

CITY OF GREEN
Planning Department Review
PLANNING & ZONING COMMISSION
December 17, 2014

Item 14-49

Bentley Reserve Apartments

(P. Rakoci, Redwood Living Inc.)

Location: West side of S. Arlington Road, north of Boettler Rd.

Site Plan Review

Zoning: R-2

PLANNING DEPARTMENT

Applicant is proposing a 52-unit apartment community on the west side of S. Arlington Road., north of Boettler Road. The site contains a total of 11.78 acres of land, which is currently comprised of three (3) separate parcels (two different owners). A lot consolidation is required prior to final approval.

The applicant previously developed the Emerald Ridge Luxury Apartment project, which consists of 101 units on the 15.26 acre site directly north of the current proposal. The success of that project initiated the applicant's desire to provide additional units, as a waiting list of potential renters was compiled due to demand. The Bentley Reserve project would be a separate community and the two properties would remain separate.

In an effort to meet the demand for units, the current site was the subject of a rezoning request at the June 20, 2012 PZC meeting. This request, which involved the rezoning of the land from R-1, Single-Family Residential to R-2, Multi-Family Residential, received an unfavorable recommendation to City Council. The request was subsequently denied by Council. Litigation followed and the land was eventually rezoned to R-2. The applicant now wishes to proceed with site plan review for the development of the apartment project.

The applicant has worked with the Planning Department during the interim in an attempt to address concerns over items such as alignment/appearance of units and overall density. The concept plan that was submitted at the rezoning hearing considered a total of 81 units in a configuration similar to the Emerald Ridge project. The plans evolved over time as the applicant considered various orientations and multi-story arrangements. The current proposal for 52 units is the result of this process. The community, which again features single-story units with no steps, is designed to appeal to the "empty nest"/elderly population.

The site is "U-shaped" and has two frontages on S. Arlington Rd. The two properties fronting on S. Arlington Rd. in between the two frontages contain single-family dwellings and are zoned R-1. These properties are not part of the proposal. The three properties comprising the site each have one single-family dwelling, which would be demolished in conjunction with the project (permit required). A small wetland area (0.08 acres) has been identified in the south-central portion of the site and would be eliminated. The appropriate Army Corps of Engineers approvals/permits are required prior to any disturbance of the wetland.

The consolidated lot would exceed the three (3) acre minimum for development of multi-family dwellings. Lot width and frontage would comply. The proposal consists of a total of 13, one-story buildings containing from two (2) to five (5) units. The front yard building setback of Building A would comply at approximately 540' from the S. Arlington Rd. right-of-way (40' minimum). The proposed 30' building setback of Buildings E and J, as measured to the rear property lines of the two parcels to the east, would not meet the requirement and variances would be required from the Board of Zoning Appeals. Side and rear yard building setbacks in a multi-family development are based on those building wall lengths that are adjacent to property lines. Per the plan, the proposed rear yard setbacks of Buildings D,G,H, and M and the side yard setbacks of Buildings J,K,L, and M (to south property line) would comply. The proposed 30' side yard building setbacks of Buildings A,B,C, and D would require variances from the BZA due to wall lengths. (Buildings A and B, containing three units, would require a 69' setback; Buildings C and D, containing five units, would require a 112' setback). These setbacks are adjacent to the Emerald Ridge project. The five-unit buildings would have a footprint of 9,220 sq. ft., which complies (10,000 sq. ft. maximum).

The arrangement of buildings would provide for 20' separation (side to side) and 70' (front to front, across drives). Per

code, required building separation is 50' or 85' when primary living areas face one another. The PZC can confirm acceptance of the proposed separation at less than the requirements if it is determined that adequate screening is provided for privacy. A variance from the BZA would be required if such screening/privacy is not provided. A 6' high vinyl board-on-board privacy fence would be provided between all adjacent concrete patios.

Open space would be provided in accordance with code requirements. Proposed open space would total 3.56 acres (30%), which exceeds the 15% minimum (1.76 acres). The open space area would include the proposed stormwater basin in the southwest corner of the site and the areas within the two "frontage" strips of land, as shown. The area shown as Open Space A and B adjacent to the access drive would be landscaped and also features a gazebo. A proposed walking path would provide access to the gazebo and extend to a proposed public sidewalk across the entire S. Arlington Rd. frontage (which also includes the two single-family residential properties in the "middle" area). An existing driveway within the southern frontage of the site would be utilized as a walking path and for emergency access. The use of this drive will provide a looped walking route for residents to enjoy. Impervious surface ratio would comply at 34% of the site area (70% maximum).

Overall density within the community would calculate to 4.41 units per acre, which is approximately half the permitted density within the R-2 District (8.5 units per acre maximum). All units would feature two bedrooms and range from 1,427 sq. ft. to 1,457 sq. ft. in floor area. All units would also have an attached two-car garage with individual driveway.

Parking required for the proposed multi-family use is two spaces per dwelling unit or a total of 104 spaces. Each unit would feature four parking spaces (two in garage and two in each driveway) for a total of 208 spaces, which complies. A total of ten additional off-street guest parking spaces would also be provided, which includes six spaces adjacent to the proposed mail center.

Access to units within the community would be provided via a private roadway system. It would feature a single driveway within the wider northern frontage of the site that would extend back to a small grid system of drives. The main access drive has been designed with a curve feature and would be landscaped to provide an enhanced view of the site from S. Arlington Rd. Intersection sight distance of the new drive does not appear to be an issue and it would be situated approximately 390' south of the existing Emerald Ridge drive, which is adequate. There are no existing driveways on the east side of S. Arlington Rd., which is zoned B-3 and is currently vacant. The labeling of drives on the plans is for reference only, as the community will likely have a S. Arlington Rd. address (separate from Emerald Ridge) with individual suite numbers (i.e. no individual names for each drive). Drives would be 24' wide and designed with inverted crowns for drainage purposes. A preliminary trip generation study has been submitted for Engineering review. It is anticipated that the project will not require improvements to S. Arlington Rd.

Building elevations/color renderings indicate the use of stone veneer, various shades of vinyl and shake siding, and multiple-gable roofs on the front facade. Stone veneer accent bands have been added to the "high profile" side and rear elevations (i.e. those with street views). The 4-unit buildings (J & L) would have higher ceilings and feature a two-story appearance. All windows would feature raised panel shutters and dormers are also proposed. Roofs would be 30 year asphalt shingles in Weathered Wood color. White carriage-style garage doors would be provided. The sides and rear of buildings would be sand color vinyl siding. Buildings would measure approximately 15' to roof mid-line, which complies (48' maximum).

Trash service within the community would feature curbside pick-up, thus eliminating the need for a trash compactor. There would be one centrally located mail center, as referenced. The mail center would feature a shelter structure similar to the existing structure at Emerald Ridge (see photo).

The community would be served by central sanitary sewer and water services, per code. The project would connect with the existing sanitary sewer and water lines on the east side of S. Arlington Rd. (The water line was installed in conjunction with the Emerald Ridge project). A Right-of-way permit is required for all work to be performed within the public right-of-way.

A freestanding identification sign is proposed for the new community. The double-sided sign face would feature white copy on a black background with gold trim. The high density urethane sign face would have an overall dimension of 76" x 38" (20 SF) and overall height of 61", which meets the requirements for signs in a residential district (20 SF/8' maximums). It would be supported by two ornamental black metal posts. Lighting would be provided by two ground-mount LED fixtures. (glare shields will need to be provided, if necessary). The sign would be situated within the landscape enhancements on the north side of the entrance drive and set back 15' from the right-of-way, which complies (15' minimum in a residential district). The site address number would be provided on a separate panel below the sign face.

A comprehensive site landscape plan is provided. The plan indicates extensive plantings at the main entry way to the site and also includes an ornamental wrought iron type fence/gate and brick pillars on both sides of the entry drive. The gates would be for appearance only and would be locked in an open position. The entry drive would be lined with shade trees with evergreen/shade trees in the adjacent open space area. A line of trees along the north and east property lines would provide buffering to adjacent properties. Additional trees/plantings are also proposed around the mail center, in the area between buildings that back up to one another, and within the front yard of each unit. Existing vegetation along the perimeter of the site would be preserved to the greatest degree possible.

Exterior lighting would be provided on all units. The applicant intends to provide lighting along the main entry drive and will present sample lighting from other projects. Final lighting/photometric details will need to be provided for review.

A site grading/SWPPP is provided. A copy of the plan will also need to be submitted to the Summit Soil & Water Conservation District for review. A Land Disturbance permit is required prior to commencement of earthmoving activities on site. A Stormwater Management Maintenance Agreement is also required for this site to ensure long-term maintenance of the stormwater facilities. The site contains no Riparian setbacks. The site will not be “flattened” in a similar manner as the Emerald Ridge site. There would be some “stepping” of buildings and units moving east to west. There would also be an approximately 15’ grade change between Buildings G and H 9’ between Buildings F and I.

Stormwater run-off would be collected within driveway catch basins and yard drains and routed to the proposed stormwater basin. Improvement plans and stormwater management report have been submitted for Engineering review.

DESIGN REVIEW BOARD

Made the following recommendations to the PZC:

1. Provide revised elevation drawings to indicate stone banding along the rear of Buildings E and J.
2. Revise the plans to indicate public sidewalk along the S. Arlington Rd. frontage of the two “middle” parcels that are not part of the project, extend the walking path from the gazebo to the public sidewalk, and show the existing drive on the Davis property and indicate that it will be used as part of the walking route and for emergency access.
3. Incorporate the site address number into the freestanding identification sign. Note that glare shields will be provided for ground-mount lights, if found to be necessary.

(Note: these items have been addressed)

ENGINEERING

Currently reviewing site improvement plans and stormwater calculations.

FIRE

Currently reviewing site plan.

ZONING

Demolition, Right-of-way, Sewer, Zoning, and Building permits are required. A zoning permit is required for all signage.

STAFF RECOMMENDATION

Staff recommends conditional approval of the proposal contingent upon the following:

1. *Applicant’s receipt of variances from the BZA for the side yard building setbacks of Buildings A,B,C, and D, front yard building setbacks of Buildings E and J, and for proposed building separation (unless the PZC determines that adequate screening is provided).*
2. *Final Engineering approval of the site improvement plans/stormwater calculations.*
3. *Execution of a lot consolidation to create the site.*
4. *Address any Fire Department concerns.*
5. *Provide a light layout plan, pole/fixture details, and photometric plan for proposed lighting along the main entry drive.*

Staff recommends approval of the freestanding identification sign as submitted. The applicant should agree to provide glare shields on ground-mount lights, if found to be necessary.

It is the applicant’s responsibility to meet any and all state and federal regulations in the development of this site.