

**PLANNING COMMISSION REPORT**  
**Regular Agenda – Public Hearing Item**

PC Staff Report  
10/26/11

**ITEM NO. 6B: SITE PLAN FOR MULTI-DWELLING RESIDENTIAL DEVELOPMENT;  
4100 W 24<sup>TH</sup> PLACE (SLD)**

**SP-9-56-11:** Consider a Site Plan for Remington Square Apartments, located at 4100 West 24<sup>th</sup> Place. Submitted by BG Consultants, Inc., for Remington Square LC, property owner of record.

*The purpose of this site plan review by the Planning Commission and City Commission is to fulfill recommendations for a public review process for development along Clinton Parkway as recommended in the Inverness Park District Plan. Site plans are generally an administrative review item. Any party aggrieved by the determination or decision regarding a site plan may appeal that decision to the City Commission. In this process the Site Plan has been submitted for a concurrent review with the proposed RM24 Zoning request. Both the Zoning and this Site Plan will be forwarded to the City Commission with the Planning Commission's recommendations.*

**STAFF RECOMMENDATION:** Planning Staff recommends approval of the Site Plan for multi-dwelling residential development at 4100 W 24<sup>th</sup> Place and forwarding the request to the City Commission with a recommendation of approval, subject to the following conditions completed prior to the release of the site plan for building permits:

1. Prior to the release of the Site Plan for issuance of building permits the applicant shall:
  - a. Receive approval for public improvements plans.
  - b. Receive approval for a stormwater pollution prevention plan (SWP3), Per City Code Chapter IX Article 9-903(B).
  - c. Replace any dead street trees and interior landscaping if existing.
2. Prior to the release of the Site Plan for issuance of building permits the applicant shall submit a revised site plan to include the following notes and changes:
  - a. Provision of a revised landscape plan to include additional drought tolerant species for Street Trees listed in the staff report per City Staff approval.
  - b. Provision of a note that states: *"Maintenance of street trees to include watering as needed is the responsibility of the property owner. Dead or dying street trees shall be replaced with species included in the landscape plan planting schedule."*
  - c. Provision of a revised drawing to show screening of mechanical equipment attached to the sides of buildings.
  - d. Provision of a revised General Note 11 that states: *"Construction activity, including soil disturbance or removal of vegetation, shall not commence until an approved SWP3 has been obtained."*

**Applicant's Reason for Request:** *Development of additional 1 bedroom apartment units.*

**Other Action Required**

- Approval and publication of the rezoning ordinance for RM24 zoning (Z-8-12-10).
- City Commission approval of Site Plan.
- Submittal of a photometric plan.
- Execution of a site plan performance agreement.
- Approval of a local Floodplain Development Permit (FP-9-14-11).

- Submittal of 4 paper copies of the approved Site Plan for release to Development Services for building permits.

**KEY POINTS**

- Open area of site considered as infill development.
- Proposed development consistent with Inverness Park District Plan.

**FACTORS TO CONSIDER**

CONFORMANCE WITH THE LAND DEVELOPMENT CODE.

- The proposed development is a single use multi-dwelling residential use.
- Compliance with Section 20-1305 of the Development Code.

CONFORMANCE WITH THE COMPREHENSIVE PLAN/INVERNESS PARK DISTRICT PLAN

- Proposed development complies with land use and density recommendations included in the approved Inverness Park District Plan.

**PLANS AND STUDIES REQUIRED**

- *Traffic Study* – Approved by staff
- *Downstream Sanitary Sewer Analysis* - Approved
- *Commercial Design Standards* – Not required for this project.
- *Drainage Study* – Site Plan dated 9-19-2011 meets the specified requirements.
- *Retail Market Study* – Not applicable to project.

**PUBLIC COMMENT RECEIVED PRIOR TO PRINTING**

- Comments received are included with the zoning staff report.

**ATTACHMENTS**

1. Area Map
2. Site Plan

**GENERAL INFORMATION**

Current Zoning and Land Use:	RM15 (Multi-Dwelling Residential); existing multi-dwelling residential development, Remington Square [ <i>Pending request for RM24; Z-8-12-10</i> ].
Surrounding Zoning and Land Use:	<p>To the north; RM12 (Multi-Dwelling Residential) District; Bishop Seabury Academy and apartment development.</p> <p>To the west; RSO (Single-Dwelling Residential Office) District; undeveloped land.</p> <p>To the east; existing RSO (Single-Dwelling Residential Office) District; undeveloped land. Proposed CN2 (Neighborhood Commercial) District; proposed Gas and Fuel Sales, Car Wash, and Office Use building.</p> <p>To the South; PRD [The Legends and The Grove]; existing multi-family residential developments.</p>

This request is for the development of the east portion of the property to add an additional 136 units. The site is currently developed with 224 1-bedroom units. Following recommended policies of the Inverness Park District Plan, Staff recommends that the accompanying rezoning to RM24 be

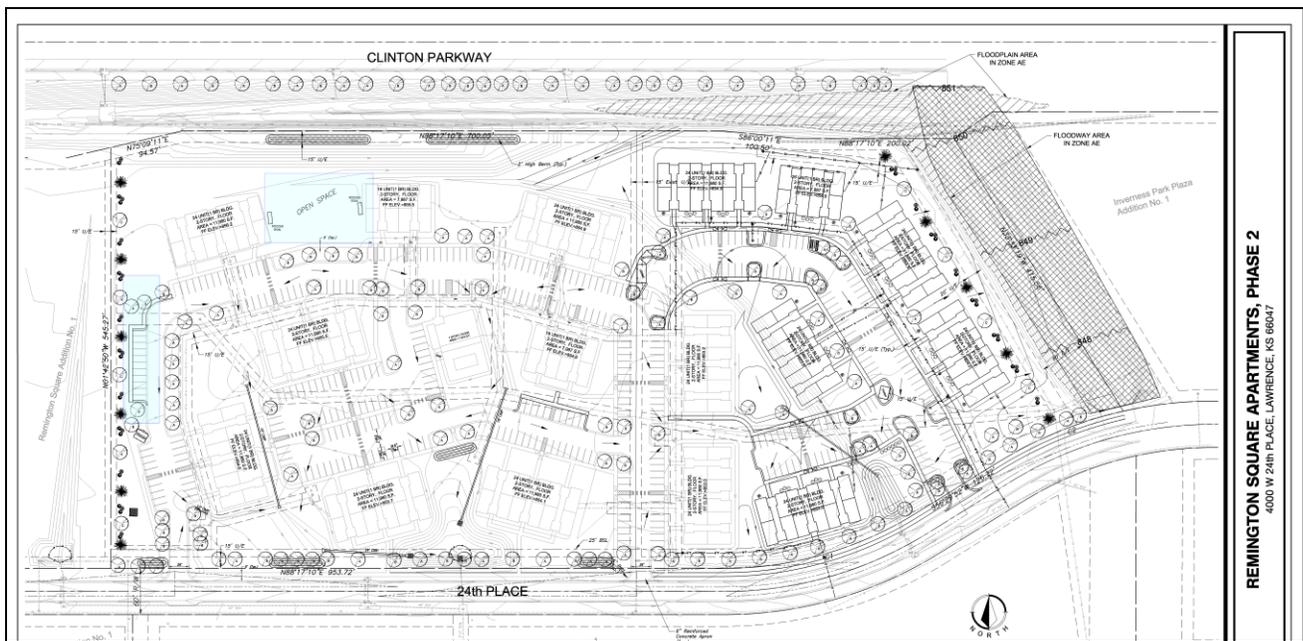
conditioned such that site planning requires a public review and approval procedure for this property. If the zoning is approved as recommended, any use subject to a site plan will require approval by the City Commission.

**STAFF REVIEW**

This site plan is submitted concurrently with the proposed rezoning for the Planning Commission’s review as an advisory board to the City Commission. This review assumes approval of the proposed RM24 District with a condition that development be subject to a public review process.

**A. Site Summary**

The following table provides a summary of the original development approval for Remington Square. A total of 224 units were approved with the 2008 site plan. The buildings include 16 and 24 unit modules of 1-bedroom units. Buildings were constructed as two story apartments. The table also provides a summary of the existing built condition and the proposed development adding 136 units on the east 5 acres of the property. The new construction is shown on the east end of the property. Additional parking and an open field area planned to be added on the west side of the property and a soccer field has been added in the northwest portion of the property. The areas highlighted show the proposed improvements on the west side of the property.



The development is summarized in the following table.

	Site Summary (Approved SP-6-38-08)		Site Summary (Proposed SP-9-56-11)	
<b>Proposed Use</b>	Multi-Dwelling Structures		Multi-Dwelling Structures	
<b>Number of Units</b>	224 (1 Bedroom Units)		360 (1 bedroom Units)	
<b>Density</b>	15 dwelling units per acre		24 dwelling units per acre	
	<b>Existing</b>		<b>Proposed</b>	
<b>Land Use</b>	Multi-Dwelling		Multi-dwelling	
<b>Land Area (SF):</b>	653,497	653,497	653,497	--
<b>Building Footprint (SF):</b>	73,381	116,833	116,833	43,452
<b>Paved Area (SF):</b>	194,174 (30%)	295,328 (45%)	295,328 (45%)	101,154
<b>Total Pervious Area (SF):</b>	495,323	358,169 (55%)	358,169 (55%)	101,154

**Access and Parking**

Access to the site is restricted to W 24<sup>th</sup> Place, a local street. The proposed development includes two existing and one new access driveway to W 24<sup>th</sup> Place. The interior parking lots are connected providing internal circulation to the site. Off-Street parking is arranged in pods throughout the development providing off-street parking to individual units and the overall development.

**On-site Parking:**

Off-street parking is required for multi-dwelling residential uses at a rate of one per bedroom plus 1 per every 10 units. The proposed development includes all one-bedroom units and a total of 360 units. Additional off-street parking is provided for the office/laundry facility and pool facility separately. Eleven new off-street parking spaces are added to the west property line to provide additional parking in the Phase I portion of the development. Total Off-street parking is noted as 407 spaces. The required bicycle parking is provided throughout the development at each building and at the common facilities located within the development.

Use	Parking Requirements	Spaces Required
<b>Multi Dwelling Development</b>	1 per bedroom + 1 per each 10 units	396 spaces
<b>Pool</b>	1 per 500 sq ft	6 spaces
<b>Office/Laundry</b>	2 guests 3 employees	5 spaces
<b>Total</b>		407 spaces
<b>Total Provided</b>		407 spaces

**B. Design Standards**

This project is a multi-dwelling residential project. Residential design guidelines have not been developed for this type of project. Minimum standards address landscaping and parking as well as interior open space per unit. The proposed development complies with the minimum design standards included in the Development Code. Interior pedestrian sidewalks and common open areas are provided throughout the development. The Inverness Park District Plan states: *"A public process for site planning will permit the governing body the ability to require the development exceed certain Development Code minimums such as opens space, landscaping, building design, etc."* (Page 17, Section IV, Future Land Use).

**Building Elevations:**

Building elevations are included as part of the site plan. Approval of the development includes the approval of the proposed building type as two-story, 1-bedroom units.

**Pedestrian accessibility:**

The proposed development includes extensive interior sidewalk connections and connections to the public street. Phase I included sidewalk connections for the two buildings closest to W 24<sup>th</sup> Place. Phase II continues the internal connectivity with in the development and to W 24<sup>th</sup> Place along the new entrance driveway.

**C. Landscaping and Screening**

The site provides open space throughout the development both in and around parking lots as required by the Development Code. Foundation plantings around the buildings are provided in excess of the Development Code. The arrangement of buildings provides areas of usable common open space throughout the development. The site incorporates natural vegetation along the north and east property lines as buffers from Clinton Parkway and the future commercial development to the east. The site makes use of a provision that allows required shrubs to be substituted with trees.

**Street Trees:** The property abuts Clinton Parkway along the north side and W 24<sup>th</sup> Place along the south. Street trees were required as part of the initial development. The trees along Clinton Parkway were provided within the public right-of-way. Staff has noted that some trees have failed to survive. Replacement planting is required for vegetation that is diseased or dying. This is the responsibility of the property owner.

The development does not include an irrigation system for landscape maintenance. The extension of an irrigation system for Clinton Parkway is considered to be cost prohibitive to extend water lines from the development. Staff noted the concern for establishing and maintaining landscape material especially along Clinton Parkway during the review process. The first three years are a critical time to allow the landscaping to become established. The Applicant proposes to replace street trees that have died with a "*drought resistant species and watered by the Owner after 4 days without a rain event.*" Possible species include:

- Lacebark Elm
- Bur Oak
- Crimson King Maple
- Bald Cypress
- London Planetree

If approved, staff recommends these species be added to the planting list on the face of the site plan. Lacebark Elm is identified by City Staff as extremely drought tolerant and is the recommended tree for use if needed. Other species may be needed for consideration depending on availability at time of planting.

Staff recommends additional notes be added to the face of the site plan clearly indicating that the property owner is responsible for the installation and maintenance of street trees. This is a growing concern for city staff. Once planted, trees need minimum watering to become established during the first three growing seasons.

**Interior Landscaping:** The proposed development includes extensive interior landscape areas. Interior landscape in this section refers to the areas required throughout the parking lot such as end islands and medians. The site requires a total of 16,280 square feet of interior landscaping. The site plan shows 23,838 square feet of such area.

Additionally, the Development Code requires 50 square feet per dwelling for open space. A total of 18,000 SF is required to comply with that standard (20-601). The site summary table shows that the property includes 358,169 SF of open space or 55% of the total site. Numerous areas are provided throughout the site and around buildings that provide usable open space for the residents of the development. Additionally, the perimeter areas Clinton Parkway, W 24<sup>th</sup> Place and the drainage area along the east property line contribute to the required and proposed open space for the development.

**Perimeter Landscaping:** Perimeter landscaping is required to provide screening of parking lots from public right-of-way. The off-street parking arrangement provides an internal orientation for parking and only limited areas of parking that are near W 24<sup>th</sup> Place. Parking that is adjacent to the access driveways includes additional tree plantings to provide screening.

**Mechanical Equipment Screening:** Section 20-1006 of the Development Code requires that mechanical equipment be screened from adjacent properties and rights-of-way. Ground mounted equipment is not shown on the site plan. HVAC equipment for the units is intended to be integrated into the units. The images that follow show the placement of electrical boxes on the exterior sides of the buildings. Wall mounted equipment will require the erection of trellises or planting of

columnar trees to provide appropriate screening. Any mechanical equipment is required to be screened to include the existing and proposed development. General note 13 on the face of the plan acknowledges this standard.

Existing Development Pattern	
 <p>As constructed</p>	 <p>As Constructed</p>
 <p>Show with additional shrubs for screening</p>	 <p>Shown with trellis feature for screening</p>

**Alternative Compliance:** A request for alternative compliance was not made for this application.

#### D. Lighting

The site plan includes a general note about lighting and that it will be shielded and directed down. A minimum requirement of development is the provision of a photometric plan per Section 20-1103 of the Development Code. This is reflected as a condition of approval.

#### E. Floodplain

The west side of the property is encumbered by the regulatory floodplain. A local floodplain development permit is required and has been submitted as part of the approval process and is an administrative review item. No action is required by the Planning Commission with regard to the floodplain permit.

#### F. Conformance with the Comprehensive Plan

The Inverness Park District Plan was approved by the Planning Commission on July 27, 2011. The City Commission approved the Plan on September 13, 2011. The Inverness Park District Plan, upon final approval by the County Commission on October 12th, was incorporated into *Horizon 2020* by reference. As such, this request for increased density is consistent with the Comprehensive Plan as shown in the District Plan.

*Horizon 2020* goes on to state that a key strategy is provide a mixture of housing types, styles and economic levels for new residential and infill developments. The plan encourages compatible densities. The plan encourages the use and development of Neighborhood plans, area plans and sector plans.

With regard to compatibility, the proposed development would be limited to 1 bedroom units and a maximum height of buildings restricted to two stories or less. The increased density is accommodated in buildings that have a smaller mass and bulk than the developments to the south. The development proposed is consistent with the existing construction on the north side of W 24<sup>th</sup> Place.

### **Findings**

Per Section 20-1305, staff shall first find that the following criteria have been met:

**1) The Site Plan shall contain only platted land;**

The property is platted as a minor subdivision establishing a 15 acre lot known as Lot 1, Block 1, Remington Square Addition No. 1.

**2) The site plan shall comply with all standards of the City Code, this Development Code and other adopted City policies and adopted neighborhood or area plan;**

The site plan complies with all standards of the City Code and Development Code as conditioned. No alternative compliance or variances are proposed for this development.

**3) The proposed use shall be allowed in the district in which it is located or be an allowed nonconforming use;**

This review assumes approval and publication of RM24 zoning for the 15 acres located at 4000 W 24<sup>th</sup> Place. Multi-dwelling residential uses are allowed in the RM24 (Multi-dwelling Residential) District. The proposed development is consistent with the maximum density allowed in the pending RM24 district of 24 dwelling units per acre. Denial of the rezoning would result in a withdrawal of this site plan as it would no longer conform with the base zoning district (RM15).

**4) Vehicular ingress and egress to and from the site and circulation within the site provides for safe, efficient and convenient movement of traffic not only within the site but on adjacent roadways as well and shall also conform with adopted corridor or access management policies and;**

Two existing access points serve the constructed portion of the property. A third access point is provided for additional access and circulation for the development. Two-way traffic flow is provided throughout the development. Access to the site is from a local street consistent with access management policies and practices.

**5) The site plan provides for the safe movement of pedestrians within the site;**

Interior pedestrian connectivity is provided throughout the site and includes connections to the public side walk midway into the development along 24<sup>th</sup> Place. Access to Clinton Parkway is not feasible because of topographic constraints and access restrictions. An existing recreation path is provided along Clinton Parkway and no changes to that sidewalk are required for this development.

### **CONCLUSION**

The proposed development complies with the development standards for a multi-dwelling project. No improvements to W 24<sup>th</sup> Place, the abutting local street, is required that result from this proposed development.