

MWSH BOONE ROAD PROPERTY LLC

Salem, Oregon

A Land Use Application for:

Sec. 225.005. - Design review
Type III Process

Applicant:

MWSH Boone Road Property LLC

Project:

McKenzie Heights II Apartments / Town Homes

Submitted:

November 19, 2021

Prepared by:

MWSH Boone Road Property LLC

Applicant & Property Owner

MWSH Boone Road Property LLC

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Tax Lot Information:

Tax Map: 083W13A0-00300 02300

Lot Area:

32.42 acres

Current Zoning District:

IC (Industrial Commercial)

**Current Comprehensive Plan
Designation**

IC (Industrial Commercial)

Attachements :

(50) Land Use Application – Class III / Design Review – SRC 225.005

(54) Application Narrative

(51) Ownership Verification :

Vesting Deed – MWSH Boone Road Property LLC

LLC Operating Agreement – MWSH Boone Road Property LLC

(60) Site Plan

(61) Existing Conditions / Tree Plan

(62) Preliminary Utility Plans

(63) Landscape Plan

(64) Building Elevations

(66) Preliminary Grading

(67) Preliminary Stormwater Plan

(68) Open Space Plan

(71) TIA (Traffic Impact Analysis)

(73) Stormwater Report

(74) Geotechnical Report

The following statement addresses the applicable Design Review Standards in the SRC Chapter 702 (Multiple Family Design Review) and the requirements under the IC Zone District. Information provided on the site plans for the Design Review application further address applicable code requirements.

On November 30, 2020, a Design Review Pre-Application Conference (PRE-AP-20-104) was held with the applicant and City staff to discuss the development of the subject property.

Current Land-Use Approvals:

*Comprehensive Plan Map Amendment/Zone Change (CPC/ZC) Case No. 17-02 was approved on April 26, 2017.

*Urban Growth Area (UGA) Preliminary Declaration Case No. 19-01 was approved on May 14, 2019.

*Partition (PAR) Case No. 19-12 was approved on January 24, 2020.

The subject property is phase II of a parcel 32.42 acres in size, zoned IC, and located on Boone Road (083W13A/Tax Lot 300). The applicant is only developing the southwest corner of the site that is 18.08 acres 19.06 w/ r.o.w.) in size. The subject property is a portion of Parcel 1 of approved Partition Case No. 19-12.

Existing street, "A" Drive runs north/south through the development, creating two sites.

East Side:

409,572 square feet (9.4 acres)

150-units proposed

West Side:

378,092 square feet (8.68 acres)

60-units proposed

62- town home units

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

The applicant is requesting to meet all Design Review Standards, with an adjustments to SRC 702.020(d)(Parking Orientation), SRC 702.020(e)(Building Length) under SRC 702.020(e)(Façade and Building Design Standards). SRC 702.020(e) (Frontage Adjustment) SRC 803.030 Street Spacing-Block Length).

Industrial Commercial (IC)-SRC Chapter 551

Sec. 551.010. - Development standards.

Development within the IC zone must comply with the development standards set forth in this section.

(a) *Lot standards.* Lots within the IC zone shall conform to the standards set forth in Table 551-2.

Requirement	Standard	Limitations & Qualifications
Lot Area		
All uses	None	
Lot Width		
All uses	None	
Lot Depth		
All uses	None	
Street Frontage		
All other uses	Min. 16 ft.	

Applicants Findings: All lot dimensions and frontage meet the Lot Area standards (see Site Plan Exhibit 60)

(b) *Setbacks.* Setbacks within the IC zone shall be provided as set forth in Tables 551-3 and 551-4.

Requirement		
Standard		
Abutting Street		
Buildings		
All uses	Min. 5 ft.	
Accessory Structures		
Accessory to single family, two family, three family, four family, and multiple family	None	
Applicable to accessory structures not more than 4 ft. in height.		
Min. 5 ft.	Applicable to accessory structures greater than 4 ft. in height.	
Accessory to all other uses	Min. 5 ft.	Not applicable to transit stop shelters.
Buildings		
Multiple family	Min. 15 ft.	
Accessory Structures		
Accessory to multiple family	Min. 15 ft.	
Interior Side		
Buildings		
Multiple family	Min. 15 ft.	
Accessory Structures		
Accessory to multiple family	Min. 15 ft.	
Vehicle Use Areas		
Multiple family	Min. 15 ft.	

Interior Rear

Buildings

Multiple family **Min. 15 ft.**

Accessory Structures

Accessory to multiple family **Min. 15 ft.**

Vehicle Use Areas

Multiple family **Min. 15 ft.**

Applicant Findings: All minimum setbacks to property lines, between buildings and distances to the entrances are met as shown on the tentative plan (see exhibit 60). Therefore, all setback requirements have been met. Setbacks are shown on the tentative plan.

West: Adjacent right-of-way (I-5); 10-foot (parking & building) setback

East: 10-foot (parking - building) setback (IC zoned/vacant land)

South: Adjacent RA zoned site; 10-foot building setback

“A” Drive: Ease and West sides of the ROW: 20-foot (building & parking) setback.

(c) *Lot coverage; height.* Buildings and accessory structures within the IC zone shall conform to the lot coverage and height standards set forth in Table 551-5.

Lot Coverage: Buildings and Accessory Structures

All uses **No Max.**

Applicant Findings: Does not impact

Height: Buildings

All uses Max. **70 ft.**

Apartment Buildings:

Building 1 39' 8" in height (measured to the highest point)

Building 2 is 37' 5" in height (measured to the highest point)

Building 3 is 37' 5" in height (measured to the highest point)

Building 4 is 39' 8" in height (measured to the highest point)

Building 5 is 40' 6" in height (measured to the highest point)

Building 6 is 40' 6" in height (measured to the highest point)

Building 7 is 37' 5" in height (measured to the highest point)

Building 8 is 40' 6" in height (measured to the highest point)

Building 9 is 39' 4" in height (measured to the highest point)

Building 10 is 39' 4" in height (measured to the highest point)

Building 11 is 49' 2" in height (measured to the highest point)

Building 12 is 37' 5" in height (measured to the highest point)

Town Home Buildings

Three Unit Cluster is 36' 5" in height (measured to the highest point)

Four Unit Cluster is 36' 8" – 36' 9" in height (measured to the highest point)

Six Unit Cluster is 37' 0" – 37' 1" in height (measured to the highest point)

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

(d) Landscaping.

(1) Setbacks. Required setbacks shall be landscaped. Landscaping shall conform to the standards set forth in SRC [chapter 807](#).

(2) Vehicle use areas. Vehicle use areas shall be landscaped as provided under SRC chapters [806](#) and [807](#).

(3) Development site. A minimum of 15 percent of the development site shall be landscaped. Landscaping shall meet the Type A standard set forth in SRC [chapter 807](#). Other required landscaping under the UDC, such as landscaping required for setbacks or vehicular use areas, may count towards meeting this requirement.

Applicants Findings: the applicants landscape plan addresses and meets standards for setbacks, vehicle use and minimum of landscaped areas (see landscape plan Exh. 63) Therefore, this criteria is met.

Sec. 806.015. - Amount off-street parking.

Multiple family (2): 1 per studio unit or dwelling unit with 1 bedroom

Applicable to all other multiple family consisting of 13 or more dwelling units.

1.5 per dwelling unit with 2 or more bedrooms

(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 as 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.

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 residents. A total of 28 bicycle parking spaces are required. 28 have been provided on-site.

East side: (15 required) - 42 Bicycle Spaces (7 racks)

West side: (13 required) - 12 Bicycle Spaces (2 racks)

Recycling (Exhibit 60 / Site Plan) There are two trash/recycle area provided within the development. One is located on the east in phase II, and one is located on the west side of the development, in phase I. 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 (see Building elevations exhibit 64)

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. The detention basin for the site is located within the eastern portion of the development. Therefore, meeting the requirements of the Public Works Department.

Landscaping: The IC zone requires that 15% of the site be landscaped. The net developable area is 787,664 square feet in size with 345,589 square feet of landscaping throughout. Therefore, the development provides 43.9% landscaping throughout the site.

Trees: There are 408 trees currently identified on the site. The site design has considered the locations of the existing trees to preserve as many trees as possible as well as enhancing the site. Applicant proposes to retain 172 trees and remove 236 trees. (see Existing Conditions / Tree Plan Exh. 61)

Traffic: A Traffic Impact Analysis (TIA) dated November 18, 2021, has been provided as part of this submission.

Multiple Family Design Review Standards- Chapter 702

702.020(a):

702.020(a)(1) Open Space (Sheet SDR4): 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.

Applicants finding: The minimum open space area required for this development is 239,299 square feet of the net developable area. The portion of the subject property being developed is zoned IC and is 787,664 (18.08 acres) square feet in size with 318,886 square feet of open space, including landscaped areas, a tot lot, and a sports court. Therefore, totaling 40.5% open space.

The proposed street “A” Drive runs north/south through the site. Therefore, there are two sides of the development. Both sides will share open space amenities as shown on the site plan.

East Side (150-units): 122,972 square feet of open space required

Exhibit 54

McKenzie Heights II Apartments / Town Homes – Design Review

Site Area- 409,572 square feet (9.4 acres)

Open Space-177,394 square feet. (43%)

West Side (60-units & 62 town homes): 113,428 square feet of open space required

Site Area- 378,092 square feet (8.68 acres)

Open Space-141,492 square feet. (37.4%)

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 (Exhibit):

The applicant is proposing a development consisting of 210-apartment units and 62 town home units as shown on the site plans. The apartments and town homes will be developed with the IC zoned portion of the site that consists of 18.08 acres.

Per Table 702-3, the minimum open space area required for this development is 5775 square feet of the site. The portion of the subject property being developed is zoned IC and is 787,664 (18.08 acres) square feet in size with 318,886 square feet of common open space, including landscaped areas, a tot lot, a sports court, a recreation building and pool. Therefore, totaling 40.5% open space.

East Side (150-units): 2875 square feet of open space required

Site Area-409,572 square feet (9.4 acres)

Open Space- 177,394 square feet. (43%)

Open Space w/in Perimeter Setbacks-34,337 (8%)

Landscaped Areas-203.138 square feet (50%)

Landscape w/in Parking 13,810 square feet (3%)

This open space requirement for the east side of this development is accommodated within the “Tot Lot and Sport Court” area.

West Side (90-units and 62 town homes): 2900 square feet of open space required

Site Area- 378,092 square feet (8.68 acres)

Open Space-141,492 (43%)

Open Space w/in Perimeter Setbacks-26,975 square feet (7%)

Landscaped Areas-142,461 square feet (38%)

Landscape w/in Parking-2101 square feet (0.5%)

This open space requirement for this portion of this development is accommodated within the open area at the southwest corner of the west side of the site.

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: Most units 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 48 square feet in size, with no dimension less than 6 feet. 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 usable open space area located within the development. (See Open Space Plan Exhibit 67).

702.020(a)(1)(F):

To encourage proximity to and use of public parks, the total amount of required open space may be reduced by 50 percent for developments that are located within one-quarter mile of a public urban, community, or neighborhood park as measured along a route utilizing public or private streets that are existing or will be constructed with the development.

Applicant findings: Due to the location of the development, there are no parks located within ½ a mile of the subject property. However, the proposed development will have adequate open space areas on-site.

702.020(b)(1) and 702.020(b)(2) Landscaping Standards:

(1) To encourage the preservation of trees and maintain or increase tree canopy, a minimum of one tree shall be planted or preserved for every 2,000 square feet of gross site area.

(2) Where a development site abuts property that is zoned Residential Agricultural (RA) or Single Family Residential (RS), a combination of landscaping and screening shall be provided

to buffer between the multiple family development and the abutting RA or RS zoned property. The landscaping and screening shall include the following:

(A) A minimum of one tree, not less than 1.5 inches in caliper, for every 30 linear feet of abutting property width; and

(B) A minimum six-foot tall, decorative, sight-obscuring fence or wall. The fence or wall shall be constructed of materials commonly used in the construction of fences and walls, such as wood, stone, rock, brick, or other durable materials. Chain-link fencing with slats shall be not allowed to satisfy this standard.

Applicants Response: The subject property abuts RA zoned property on the southerly boundary. This site is currently identified for rezoning to IC (Industrial Commercial) under the "Our Salem" zoning project. Landscape meeting the standards for 702.020(b)(2) is included the landscape design (see exhibit 63). Additionally 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. Trees and vegetation have been provided throughout the development as shown on the landscape plans. There is 435,620 square feet of landscaped area throughout the site. Fencing will be added in areas as need to provide adequate screening and buffers. Therefore, 52% of the site is landscaped. Landscape plans have been provided and demonstrate how the landscape standards have been met. See attached landscape plans (Exh 63). In anticipation of the pending Our Salem rezoning action, the applicant requests that the RA setback, buffer, screening, and design standards be conditioned based upon the time of building permits. In other words, if the adjacent property is rezoned to IC prior to the applicant submitting for building permits, the RA standards shall not apply.

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

Trees:

There are 408 trees located within Phase II (southerly portion of the property) of the development. on the subject property. There are 236 trees are designated for removal and there are 172 trees designated to remain.

702.020(b)(3), (4), (5):

(3) To define and accentuate primary entryways, a minimum of two plant units, shall be provided adjacent to the primary entryway of each dwelling unit, or combination of dwelling units.

(4) To soften the visual impact of buildings and create residential character, new trees shall be planted, or existing trees shall be preserved, at a minimum density of ten plant units per 60 linear feet of exterior building wall. Such trees shall be located not more than 25 feet from the edge of the building footprint.

(5) Shrubs shall be distributed around the perimeter of buildings at a minimum density of one plant unit per 15 linear feet of exterior building wall.

Applicants Findings: Landscaping has been provided around the proposed buildings as shown on the plans meeting the landscape design requirements. (See exhibit 63)

702.020(b)(6):

(6) To ensure the privacy of dwelling units, ground level private open space shall be physically and visually separated from common open space with perimeter landscaping or perimeter fencing.

Applicants Findings: 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. (See exhibit 63)

702.020(b)(7) and (8):

(7) To provide protection from winter wind and summer sun and to ensure trees are distributed throughout a site and along parking areas, a minimum of one canopy tree shall be planted along every 50 feet of the perimeter of parking areas. Trunks of the trees shall be located within ten feet of the edge of the parking area (see Figure 702-3).

(A) A minimum of one canopy tree shall be planted within each planter bay.

(B) A landscaped planter bay a minimum of nine feet in width shall be provided at a minimum spacing of one for every 12 spaces.

Applicant Findings: 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 15,911 square feet of landscaping within the parking areas. This does not include the landscaped areas surrounding the parking areas.

(8) Multiple family developments with 13 or more units are exempt from the landscaping requirements in SRC chapter 806.

Applicants Findings: The proposal is for 210-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:

(c) *Site safety and security.*

(1) Windows shall be provided in all habitable rooms, other than bathrooms, on each wall that faces common open space, parking areas, and pedestrian paths to encourage visual surveillance of such areas and minimize the appearance of building bulk.

(2) Lighting shall be provided that illuminates all exterior dwelling unit entrances, parking areas, and pedestrian paths within the development to enhance visibility and resident safety.

Applicants Findings: 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):

(3) Fences, walls, and plant materials shall not be installed between street-facing dwelling units and public or private streets in locations that obstruct the visibility of dwelling unit entrances from the street. For purposes of this standard, the term "obstructed visibility" means the entry is not in view from the street along one-half or more of the dwelling unit's frontage.

(4) Landscaping and fencing adjacent to common open space, parking areas, and dwelling unit entryways shall be limited to a maximum height of three feet to encourage visual surveillance of such areas.

Applicants Findings: 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)

(d) Parking and site design.

(1) To minimize large expanses of continuous pavement, parking areas greater than 6,700 square feet in area shall be physically and visually separated with landscaped planter bays that are a minimum of nine feet in width. Individual parking areas may be connected by an aisle or driveway (see Figure 702-3).

(2) To minimize the visual impact of on-site parking and to enhance the pedestrian experience, off-street surface parking areas and vehicle maneuvering areas shall be located behind or beside buildings and structures. Off-street surface parking areas and vehicle maneuvering areas shall not be located between a building or structure and a street.

(4) To ensure safe pedestrian access to and throughout a development site, pedestrian pathways shall be provided that connect to and between buildings, common open space, and parking areas, and that connect the development to the public sidewalks.

Applicants Findings: Parking and Site Design Standards: The subject property has street frontage on A Drive. Internal accessways are proposed within the development.

As shown on the site plan (exhibit 60) 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 15,911 square feet of landscaping within the parking areas.

East Side:

Parking Area Landscaping-13,810 square feet (3%)

West Side:

Parking Area Landscaping-2101 square feet (0.5%)

This does not include the landscaped areas surrounding the 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.

(e) Façade and building design.

(1) To preclude long monotonous exterior walls, buildings shall have no dimension greater than 150 feet.

Proposed Building 11 exceeds the 150-foot building length maximum allowed. Building 11 is 161.9 feet in length, All other buildings within the development will not exceed 150 feet in length. 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. Please refer to the land use application for Class 2 adjustment Building Length that is part of this submission.

The building design does not have long flat walls or roof lines. The buildings will have offsets that break up the front of the buildings and the roof lines. Balconies (decks) and dormers are incorporated into the design adding some visual element to the buildings. Therefore, breaking up the long building length.

(2) Where a development site abuts property zoned Residential Agricultural (RA) or Single Family Residential (RS), buildings shall be setback from the abutting RA or RS zoned property as set forth in Table 702-5 to provide appropriate transitions between new buildings and structures on site and existing buildings and structures on abutting sites.

(3) To enhance compatibility between new buildings on site and abutting residential sites, balconies located on building facades that face RA or RS zoned properties, unless separated by a street, shall have fully sight-obscuring railings.

Applicants response 702.020(e)(2) and (3) : The site abutting the southerly boundary of this development is currently zoned RA (Residential Agricultural). This site has also been identified as a part of the “Our Salem” Rezoning Project and has been identified to be rezoned to IC (Industrial Commercial). In anticipation of the pending Our Salem rezoning action, the applicant requests that the RA setback, buffer, screening, and design standards be conditioned based upon the time of building permits. In other words, if the adjacent property is rezoned to IC prior to the applicant submitting for building permits, the RA standards shall not apply.

(4) On sites with 75 feet or more of buildable width, a minimum of 40 percent of the buildable width shall be occupied by building placed at the setback line to enhance visual interest and activity along the street. Accessory structures shall not apply towards meeting the required percentage.

Applicants Findings. The subject property has 491 feet of buildable width (this excludes required side setbacks and driveways) The buildings withing this development conform to these design standards with the exception of Buildings 1 and 4, along A Drive. Due to the 10-foot PUE, Buildings 1 and 4 and cannot be located on the 5-foot setback line along A Drive. Due to required parking and the location of the proposed driveways, additional buildings could not be provided along the setback line of A Drive.

An adjustment to this standard has for buildings numbered 1 and 4 has been requested as a part of this application submission. A Drive (West Side)

The subject property has 626 feet of buildable width (this excludes required side setbacks and driveways) along A Drive. Due to the 10-foot PUE, Buildings 8 and 10 cannot be located on the 5-foot setback line along A Drive. Code requires a minimum of 40% of the buildable width be occupied by buildings. As shown on the site plan, the buildings total 217 feet of the buildable width along the street frontage. Therefore, occupying 34% of the buildable width of street frontage along A Drive. Due to required parking and the location of the proposed driveways, additional buildings could not be provided along the setback line of A Drive.

The applicant’s proposal also includes additional landscaped within the existing development, which is equally or better because landscaping helps to enhance the pedestrian appeal of a site. See attached landscape plans.

An adjustment to this standard has been requested as a part of this application submission.

(5) To orient buildings to the street, any ground-level unit, cluster of units, interior lobbies, or portions thereof, located within 25 feet of the property line abutting a street shall have a building entrance facing that street, with direct pedestrian access to adjacent sidewalks.

All buildings within the development have direct pedestrian access onto sidewalks. With the exception of building number 7. The internal pedestrian circulation system consists of hard 6-foot-wide surfaced sidewalks that provide easily identifiable and safe connections between the residential units, parking, recreation areas, manager's apartment, and the trash disposal area. The pedestrian system connects the buildings to the public sidewalk system within Phase 1, Boone Road, 32nd Avenue, and A Drive via the proposed internal sidewalk system. Building 7 does not have direct pedestrian access from the building to A Drive as shown on the site. Due to the topography of the site and the need for a retaining wall, a pedestrian pathway cannot feasibly be provided.

Proposed and existing sidewalks will further enhance the pedestrian connections and circulation to and from the site. The proposed sidewalks to and from the site will provide pedestrian circulation to the entrances of the buildings.

An adjustment to this standard has for building number 7 has been requested as a part of this application submission.

All buildings face the interior of the lot. The rear side of Buildings 7 and 8 and the end side of buildings 1, 4, 5 and 9 face "A" Street. that runs through the site. The street side of these buildings (rear or end) 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

In order to provide safety and convenience for the residents, both buildings 7 and 8 will face the interior 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.

An adjustment to this standard has been requested as a part of this application submission.

(6) A porch or architecturally defined entry area shall be provided for each ground level dwelling unit. Shared porches or entry areas shall be provided to not more than four dwelling units. Individual and common entryways shall be articulated with a differentiated roof, awning, stoop, forecourt, arcade, or portico.

Applicants response: Each residence entrance is design to provide convenience, privacy and security, with covered porch access to all units. (see Building Elevation Exh. 64)

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.

(7) Roof-mounted mechanical equipment, other than vents or ventilators, shall be screened from ground level view. Screening shall be as high as the top of the mechanical equipment, and shall be integrated with exterior building design.

Applicants Findings: 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.

Therefore, this guideline has been met.

(8) To reinforce the residential character of the neighborhood, flat roofs, and the roof ridges of sloping roofs, shall not exceed a horizontal length of 100 feet without providing differences in elevation of at least four feet in height. In lieu of providing differences in elevation, a cross gable or dormer that is a minimum of four feet in length may be provided. (See Figure 702-4)

Applicants Findings: The building design does not have long flat walls or roof lines. The buildings will have offsets that break up the front of the buildings and the roof lines. Balconies (decks) and dormers are incorporated into the design adding some visual element to the buildings. Therefore, breaking up the long building length.

702.020(e)(9) and (10)

(9) To minimize the appearance of building bulk, each floor of each building's vertical face that is 80 feet in length or longer shall incorporate one or more of the design elements below (see examples in Figure 702-5). Design elements shall vary from other wall surfaces by a minimum of four feet and such changes in plane shall have a minimum width of six feet.

(A) Offsets (recesses and extensions).

(B) Covered deck.

(C) Covered balcony.

(D) Cantilevered balcony provided at least half of its depth is recessed.

(E) Covered entrance.

(10) To visually break up the building's vertical mass, the first floor of each building, except for single-story buildings, shall be distinguished from its upper floors by at least one of the following (see examples in Figure 702-6):

(A) Change in materials.

(B) Change in color.

(C) Molding or other horizontally distinguishing transition piece.

Applicant Findings (See Building Elevations Exh.64): Varied materials, textures, and colors are being used on the buildings. The applicant has provided building elevations to show how this is being complied

Exhibit 54

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with. The materials used on the front, rear, and sides of the apartments are the same; shake siding, trim board, and lap siding. (See building elevations Exhibit 64)

The proposed buildings proved the required offsets and design elements as shown on the building elevations.

The proposed buildings provide offsets, Covered Decks and Recessed Balconies and Covered Entrance:

Conclusion: The applicant is requesting to meet all Design Review Standards, except Compatibility under SRC 702.020(d)(Parking Orientation), SRC 702.020(e)(Building Length) under SRC 702.020(e)(Façade and Building Design Standards). SRC 702.020(e) (Frontage Adjustment) SRC 803.030 Street Spacing-Block Length). Therefore, the applicant has requested an adjustment to these standards.

Conclusion:

The applicant requests approval of a Sec. 225.005, Design review, Type III Review. Providing justification in the form of plans, detailed reports, supporting documents and findings and necessary adjustments and permits, in support of the proposed application As addressed in this narrative and the supporting plans and documents, this proposal does meet all applicable code provisions. As such, the applicant respectfully requests that the Type III Design review be approved as submitted.