

## ***McKenzie Heights Phase 2***

### ***Class 3-Site Plan Review***

***November 19, 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 Design Review Standards, except for the following Standards:

Section 803.030-Street Spacing (Block Length)

Section 702.020(e)(5)-Ped Paths

Section 702.020(d)(2)-Parking Location

Section 702.020(e)(4)-Buildable Frontage

Section 702.020(e)(1)-Building Length

Therefore, the applicant has requested adjustments and will meet the guidelines to those standards. All standards and guidelines have been addressed and met as outlined within this narrative and on the site plans.

The subject property is 32.42 acres in size, zoned IC, and located on Boone Road (083W13A/Tax Lot 300). The applicant is developing is 18.08 (19.06 including right of way) acres.

#### SITE AREAS

BOUNDARY	1,412,323 S.F.
TOTAL SITE	830,133 S.F.
R.O.W. DEDICATION	42,469 S.F.
NET DEVELOPABLE	787,664 S.F.

The applicant is proposing a development consisting of 210-apartment units and 62 townhouse units as shown on the site plans.

#### *East Side of A Drive:*

9.40 Acres

150-units

#### *West Side of A Drive:*

8.68 Acres

60-units

62-townhouse units

## Industrial Commercial (IC)-SRC Chapter 551

### Setbacks:

#### *East Side-*

North: 20-foot; (A Drive)  
East: 10-foot; (Vacant IC zone properties)  
West: 25-foot; (A Drive)

#### *West Side-*

North: 20-foot; (Adjacent Crown Pointe Phase 1)  
East: 20-foot; (Adjacent Crown Pointe Phase 1)  
South: 20-foot; (A Drive)  
West: 10-parking; (Adjacent right-of-way (I-5))

Therefore, all setback requirements have been met. Setbacks are shown on the tentative plan.

Maximum Height: Maximum building height allowed in the IC zone is 70'. All proposed buildings are in compliance with the requirements of the Code.

All buildings and townhomes are under 45 feet in height, measured to the highest point. See attached Building Elevations.

All proposed garage buildings (3 Garage Buildings) are under 15 feet in height (measured to the roof line)

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

Stormwater: As stated on the Grading and Drainage Plan, the proposal is treating at least 80% hard surface with Green Water Infrastructure. A Preliminary Drainage Report dated November 9, 2021, has been submitted as part of this proposal. Therefore, meeting the requirements of the Public Works Department. 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:** The subject property has street frontage on Boone Road to the north, 32<sup>nd</sup> Avenue to the east, and A Drive to the east and west. A Traffic Impact Analysis (TIA) dated November 18, 2021, was done for Phase 1 and 2 of the sites. The TIA has been provided as part of this submitted.

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 210-unit apartment and 62 townhome units. Code required 1 vehicle parking space for all one-bedroom units, 1.5 vehicle parking spaces for all two and three-units, and 2 vehicle parking spaces for each townhome.

The applicant is required to provide a minimum of 300 on-site vehicle parking spaces for the apartments and a minimum of 124 on-site vehicle parking spaces for the townhome units.

As shown on the site plan, 485 on-site parking spaces are being provided. Plus, each townhome unit has a garage which equals 1 vehicle parking space. Building 11 has parking underneath as well, which is 8 garages. Therefore, there is a total of 547 on-side parking spaces that will be shared between the east and west sides of the development with Phase 2.

East Side: (207 required)

162 Standard Parking Stalls

120 Compact Parking Stalls

7 Handicap Parking Stalls

15 Garages

**304 Total Parking Stalls**

West Side: (214 required)

102 Standard Stalls

70 Compact Stalls

1 Handicap Parking Stalls

8 Garages under Building 13

62 Garages under the townhomes

**243 Total Parking Stalls**

Adequate parking has been provided throughout the development with about 2.60 parking spaces per dwelling unit.

All parking areas will be served by 26-foot wide internal two-way accessways that run through the development. Parking areas and driveways have been designed to City standards and provide safe circulation throughout the development.

Bike racks have been provided on the site and located in a convenient location for the residents.

Bicycle parking is also required on site. The Code requires 0.1 bicycle parking space per dwelling unit. Twenty-eight (28) bicycle parking spaces are required for this development. Bike racks will be provided on the site and located in a convenient location for the residents.

West side:

12 Bicycle Spaces (2 racks)

East side:

42 Bicycle Spaces (7 rack)

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.