

Coburn Apartments

Class 3-Site Plan Review

October 21, 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 applicant is requesting to meet all Design Review Standards, except the following standards:

Adjustments Requested:

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

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

SRC 702.020(e)(5): Façade and Building Design

Therefore, the applicant will meet the Guidelines for those requirements.

All standards and guidelines have been addressed and met as outlined within this narrative and on the site plans.

The subject property is 8.60 acres in size, zoned RMII, and located east of Battlecreek Road (08 3W 11D/Tax Lot 601). The subject property is Parcel 1 of recorded Plat P.P. 2019-036.

There are required streets that run through the development. However, the entire development will be owned by the same owner and will share all amenities.

The applicant is proposing a development consisting of 200-apartment units as shown on the site plans.

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

Multi-Family Residential (RMII) Chapter 514

Density (Sheet SDR3): The site being developed is 8.60 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 103 and allowed to have a maximum of 241 units. As shown on the site plan, there are 200 units proposed on the property.

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

Setbacks: Setbacks are shown on the tentative plan:

North: Building 10: 35-foot setback/Parking: 10-foot setback; (RA-vacant land)

Building 1: 34-foot setback

East: Buildings 1, 2, 3 and 19: 20 to 31-foot setback/Parking: 10-foot setback;
(RA-vacant land)

Building 17: 20-foot setback/Parking: 10-foot setback (Adjacent O Street)

South: Buildings 3 and 16: 20-foot setbacks (Adjacent P Avenue)
Building 17: 17 to 22-foot setback (RA-vacant land)
Buildings 18 and 19: 19 to 23-foot setback (Adjacent Kuebler Blvd)

West: Buildings 10 and 11: 20-foot setback (Adjacent M Street)
Buildings 12, 13, 14, 15, and 16: 20-foot setback (Adjacent O Street)
Building 18: 14-foot setback (RA-vacant land)
Building 17: 27-foot setback (RA-vacant land)

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 39.1 feet in height (measured to the highest point).
- *Building 2 is 40.7 feet in height (measured to the highest point)
- *Building 3 is 39.1 feet in height (measured to the highest point)
- *Building 4 (Recreation Building) is 27.2 feet in height (measured to the highest point)
- *Building 5 is 40 feet in height (measured to the highest point).
- *Building 6 is 40 feet in height (measured to the highest point).
- *Building 7 is 40.7 feet in height (measured to the middle of the gable).
- *Building 8 is 40.7 feet in height (measured to the highest point)
- *Building 9 is 40.7 feet in height (measured to the highest point)
- *Building 10 is 40.7 feet in height (measured to the highest point)
- *Building 11 is 40.7 feet in height (measured to the highest point)
- *Building 12 is 40.7 feet in height (measured to the highest point)
- *Building 13 is 40 feet in height (measured to the highest point)
- *Building 14 is 41.5 feet in height (measured to the highest point)
- *Building 15 is 40.7 feet in height (measured to the highest point)
- *Building 16 is 40 feet in height (measured to the highest point)
- *Building 17 is 39.1 feet in height (measured to the highest point)
- *Building 18 is 39.1 feet in height (measured to the highest point)
- *Building 19 is 39.1 feet in height (measured to the highest point)

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

Parking (Sheet SDR3): The development is for a 200-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 281 on-site vehicle parking spaces. As shown on the site plan, 351 on-site parking spaces are being provided.

Total:

232	Standard Parking Stalls
110	Compact Parking Stalls
9	Handicap Parking Stalls
351	Total Parking Stalls

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

Adequate parking has been provided throughout the development with 1.75 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: 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. Twenty (20) bicycle spaces are required and twenty-four (24) have been provided on-site.

Recycling (Sheet SDR3): There are two trash/recycle areas provided within the Development, one in the eastern 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 18% (69,118sq.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 April 9, 2021, has been submitted as part of this application.

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

(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: The subject property will have street frontage on M Street, O Street, and P Avenue.

A Traffic Impact Analysis (TIA) dated June 20, 2018 and a TRP memo dated August 31, 2020, were both approved for the subject property which is part of Coburn Grand Estates.

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: The development is for a 200-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 281 on-site vehicle parking spaces. As shown on the site plan, 351 on-site parking spaces are being provided.

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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. Twenty (20) bicycle spaces are required and twenty-four (24) have been provided on-site.

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.

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.

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