DISCUSSION OF POSSIBLE MULTI-FAMILY DEVELOPMENT
KARCHNER HOMES
WEST OF COUNTRYSIDE MANOR APARTMENTS
(BETWEEN HIGHWAY 101 AND HYRUM BULEVARD)
PLANNING COMMISSION
JULY 9, 2015

Dan Larsen, form Kartchner Homes, would like to discuss a possible apartment complex to be located west of the current Countryside Manor Apartments. This is a discussion only. They have not filed an official application yet. They wanted to get some input from the city before proceeding further. They have two possible layouts at this time. I have included those plus I have added a copy of our latest multi-family guidelines that were created last year. You will want to look thru those. There are a few things that they come up short with (Total landscaping & open space, roof pitch, parking, etc.) but most areas they are close to the guidelines. They are proposing a clubhouse of approximately 2550 sq feet to be built upfront. If this is developed with higher standards this could fill a need for housing for this end of the valley. If he chooses to proceed, I am assuming that you would like to hold a public hearing with this. (Recommended for this type of development) This location is probably as good as there is in the city for this type of development. It is buffered by commercial, the High School, and other Apartments.

deposit may be released as the landscape improvements are completed, with a maximum of three (3) draws, as approved by the Zoning Administrator or other designated City Employee.

E. The landscape features required by this Section shall be installed within eighteen (18) months of issuance of a Final Occupancy Approval for the dwelling. Notice of this requirement shall be given to the Owner/Builder prior to, or at the time of Final Occupancy Approval.

F. The Zoning Administrator, or other designated City Employee, is hereby charged with the responsibility for enforcement of this Section.

G. The owner of any dwelling aggrieved by the issuance of an Administrative Citation or deposit forfeiture shall have and maintain a right to appeal to the Administrative Appeals Hearing Officer, provided appeal shall be submitted not less than ten (10) days following the issuance of the Administrative Citation or forfeited deposit.

H. Any public or private entity violating any of the provisions of this Section, as determined by a finding by the Zoning Administrator or other designated City Employee, shall be subject to penalties outlined in Section 17.08.180.

17.30.050 Height regulations.

No building shall be erected to a height greater than two and one-half (2½) stories or thirty-five (35) feet except as otherwise provided. No dwelling structure shall be erected to a height of less than ten feet.

17.30.060 Manufactured housing.

Manufactured housing will be permitted in zone R-2A, subject to the provisions of Chapter 17.76 of this code.

17.30.070Multi-family Housing.

Multi-family housing, unless approved as a PUD, will be limited to four (4) family units per City block (the full area of the block not linear). This can consist of two (2) duplexes or one (1) triplex or one (1) fourplex. The following criteria must be met for all multi-family housing of new construction, and conversion of existing structures into multi-family housing:

A. Front setback shall be a minimum of thirty (30) feet and shall be lan

B. Side yards must have landscaped strips a minimum of ten (10) feet in

C. The front of the multi-family housing units shall face the street unl

D. Multi-family housing developments may not be located closer than 660 midpoint of the platted front property line to any other duplex, triplex, or fourplex. Measurements are made from City plats following front property lines and include distances to cross streets at right angles as required.

roofs shall be finished with wood shingles, slate, clay tiles, concrete tiles, standing-seam metal, or composition shingles. Use of other materials is subject to approval by the Planning Commission.

k. Roofs shall be simple hip, shed, or gable configurations. Roofline offsets shall be provided to lend architectural interest and variety to the building and to relieve the effect of a single, long roof. The use of alternating dormers, stepped roofs, gables, or other roof elements can be used to add visual relief and articulation to the overall building form.

l. Distinctive architectural features that positively enhance the structures, such as porches, patios, balcony, wrought iron railings, porticos, quoins, eaves, overhangs, canopies, etc. shall be included in the building design.

m. Mechanical equipment on rooftops to be architecturally screened from view.

n. Any portion of a building closer than 50 feet from a common property line that abuts a property developed as a single family home shall be no higher than twelve (12) feet above the highest point of the closest existing residential structure.

2. Parking.

a. A minimum 2.5 parking spaces per unit.

b. Garages have 4 walls, roof, doorway at least 9 feet in width, and door that is lockable, and minimum interior dimension of 22 feet x 12 feet.

c. Parking structures shall be made of similar materials and design as buildings.

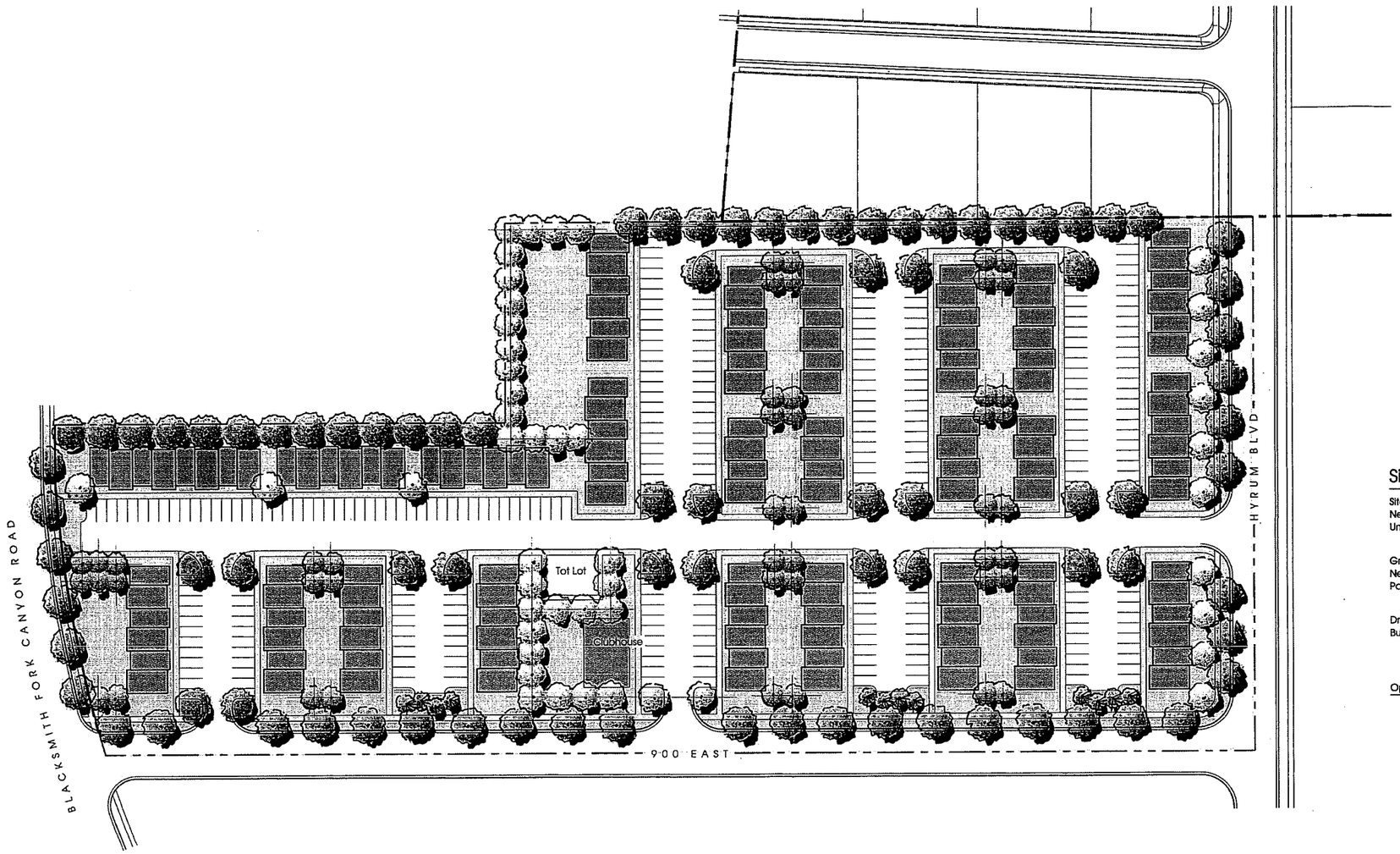
d. Parking lot to be asphalt or cement, to have poured concrete bumpers and curbs.

e. Driveways and uncovered parking areas shall be paved and striped.

f. Parking lot shall be located at rear of dwelling units. The Planning Commission may approve garages with front entrances for multi-family buildings.

g. No tandem parking permitted unless both spaces reserved for the same dwelling unit.

h. No recreational vehicle parking permitted on site whether inside or outside of a garage.



Site Summary . ALTERNATIVE B . Hyrum Property, Hyrum, Utah . Kartchner Homes

Site:	± 9.49 Acres	
Net site:	± 8.37 Acres	
Units: 4 unit Townhomes	138 Units	
• 69 – 2 Bedroom/1.5 Bath		
• 69 – 3 Bedroom/2.5 Bath		
Gross Density:	14.5 units/acre	
Net Density:	16.4 units/acre	
Parking:	293 stalls	2.1 stalls/unit
• 9 x 19 ft. stalls		
• Aisle width: 26 ft.		
Driveway/Parking coverage:	± 3.14 Acres	
Building coverage:	± 2.08 Acres	
• 1 – 8-plex @ 5,114 s.f.		
• 19 – 6-plex @ 3,836 s.f.		
• 4 – 4-plex @ 2,557 s.f.		
• Clubhouse: shown is ± 2,750 s.f.		
Open Space:	± 3.15 Acres	37.6 %

North 1" = 50 Feet

50 25 0 50 100

25 JUNE 2015

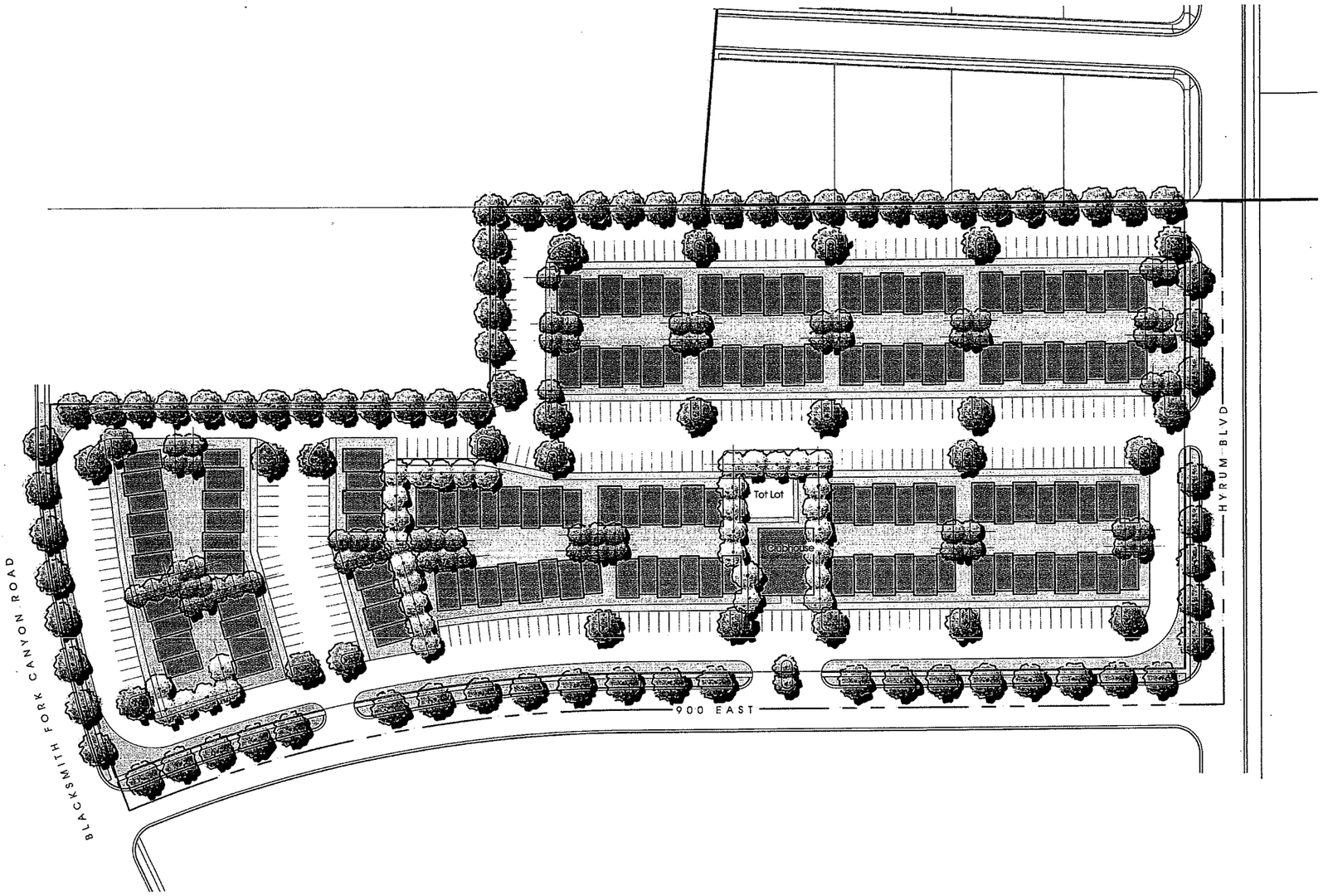
Concept Plan: ALTERNATIVE B

THE HEIGHTS

900 East and Blacksmith Fork Canyon Road . Hyrum, Utah

Kartchner Homes . 601 West 1700 South . Logan, Utah

R. MICHAEL KELLY
CONSULTANTS
LAND PLANNING · LANDSCAPE ARCHITECTURE
P.O. Box 469, Millville, UT 84326 435.753.2955



Site Summary . ALTERNATIVE A . Hyrum Property, Hyrum, Utah . Kartchner Homes

Site:	± 9.49 Acres	
ROW dedications of 33 ft.	± 1.06 Acres	
Net site:	± 8.43 Acres	
Units: 4 unit Townhomes • 68 – 2 Bedroom/1.5 Bath • 68 – 3 Bedroom/2.5 Bath	136 Units	
Gross Density:	14.3 units/acre	
Net Density:	16.1 units/acre	
Parking:	306 stalls	2.25 stalls/unit
• 9 x 19 ft. stalls • Aisle width: 26 ft.		
Parking coverage:	± 3.3 Acres	
Building coverage:	± 2.03 Acres	
• 5 – 8-plex @ 5,114 s.f. • 15 – 6-plex @ 3,836 s.f. • 2 – 4-plex @ 2,557 s.f. • Clubhouse: shown is ± 3,000 s.f.		
Open Space:	± 3.1 Acres	36.7 %

North 1" = 50 Feet

50 25 0 50 100

25 JUNE 2015
Concept Plan: ALTERNATIVE A

THE HEIGHTS

900 East and Blacksmith Fork Canyon Road . Hyrum, Utah

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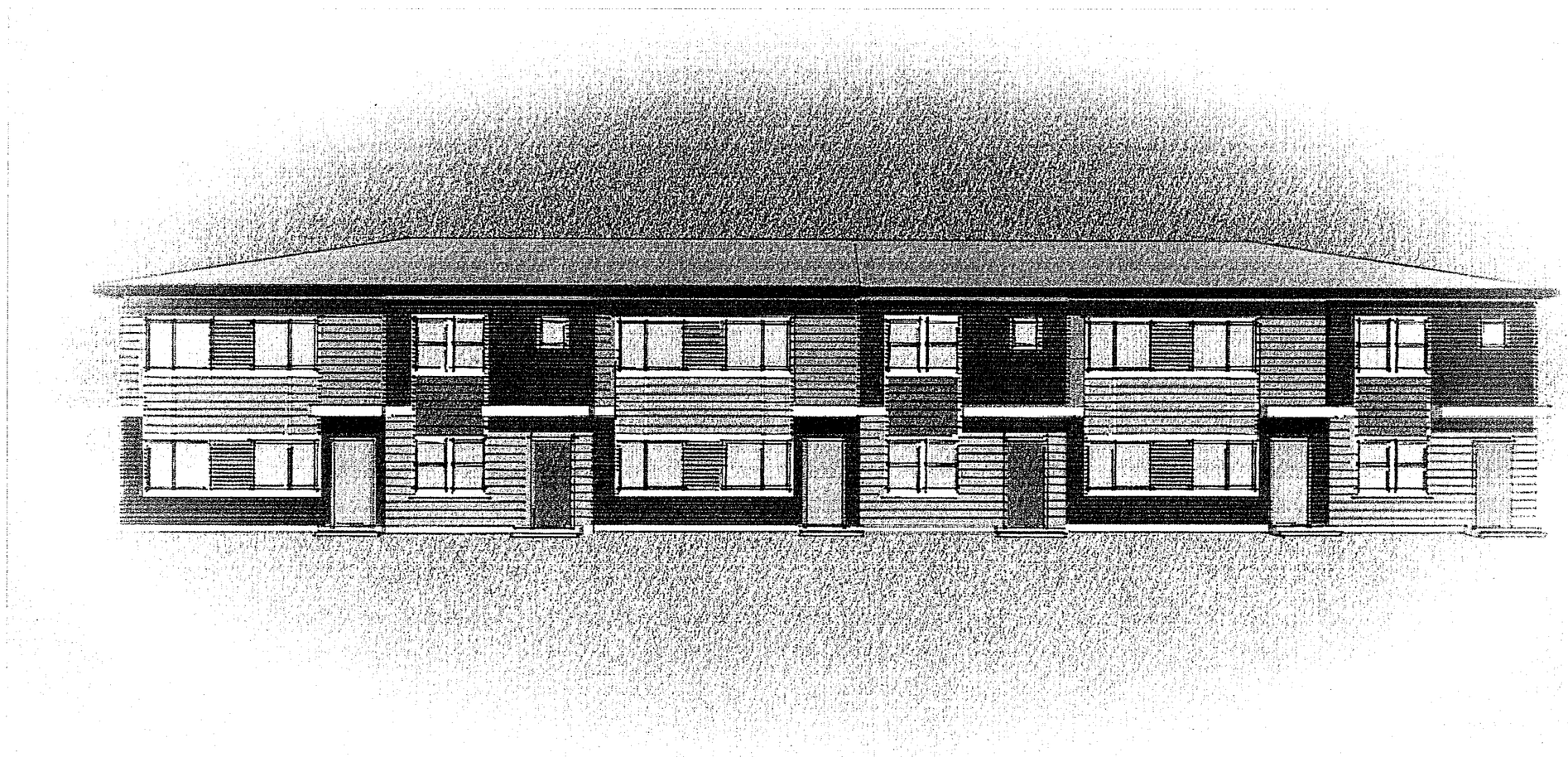
Design Development Sign Off:

Owner(s): Date:



FRONT ELEVATION
NOT TO SCALE

WYATT MITCHELL
ARCHITECTURE AND INTERIOR DESIGN

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Original drawings remain the property of the Architect and as such the Architect retains total ownership and control. The design represented by these drawings is sold to the client on a one time use, unless otherwise agreed upon in writing by the Architect.
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KARTCHNER MULTIPLEX
HYRUM UT, 84321

REVISIONS

WYATT MITCHELL #	15014
CHECKED BY:	TCW
DRAWN BY:	HH
DATE	06/03/2015

RENDERINGS

DD SIGNOFF
NOT FOR CONSTRUCTION