Hawk Ridge Apartments

Class 3-Site Plan Review

February 21, 2022

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 and Guidelines as outline in the submitted application.

The subject property is 23.3 acres in size and zoned IC. The site is located at the NW corner of the intersection of Highway 22 and Cordon Road SE (082W05/200, 300, 400, 401, and 500).

Under SRC 551.005(a)-Table 551-1, multiple family dwellings are allowed within the IC zone with a Conditional Use permit.

The applicant is applying for a Conditional Use, Design Review, and Site Plan Review for the construction of a 396-unit apartment complex.

The required street extension/connection divides the property into Area 1 and Area 2. However, the complex will be developed as one with shared amenities for all 396-units.

Area 1: 174 Apartment Units
Area 2: 222 Apartment Units

Adjustments Requested:
SRC 702.020(e)(4) Façade and Building Design
SRC 702.020(e)(5) Façade and Building Design

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

Industrial Commercial (IC)-SRC Chapter 551

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

Northeast:	34-foot setback (Buildings 6, 7, 8, and 29); RS zoned-existing single-family dwelling
Northwest:	48 to 165-foot setback (Buildings 26, 27, 28); IC zoned-vacant land
East:	20-foot setback (Buildings 9, 10, 11); RMII zoned-existing apartments
South:	20-foot setback (Buildings 17, 18, 19); Cordon Road
West:	20-foot setback (Buildings 20-26); HWY 22 right-of-way
A Street:	20-foot setback (Buildings 1, 2, 3, 4, 5, 6, 11, 29, 32, 33, 34, 35, 36)

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

*Building 1 (Type D and E Units) is 37.10 feet in height (measured to the highest point)

*Building 2 (Type C Units) is 34.8 feet in height (measured to the highest point)

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

*Building 4 (Type D and E Units) is 37.10 feet in height (measured to the highest point)

*Building 5 (Type E Units) is 37.6 feet in height (measured to the highest point)

*Building 6 (Type B Units) is 38.8 feet in height (measured to the highest point)

*Building 7 (Type A Units) is 38.2 feet in height (measured to the highest point)

*Building 8 (Type A Units) is 38.2 feet in height (measured to the highest point)

*Building 9 (Type C Units) is 38.4 feet in height (measured to the highest point)

*Building 10 (Type A Units) is 38.2 feet in height (measured to the highest point)

*Building 11 (Type C Units) is 34.8 feet in height (measured to the highest point)

*Building 12 (Recreation Building) is 23.2 feet in height (measured to the highest point)

*Building 13 (Type B Units) is 38.8 feet in height (measured to the highest point)

*Building 14 (Type C Units) is 38.4 feet in height (measured to the highest point)

*Building 15 (Type D Units) is 37.10 feet in height (measured to the highest point)

*Building 16 (Type D and E Units) is 37.10 feet in height (measured to the highest point)

*Building 17 (Type D and E Units) is 37.10 feet in height (measured to the highest point)

*Building 18 (Type D and E Units) is 37.10 feet in height (measured to the highest point)

*Building 19 (Type B Units) is 38.8 feet in height (measured to the highest point)

*Building 20 (Type C Units) is 38.4 feet in height (measured to the highest point)

*Building 21 (Type A Units) is 38.2 feet in height (measured to the highest point)

*Building 22 (Type C Units) is 34.8 feet in height (measured to the highest point)

*Building 23 (Type B Units) is 38.8 feet in height (measured to the highest point)

*Building 24 (Type A Units) is 38.2 feet in height (measured to the highest point).

*Building 25 (Type B Units) is 38.8 feet in height (measured to the highest point)

*Building 26 (Type B Units) is 38.8 feet in height (measured to the highest point)

*Building 27 (Type E Units) is 37.6 feet in height (measured to the highest point)

*Building 28 (Type A Units) is 38.2 feet in height (measured to the highest point)

*Building 29 (Type B Units) is 38.8 feet in height (measured to the highest point)

*Building 30 (Type A Units) is 38.2 feet in height (measured to the highest point)

*Building 31 (Recreation Building) is 23.2 feet in height (measured to the highest point)

*Building 32 (Type C Units) is 34.8 feet in height (measured to the highest point)

*Building 33 (Type C Units) is 38.4 feet in height (measured to the highest point)

*Building 34 (Type C Units) is 34.8 feet in height (measured to the highest point)

*Building 35 (Type D and E Units) is 37.10 feet in height (measured to the highest point)

*Building 36 (Type D Units) is 37.10 feet in height (measured to the highest point)

*Storage Buildings (2 Buildings) are 13.8 feet in height (measured to the roof line)

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

Stormwater: As shown on the Grading and Drainage Plan, the proposal is treating at least 80% hard surface with Green Water Infrastructure. A Preliminary Drainage Report is currently being worked on and will be submitted when complete. 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 Cordon Road (south), A Street that runs through the site (connects to Whitaker Drive to the east of the site). A Traffic Impact Analysis (TIA) is currently being worked on and will be submitted to the City when complete.

As shown on the site plan, safe and efficient access and circulation has been provided into and throughout the development. The proposed development has 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 396-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 558 on-site vehicle parking spaces and is allowed a maximum of 961 on-site vehicle parking spaces. As shown on the site plan, 777 on-site parking spaces are being provided throughout the development.

Area 1: 243 parking spaces required
291 Standard Parking Stalls
44 Compact Parking Stalls
12 Handicap Parking Stalls
347 Total Parking Stalls Provided

Area 2: 315 parking spaces required
352 Standard Parking Stalls
64 Compact Parking Stalls
14 Handicap Parking Stalls
430 Total Parking Stalls Provided

Adequate parking has been provided throughout the development with 1.96 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.

Three (3) loadings spaces have been provided throughout the site.

<u>Bike Parking:</u> 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. Bike racks will be provided on the site and located in a convenient location for the residents. A total of 42 bicycle parking spaces have been provided on-site.

Area 1: (18 required)		Area 2: (22 required)	
18	Bicycle Spaces	24	Bicycle Spaces

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.

Stormwater: As shown on the Grading and Drainage Plan, the proposal is treating at least 80% hard surface with Green Water Infrastructure. A Preliminary Drainage Report is currently being worked on and will be submitted to the City when complete. Therefore, meeting the requirements of the Public Works Department.