

Date Application Received: January 18, 2017
Date Application Considered as Complete: January 18, 2017
60-Day Review Period Expires: March 18, 2017



To: Chair Thiesse and Planning Commission Members
Jessica Loftus, City Administrator

From: Jeremy Barnhart, Community Development Director

Date: February 21, 2017

Subject: #17-3903, Alex Ugorets, 2520 Shadywood Road,
Sketch Plan

Application Summary: The applicant is requesting comments via the sketch plan process for a proposed apartment building on vacant 3.11 acres to the south of the Freshwater Business Center. The apartment building would include 49 units and 51 underground parking stalls. A zone change will be required.

Staff Recommendation: The Planning Commission is asked to give feedback on the proposed development, which appears to require a zone change, and a variance from the structural coverage requirement.

Background

The property is currently zoned B-4 Office Professional, but is guided for mixed use with a prescribed density of 6-15 units per acre. The Comprehensive Plan suggests mixed use to include senior assisted living, townhomes, condominiums, or apartment buildings. From a use standpoint, the proposal is consistent with the comprehensive plan.

The project as proposed will require a Zone Change.

The density as proposed is 15.75 units per gross acre, just above the upper range prescribed by the Comprehensive Plan. The proposal also suggests modifying a portion of the shared property line between the proposed apartment lot and the lot housing the Freshwater Business Center. The modification will be more evident in the rear of the lot, away from the street, toward the lake/ wetland. This modification may impact the lot sizes, and by extension, the density calculation.

Access. Access to the site is proposed off of a new shared drive with the Freshwater Business Center. This driveway will line up with the driveway service the church across Shadywood. Ultimately, the plan to coordinate access locations was to have this shared driveway line up with the new Shadywood Circle, as part of the Shadywood Villas project. Ultimately, as part of an expansion, planners hope to shift the church access to Shadywood Circle. The County supports the offset; the turning movements do not conflict. However, staff supports the coordination of the drives, for the long term health of traffic in the area.

Parking. The proposal provides 100 parking spaces, a ratio of 2.04 spaces per unit. 51 of those spaces are covered, under the building, and 49 surface spaces are proposed. Two parking

spaces per unit is required by city code. The parking requirements are met.

Building. The building is intended as a 47-49 unit, market rate apartment building. The narrative suggests the building height will be between 31 and 54 feet. Elevation drawings have not been provided to accurately analyze the height. The building will appear as a three story, flat roofed building plus a penthouse from the parking lot and Shadywood Road. From the wetland, the building will appear to be 4 stories and a penthouse. Historically, the City has shied away from projects higher than 3 stories. The Commission is asked to provide feedback of the height.

The building is proposed to be 35 feet back from the Shadywood Road Right of way line and about 35 feet from the new side lot line to the north. The building will be 75 feet from the wetland.

Each unit will have a balcony. The building as shown includes brick, steel, and glass with stucco accents. Care will need to be taken to ensure mechanical units are shielded from public view.

Grading. The site slopes toward the east/ southeast, away from the street, dropping 12 feet in the first 119 feet. It appears that a substantial amount of fill will need to be brought in to accommodate the project. Further, the lot is wooded, the grading for the building, parking lot, and stormwater management will require the removal of most of the trees outside of the wetland.

Utilities. The project will be served by municipal water and sanitary sewer. Stormwater will need to be retained and treated as required by applicable stormwater regulation. Conceptual ponds are pictured.

Conservation design. A Conservation design plan will need to be completed as required by city ordinance.

Hardcover/ structural coverage. The proposal includes 48,988 sq ft (36.1%) of hard cover where 35% is the maximum permitted. The lot boundaries can be adjusted to avoid the need for a hardcover variance. A rough calculation of the structural converge shows 16,720 sq ft of structural coverage, or 12% of the lot area. There is no structural coverage maximum as the property is over 2 acres.

Issues for Consideration

1. Does the Planning Commission find any other issues or concerns with this application?

List of Exhibits

Exhibit A	Application
Exhibit B	Narrative
Exhibit C	Site Plan
Exhibit D	Building renderings
Exhibit E	Landscape Plan
Exhibit F	Height Context Drawings