

Liberty Road-Apartments

Class 3-Site Plan Review

March 12, 2021

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 3.09 acres in size, zoned RMII, and located at 5871 Liberty Road S (083W16C/Tax Lot 600).

The applicant is proposing a development consisting of 66-apartment units as shown on the site plans. The applicant is also requesting a Driveway Approach Permit (DAP) and a Tree Variance for the removal of three (3) significant trees.

Adjustment Requested:

SRC 702.020(d)(2) Façade and Building Design

SRC 702.020(e)(4) Façade and Building Design

Multi-Family Residential (RM2) Chapter 514

Density (Sheet SDR3): The site being developed is 3.09 acres in size. Development in an RMII 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 37 and allowed to have a maximum of 87 units. As shown on the site plan, there are 66 units proposed on the property.

The development is in compliance with the minimum and maximum density requirements.

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

North: Buildings 2, 3, and 6: 10-foot setback/Parking: 10-foot setback; (RMI- existing single-family dwelling and vacant land)

East: Buildings 4 and 5: 20-foot setback; (Adjacent Liberty Road S)

South: Buildings 5 and 6: 20 to 34-foot setbacks (RA /existing single-family dwellings)

Buildings 1 and 7: 20-foot setback (Adjacent Joynak Street)

West: Buildings 1 and 2: 20-foot setback (Adjacent proposed Big Mountain Avenue extension)

Maximum Height (See Building and Floor Plans): Maximum building height allowed in the RMII area is 50'. All proposed buildings are in compliance with the requirements of the Code.

*Building 1 is 38.2 feet in height (measured to the highest point).

*Building 2 is 36.4 feet in height (measured to the highest point)

*Building 3 is 38.8 feet in height (measured to the highest point)

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*Building 5 is 37.10 feet in height (measured to the highest point).

*Building 6 is 37.6 feet in height (measured to the highest point).

*Building 7 (Recreation Building) is 16 feet in height (measured to the middle of the gable).

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

Parking (Sheet SDR3): The development is for a 66-unit apartment complex. Code requires 1 vehicle parking spaces per every studio or 1-bedroom dwelling unit and 1.5 vehicle parking spaces per every 2 or more bedrooms. The applicant is required to provide a minimum of 93 on-site vehicle parking spaces. As shown on the site plan, 108 on-site parking spaces are being provided.

Total:

79	Standard Parking Stalls
25	Compact Parking Stalls
4	Handicap Parking Stalls
108	Total Parking Stalls

One (1) loading zone has been provided on-site as well.

Adequate parking has been provided throughout the development with 1.64 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. Seventeen (17) bicycle spaces are required and eighteen (18) have been provided on-site.

Recycling (Sheet SDR3): There are two trash/recycle areas provided within the Development, one in the southeastern portion of the development and one in the western portion of the development. The trash receptacles are 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.

Lot Coverage (Sheets SDR3 and SDR4): The buildings on the site cover 17.56% (23,667sq.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.

A preliminary Drainage Report dated August 17, 2020 has been submitted as part of this application.

(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. However, a Traffic Impact Analysis (TIA) was approved with the Comprehensive Plan Change/Zone Change (CPC-ZC19-03) approval for the subject property.

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.

(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 66-unit apartment complex. Code requires 1 vehicle parking spaces per every studio or 1-bedroom dwelling unit and 1.5 vehicle parking spaces per every 2 or more bedrooms. The applicant is required to provide a minimum of 93 on-site vehicle parking spaces. As shown on the site plan, 108 on-site parking spaces are being provided.

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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.

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. 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.

The site plan shows a central 'PROPOSED DETENTION BASIN' with a 'TOP OF MEDIA: 541.00'. To the left of the basin is 'BLD. 3' containing '(6) TYPE 'B' UNITS'. Below Bld. 3 is a '20'x50' FENCED PLAY AREA' and a 'REC. AREA'. To the right of the basin is 'BLD. 4' and 'BLD. 5'. The plan includes various parking areas with vehicle counts (e.g., '6 STANDARD 6 COVERED', '10 COMPACT', '9 COVERED 8 STANDARD'), a 'GRAVEL ACCESS' area, and a 'CROSSWALK'. Dimensions and elevations are provided throughout the plan.