along with a mix of small-scale neighborhood commercial, employment, and public services uses. Buildings will be a mix of one-story to three-story detached, attached, or stacked housing types sited on smaller individually-owned lots with private yards and street and/or alley access, or larger lots under multiple or separate ownership with shared street and/or alley access. Townhouse development is appropriate at the higher density range.”

Density: The site being developed is 2.54 acres in size. Development in an MI zone shall meet a minimum of 7 dwelling units and shall not exceed 30 dwelling units. Therefore, the site shall be developed with a minimum of 17 and allowed to have a maximum of 72 units. As shown on the site plan, there are 27 units proposed within the MI zone.

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. Setbacks are shown on the tentative plan.

North: Adjacent Chapel Drive:
 Building 24: 20' setback
 Building 25: 65' setback
 Parking: 30' setback

East: Adjacent Reed Road
 Building 24: 35' setback
 Building 26: 40' setback
 Parking: 35' setback

West: Building 25: 35' setback

South: Adjacent Lindburg Road:
 Building 26: 20' setback

Maximum Height: Maximum building height allowed in the MI area is 45'. All proposed buildings are in compliance with the requirements of the Code.

*Building 24 is 39.7 feet in height (measured to the highest point) and 34.5 feet in height (measured to the middle of the gable).

*Building 25 is 39.7 feet in height (measured to the highest point) and 34.5 feet in height

(measured to the middle of the gable).

*Building 26 is 39.7 feet in height (measured to the highest point) and 34.5 feet in height (measured to the middle of the gable).

Parking: There are 78 units being developed within the AU and MI site. Code requires 1 vehicle parking spaces per every 1 dwelling unit. The applicant is required to provide a minimum of 78 on-site vehicle parking spaces. As shown on the site plan, 149 on-site parking spaces are being provided. Carports are also being proposed on the site, as shown on the site plan.

| | |
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| 48 | Standard Parking Stalls |
| 97 | Compact Parking Stalls |
| 4 | Handicap Parking Stalls |
| 149 | Total Parking Stalls |

Adequate parking has been provided throughout the development with 1.91 parking spaces per dwelling unit. One loading space has been provided as well.

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

Bicycle Parking: 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. A total of 78 bicycle parking spaces have been provided on-site via bike racks throughout the site.

Recycling: There are two trash/recycle area provided within the development. One is located on the north and one is located on the south side of the development. The trash receptacles are accessible for all residents via the paved internal sidewalk system in the development. The trash/recycle areas will be screened and enclosed with a sight-obscuring fence or wall. Detail plans for the trash receptacles have been provided.

Stormwater: The Fairview Refinement Plan calls for the stormwater to be infiltrated onsite for storms up through the 20-year storm event. This requirement was based on the assumption that the soil had an infiltration rate 3.1 inches per hour. The onsite soil for both Grove 2 sites have an infiltration rate of 0.7 inches per hour, considerably less than stipulated in the Fairview Refinement plan. Both sites also have considerable topography constraints, with portions of the sites having slopes of 6-10%. The Fairview Refinement Plan Section 23A states "Private on-site detention requirements will satisfy City of Salem standards only if infiltration of the 20-year storm cannot be achieved". Based on the measured infiltration rates of the sites and the topography, infiltration of the 20-year storm cannot be achieved and this section of the

Fairview Refinement Plan would apply. The stormwater design for The Grove 2 will meet the current City of Salem Design Standards of treating the new hard surface and providing detention for ½ the 2, the 10, the 25, and the 100 year storm events to the predeveloped rates.

Lot Coverage: Lot Coverage: The buildings (27,149sq.ft.) on the site (AU and VC zoned areas) cover 11% (253,519sq.ft.) of the lot. Therefore, lot coverage is under the 55% maximum allowed and in compliance with code.

AU Zone:

Area Size-142,876 square feet

Buildings-17,910 square feet

Total Lot Coverage-13%

MI Zone:

Area Size-110,471 square feet

Buildings-9,239 square feet

Total Lot Coverage-8%

Landscaping: There is a total of 148,604 square feet of landscaped area throughout the development. The net developable area is 253,519 square feet in size. Therefore, the development provides 59% landscaping throughout the site.

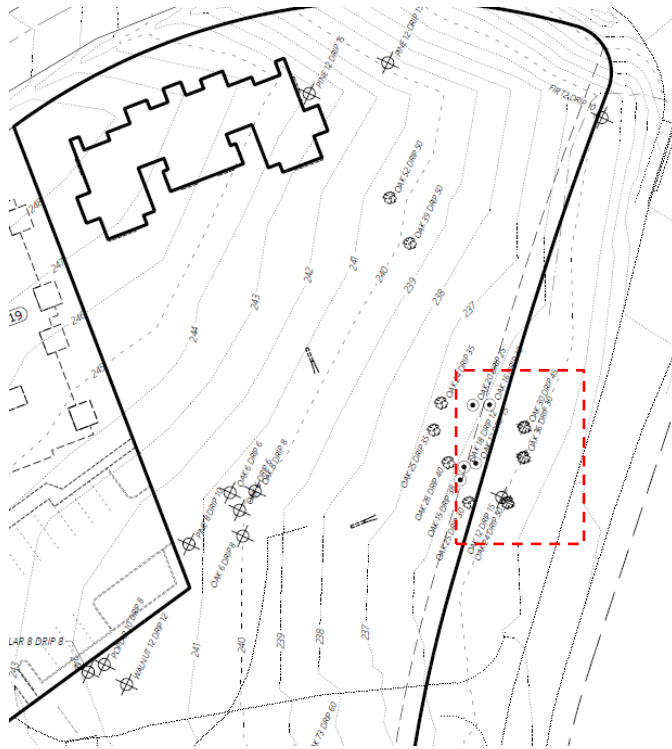
| | |
|-----------------------------------|-------------------------|
| AU ZONE AREA | |
| SITE TOTALS: | |
| TOTAL AREA | 142,876 S.F. (3.28 AC.) |
| --- | |
| PERVIOUS AREA | 78,884 S.F. (55.21%) |
| LANDSCAPE AREA | 62,538 S.F. |
| LANDSCAPE W/IN PERIMETER SETBACKS | 11,226 S.F. |
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| | |
|-----------------------------------|-------------------------|
| MI ZONE AREA | |
| SITE TOTALS: | |
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| PERVIOUS AREA | 69,720 S.F. (63.11%) |
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Fairview Mixed-Use/Village Center Chapter 530

Village Center (VC): The village center area comprises the most intense and pedestrian-oriented residential, commercial, employment, and public services uses. Residential uses will have densities of no less than 16 dwelling units per net acre. Nonresidential uses include a mix of large and small scale commercial establishments, which cumulatively will be limited to not more than approximately 80,000 square feet of pedestrian-oriented retail. Office uses are encouraged.

Density: The site being developed is 4.29 acres in size. Development in an VC zone shall meet a minimum of 13 dwelling units and shall not exceed 35 dwelling units. Therefore, the site shall be developed with a minimum of 55 and allowed to have a maximum of 150 units. As shown on the site plan, there are 105 units proposed within the VC zone.

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. Setbacks are shown on the tentative plan.

| | |
|--------------|--------------------------|
| Northwest: | Adjacent Strong Road |
| Building 34: | 10' setback |
| Building 35: | 10' setback |
| Parking: | 20' setback |
| Northeast: | Adjacent right-of-way |
| Building 27: | 100' setback |
| Building 29: | 26' setback |
| Building 30: | 26' setback |
| Parking: | 45' setback |
| East: | Adjacent Lindburg Road |
| Building 27: | 20' setback |
| Building 28: | 10' setback |
| Building 35: | 20' setback |
| South: | Building 32: 10' setback |
| | Parking: 10' setback |
| West: | Building 32: 20' setback |
| | Building 33: 12' setback |
| | Building 34: 12' setback |

Maximum Height: Maximum building height allowed in the VC area is 45'. All proposed buildings are in compliance with the requirements of the Code.

*Building 27 is 40.5 feet in height (measured to the highest point) and 34.3 feet in height (measured to the middle of the gable).

*Building 28 is 40 feet in height (measured to the highest point) and 34.5 feet in height (measured to the middle of the gable).

*Building 29 is 40.1 feet in height (measured to the highest point) and 34.6 feet in height (measured to the middle of the gable).

*Building 30 is 39.7 feet in height (measured to the highest point) and 34.5 feet in height (measured to the middle of the gable).

*Building 31 is 40.5 feet in height (measured to the highest point) and 34.3 feet in height (measured to the middle of the gable).

*Building 32 is 39.7 feet in height (measured to the highest point) and 34.5 feet in height (measured to the middle of the gable).

*Building 33 is 39.7 feet in height (measured to the highest point) and 34.5 feet in height (measured to the middle of the gable).

*Building 34 is 39.7 feet in height (measured to the highest point) and 34.5 feet in height (measured to the middle of the gable).

*Building 35 is 40.3 feet in height (measured to the highest point) and 34.8 feet in height (measured to the middle of the gable).

Parking: The development within the VC zone is for a 105-unit apartment complex. The Refinement Plan Code requires 1 vehicle parking spaces per every 1 dwelling unit. The applicant is required to provide a minimum of 105 on-site vehicle parking spaces. As shown on the site plan, 179 on-site parking spaces are being provided. The maximum parking spaces allowed is 183. The applicant is asking to amend this standard.

179 parking spaces provided:

| | |
|----|-------------------------|
| 94 | Standard Parking Stalls |
| 79 | Compact |
| 6 | Handicap Parking Stalls |

Adequate parking has been provided throughout this portion of the development with 1.65 parking spaces per dwelling unit. Loading spaces have been provided as well.

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

Bicycle Parking: 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. A total of 105 bicycle parking spaces have been provided on-site.

Recycling: There are two trash/recycle area provided within the development. One is located on the east and one is located on the west side of the development. The trash receptacles are accessible for all residents via the paved internal sidewalk system in the development. The trash/recycle areas will be screened and enclosed with a sight-obscuring fence or wall. Detail plans for the trash receptacles have been provided.

Stormwater: The Fairview Refinement Plan calls for the stormwater to be infiltrated onsite for storms up through the 20-year storm event. This requirement was based on the assumption that the soil had an infiltration rate 3.1 inches per hour. The onsite soil for both Grove 2 sites have an infiltration rate of 0.7 inches per hour, considerably less than stipulated in the Fairview Refinement plan. Both sites also have considerable topography constraints, with portions of the sites having slopes of 6-10%. The Fairview Refinement Plan Section 23A states "Private on-site detention requirements will satisfy City of Salem standards only if infiltration of the 20-year storm cannot be achieved". Based on the measured infiltration rates of the sites and the topography, infiltration of the 20-year storm cannot be achieved and this section of the Fairview Refinement Plan would apply. The stormwater design for The Grove 2 will meet the current City of Salem Design Standards of treating the new hard surface and providing detention for ½ the 2, the 10, the 25, and the 100 year storm events to the predeveloped rates.

Lot Coverage: Lot Coverage: The buildings on the site cover 20% (36,767sq.ft.) of the lot. Therefore, lot coverage is under the 55% maximum allowed and in compliance with code.

Landscaping: The net developable area is 187,066 (4.29 acres) square feet in size with 66,549 square feet of landscaping throughout. Therefore, the development provides 36% landscaping throughout the site.

| | |
|-----------------------------------|-------------------------|
| MULTI-FAMILY | |
| SITE TOTALS: | |
| TOTAL AREA | 187,066 S.F. (4.29 AC.) |
| --- | |
| PERVIOUS AREA | 66,549 S.F. (35.58%) |
| LANDSCAPE AREA | 40,422 S.F. |
| LANDSCAPE W/IN PERIMETER SETBACKS | 20,488 S.F. |
| LANDSCAPE W/IN PARKING | 5,639 S.F. |
| --- | |
| IMPERVIOUS AREA | 120,516 S.F. (64.42%) |
| PARKING & DRIVEWAY | 64,539 S.F. |
| SIDEWALK | 19,211 S.F. |
| BUILDINGS | 36,767 S.F. |

Traffic: An updated Traffic Impact Analysis (TIA) dated January 14, 2021, has been provide to staff.

Geo: A Geotechnical Report dated November 19, 2020, has been provide as part of this application.

Trees: There are 72 trees located within the AU, MI, and VC zoned portion of the development. Thirty-one (31) trees are designated for removal. There are eighteen (18) significant Oregon White Oaks on the site. There are no Oregon White Oaks proposed for removal within the VC zoned property.

Multiple Family Design Review Standards- Chapter 702

702.020(a):

702.020(a)(1) Open Space (Sheet SDR8 & SDR9): 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 standards are also intended to ensure that open space is an integral part of the overall development design. Per the code the proposed development shall provide a minimum 30% open space. The minimum open space area required for this development is 132,117 square feet of the net developable area.

AU/MI Zone: The minimum open space are required for this portion of the development is 76,056 square feet. The portion of the subject property being developed in the AU and MI zone is 253,519 (5.82 acres) square feet in size with 172,943 square feet of open space. Therefore, totaling 68% open space.

| | |
|------------------------------------|-------------------------|
| AU ZONE | |
| OPEN SPACE: | |
| TOTAL SITE AREA | 142,876 S.F. (3.28 AC.) |
| COMMON OPEN SPACE | |
| WITHIN PERIMETER BUILDING SETBACKS | 94,367 S.F. (66.05%) |
| | 20,119 S.F. (14.08%) |

MI ZONE
OPEN SPACE:
TOTAL SITE AREA ————— 110,471 S.F. (2.54 AC.)

COMMON OPEN SPACE ————— 78,576 S.F. (71.13%)
WITHIN PERIMETER BUILDING SETBACKS — 16,034 S.F. (14.51%)

VC Zone: The minimum open space are required for this portion of the development is 56,119 square feet. The portion of the subject property being developed in the VC zone is 187,066 (4.29 acres) square feet in size with 72,249 square feet of open space. Therefore, totaling 39% open space.

VC ZONE
OPEN SPACE:
TOTAL SITE AREA ————— 187,066 S.F. (4.29 AC.)

COMMON OPEN SPACE ————— 72,249 S.F. (38.62%)
WITHIN PERIMETER BUILDING SETBACKS — 20,001 S.F. (10.69%)

The open space areas within both developed areas included open recreational landscaped areas, along with tot lots, and a pedestrian pathway. The pedestrian system connects the buildings to the public sidewalk system and adjacent properties as required by the Fairview Refinement Plan II.

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

702.020(a)(1)(A) Common Open Space Area Size and Dimensions (Sheet SDR4):

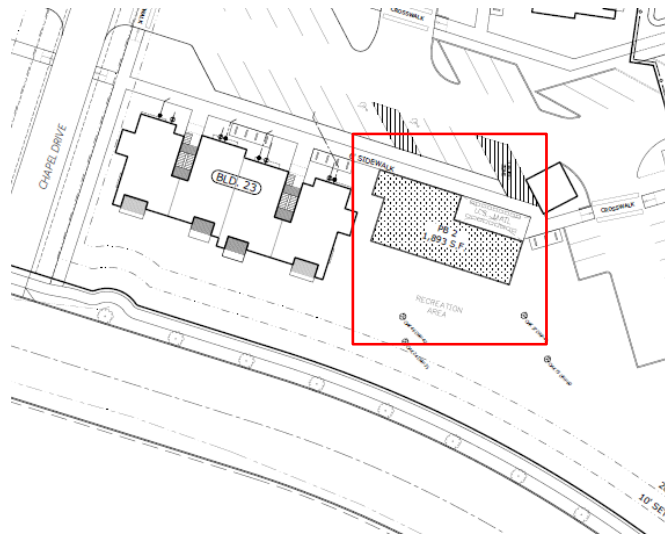
The applicant is proposing a development consisting of 183-apartment units as shown on the site plans. The apartments will be developed with the AU, MI, and VC zoned portions of the Fairview Refinement Plan II and consists of 10.11 acres.

Per Table 702-3, the minimum usable common open space area required for this development is 40,250 square feet of the site. The portion of the subject property being developed is zoned AU, MI, VC and is 440,391 (10.11 acres) square feet in size with 245,192 square feet (does not include open space within the perimeter setbacks) of common open space, including landscaped areas, a tot lot, and pedestrian paths. Therefore, totaling 56% open space.

AU/MI Zone: (78-units): 1,725 square feet of open space required
Site Area-253,519 square feet (5.82 acres)
Open Space-136,790s.f. (54%/excludes open space within setbacks)
Open Space w/in Perimeter Setbacks-36,153s.f.
Landscaped Areas-148,604s.f. (59%)

Parking and Driveway Area-54,843s.f.

Landscape w/in Parking-6,209s.f. (11% landscaping within parking areas)



Common open space areas have been provided through the development that meet size and dimension requirements.

VC Zone: (105-units): 1,988 square feet of open space required

Site Area-186,872 square feet (4.29 acres)

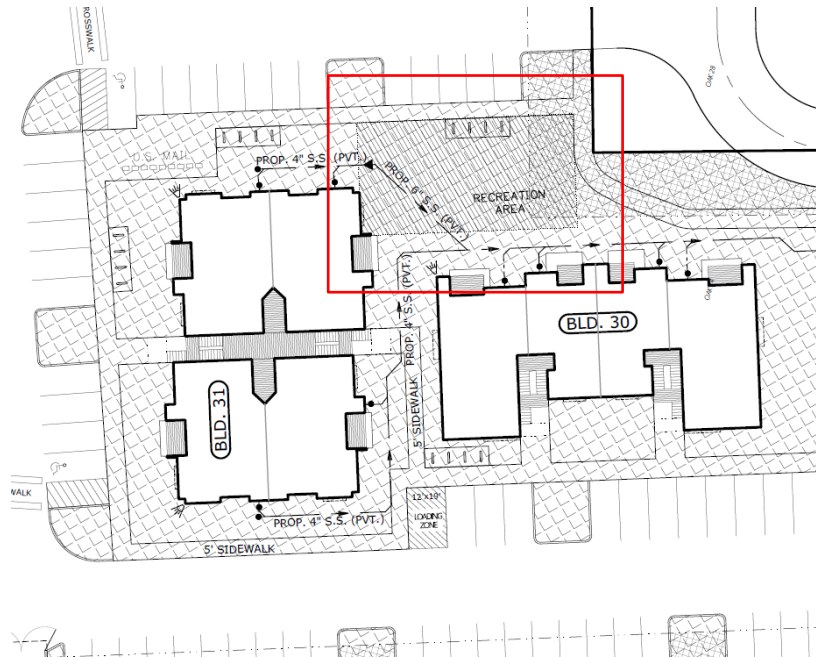
Open Space-52,248s.f. (28%/excludes open space within setbacks)

Open Space w/in Perimeter Setbacks-20,001s.f.

Landscaped Areas-66,549s.f. (36%)

Parking and Driveway Area-64,539s.f.

Landscape w/in Parking-5,639s.f. (9% landscaping within parking areas)



Common open space areas have been provided through the development that meet size and dimension requirements.

702.020(a)(1)(B): As shown on the site plan all open space is usable open space. The existing conditions plan, and grading plan identify all the slopes throughout the site.

702.020(a)(1)(C) and (D): Private Open Space: 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 5-foot-high landscaping. This private open space includes the patios and balconies/decks. Therefore, this standard has been met.

702.020(a)(1)(E): 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 standards are also intended to ensure that usable open space is an integral part of the overall development design. As shown on the site plan, there is a usable open space area located within the development. The proposed development within the Refinement Plan II provided more than adequate usable open space areas that are landscaped. A 6- to 10-foot-wide pedestrian path through the development is also provided for an open space amenity. The pedestrian system connects the buildings to the public sidewalk system and adjacent properties as required by the Fairview Refinement Plan II.

702.020(a)(1)(F): The subject properties are located within the Fairview Refinement Plan II, where parks and open space areas have been identified. There is a proposed community

parking located within a ½ mile from both developments. Therefore, due to the location of the development within the Refinement Plan, there is a park located within ½ a mile of the subject properties.



702.020(b)(1) and 702.020(b)(2) Landscaping Standards: The subject property does not abut RA or RS zoned properties. 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. New trees and vegetation have been provided throughout the development as shown on the landscape plans. There is 215,153 square feet of landscaped area throughout the site. Therefore, 48% of the site is landscaped. Landscape plans have been provided and demonstrate how the landscape standards have been met.

AU and MI zone Landscaping: There is a total of 148,604 square feet of landscaped area throughout the development. The net developable area is 253,519 square feet in size. Therefore, the development provides 59% landscaping throughout the site.

VC zone Landscaping: The net developable area is 187,066 (4.29 acres) square feet in size with 66,549 square feet of landscaping throughout. Therefore, the development provides 36% landscaping throughout the site.

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

702.020(b)(3), (4), (5): Landscaping has been provided around the proposed buildings as shown on the plans. See Sheets SDR10 and SDR11.

702.020(b)(6): All private ground level open space areas are located contiguous to the dwelling unit and will be screened with 5-foot-high landscaping. This will help to ensure privacy for the patio areas designated as private open space for residents.

702.020(b)(7) and (8): All parking areas are within the requirements of the code and are separated by planter bays that are a minimum of 9 feet in width. All parking areas are landscaped as required and separated by landscaped bays that meet the minimum width as shown on the site plan. The parking areas and landscaped areas provide for visually appealing apartment grounds. There is 11,848 square feet of landscaping within the parking areas. This does not include the landscaped areas surrounding the parking areas.

AU and MI Zone:

Parking and Driveway Area-54,843s.f.

Landscape w/in Parking-6,209s.f. (11% landscaping within parking areas)

VC Zone:

Parking and Driveway Area-64,539s.f.

Landscape w/in Parking-5,639s.f. (9% landscaping within parking areas)

Interior Parking Lot Landscaping: The proposal is for 183-units; therefore, the development is exempt from the requirements of SRC 806.035(d)(2).

702.020(c)(1) and (2) Site Safety and Security Standards: 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.

702.020(c)(3) and (4): 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.

702.020(d)(1), (2), and (4) Parking and Site Design Standards: The subject properties have street frontage on Strong Road, Lindburg Road, Reed Road, and Chapel Drive. Internal accessways are proposed within the development and meet City standards.

As shown on Sheet SDR4, some of the parking areas are greater than 6,700 square feet in area. In order to minimize large expanses of continuous pavement, 9-foot wide planter islands have been provided a maximum of every 12 parking spaces. Therefore, meeting the code.

All parking areas are within the requirements of the code and are separated by planter bays that are a minimum of 9 feet in width. The layout of the parking areas has been taken into consideration and provides for safe and efficient circulation throughout the development. 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 meet the minimum width as shown on the site plan. The parking areas and landscaped areas provide for visually appealing apartment grounds. There is 11,848 square feet of landscaping within the parking areas. This does not include the landscaped areas surrounding the parking areas.

AU and MI Zone:

Parking and Driveway Area-54,843s.f.

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VC Zone:

Parking and Driveway Area-64,539s.f.

Landscape w/in Parking-5,639s.f. (9% landscaping within parking areas)

The development does provide setbacks between the buildings and pathways. All the pathways connect the buildings, open space, parking areas, and surrounding uses.

Therefore, meeting this standard.

702.020(e)(1) through (8) Façade and Building Design: 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.

All buildings are under the 150 maximum building length allowed. The height and length of the buildings and structures conform to the measuring requirements in code.

Therefore, the applicant has requested an adjustment to this standard.

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. Balconies (decks) and dormers are incorporated in the building design to add some visual element to the buildings. Therefore, breaking up the long building length.

All buildings face the interior of the lot. The rear side of Building 20 faces Strong Road; the

rear side of Building 22 faces Chapel Drive; the rear side of Buildings 23 and 24 faces Reed Road; the rear side of Building 26 faces Lindburg Road; the rear side of Buildings 29 and 30 face VC Loop (private right-of-way); and the rear side of Building 35 faces Strong Road. The street side of these buildings (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. There are no balconies facing the RA zoned properties. All of which will help to provide privacy.

In order to provide safety and convenience for the residents, all buildings will face the interior of the lot. This provides more eyes on the site, which provides greater safety for residents. This also provides convenience since all parking is located within the interior of the site.

The subject property does not abut any RA zoned properties.

Strong Road (AU and MI zone):

The subject property has 240 feet of buildable width (this excludes required side setbacks and driveway) along Strong Road. The Fairview Plan Code requires a minimum of 70% of the buildable width be occupied by buildings placed on the setback line. As shown on the site plan, the building totals 100 feet of the buildable width along the street frontage. Therefore, occupying 41% of the buildable width of street frontage along Strong Road.

Strong Road (VC zone):

The subject property has 258 feet of buildable width (this excludes required side setbacks and driveway) along Strong Road. The Fairview Plan Code requires a minimum of 70% of the buildable width be occupied by buildings placed on the setback line. As shown on the site plan, the buildings total 155 feet of the buildable width along the street frontage. Therefore, occupying 60% of the buildable width of street frontage along Strong Road.

The applicant is requesting an amendment to this standard.

Chapel Drive (AU and MI zone):

East side-The subject property has 311 feet of buildable width (this excludes required side setbacks and driveway) along the east side of Chapel Drive. The Fairview Plan Code requires a minimum of 70% of the buildable width be occupied by buildings placed on the setback line. As shown on the site plan, the buildings total 145 feet of the buildable width along the street frontage. Therefore, occupying 46% of the buildable width of street frontage along the east side of Chapel Drive.

Chapel Drive (AU and MI zone):

West side-The subject property has 248 feet of buildable width (this excludes required side setbacks and driveway) along the west side of Chapel Drive. The Fairview Plan Code requires

a minimum of 70% of the buildable width be occupied by buildings placed on the setback line. As shown on the site plan, the building totals 51 feet of the buildable width along the street frontage. Therefore, occupying 21% of the buildable width of street frontage along the west side of Chapel Drive.

Lindburg Road (AU and MI zone):

The subject property has 268 feet of buildable width (this excludes required side setbacks and driveway) along Lindburg Road. The Fairview Plan Code requires a minimum of 70% of the buildable width be occupied by buildings placed on the setback line. As shown on the site plan, the building totals 70 feet of the buildable width along the street frontage. Therefore, occupying 26% of the buildable width of street frontage along Lindburg Road.

Lindburg Road (VC zone):

The subject property has 182 feet of buildable width (this excludes required side setbacks and driveway) along Lindburg Road. The Fairview Plan Code requires a minimum of 70% of the buildable width be occupied by buildings placed on the setback line. As shown on the site plan, the building totals 90 feet of the buildable width along the street frontage. Therefore, occupying 49% of the buildable width of street frontage along Lindburg Road.

Reed Road (AU and MI zone):

The subject property has 908 feet of buildable width (this excludes required side setbacks and driveway) along Reed Road. The Fairview Plan Code requires a minimum of 70% of the buildable width be occupied by buildings placed on the setback line. As shown on the site plan, there are no buildings located on the required setback line.

The applicant has requested an adjustment to this standard.

VC Loop (Private right-of-way) (VC zone):

The subject property has 447 feet of buildable width (this excludes required side setbacks and driveway) along VC Loop. The Fairview Plan Code requires a minimum of 70% of the buildable width be occupied by buildings placed on the setback line. As shown on the site plan, there are no buildings located on the required setback line.

The applicant has requested an adjustment to this standard.

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.

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.

702.020(e)(9) and (10) (See Building Elevations): Varied materials, textures, and colors are being used on the buildings. 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, and lap siding. See attached building elevations.

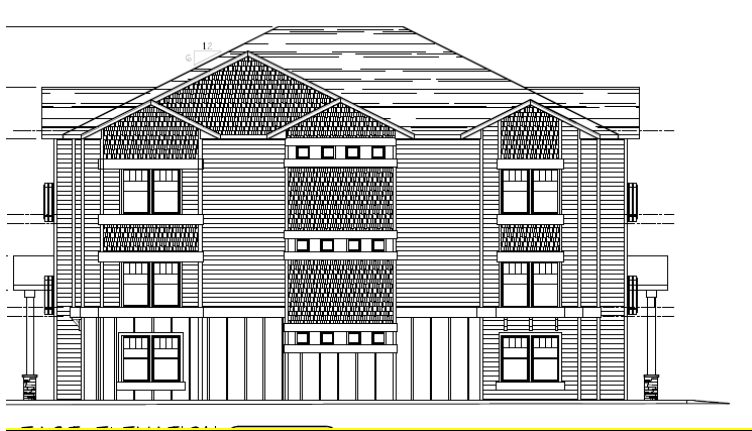
The proposed buildings proved the required offsets and design elements as shown on the building elevations. The subject property does not abut any RA or RS zoned property. All properties surrounding the site are within the Fairview Refinement area and zoned FMU.

The primary entrances for each individual unit is 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.

The Fairview Refinement Plan II (Page 24, Table 2, Building mass and Façade/Compatibility), requires the following: “Vertical to 28 feet in height, plus 45 degrees additional setback above 28 feet”. The intent of this compatibility requirement is to provide a well scaled and inviting building. As stated throughout, the design of the building provides offsets, windows, and a variety of materials to create a well scaled and inviting building, without meeting this requirement.

The proposed buildings provide offsets:





Covered Decks and Recessed Balconies:



Covered Entrance:

