



Planning Commission

August 5, 2015

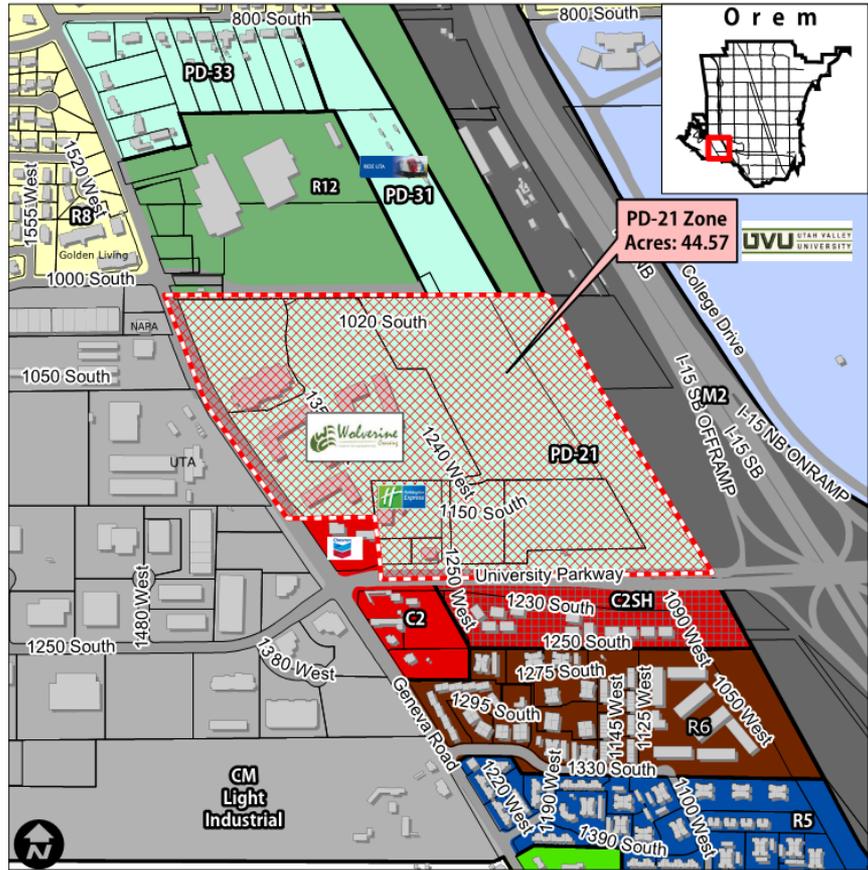
Item # 4.1

PUBLIC HEARING – Amending Section 22-11-33 and Appendix “O” pertaining to development standards in the PD-21 zone at 1200 South Geneva Road

Applicant: Keith Hansen

PD-21 ZONE

1000 SOUTH GENEVA ROAD



PD-21 Zone
Acres: 44.57

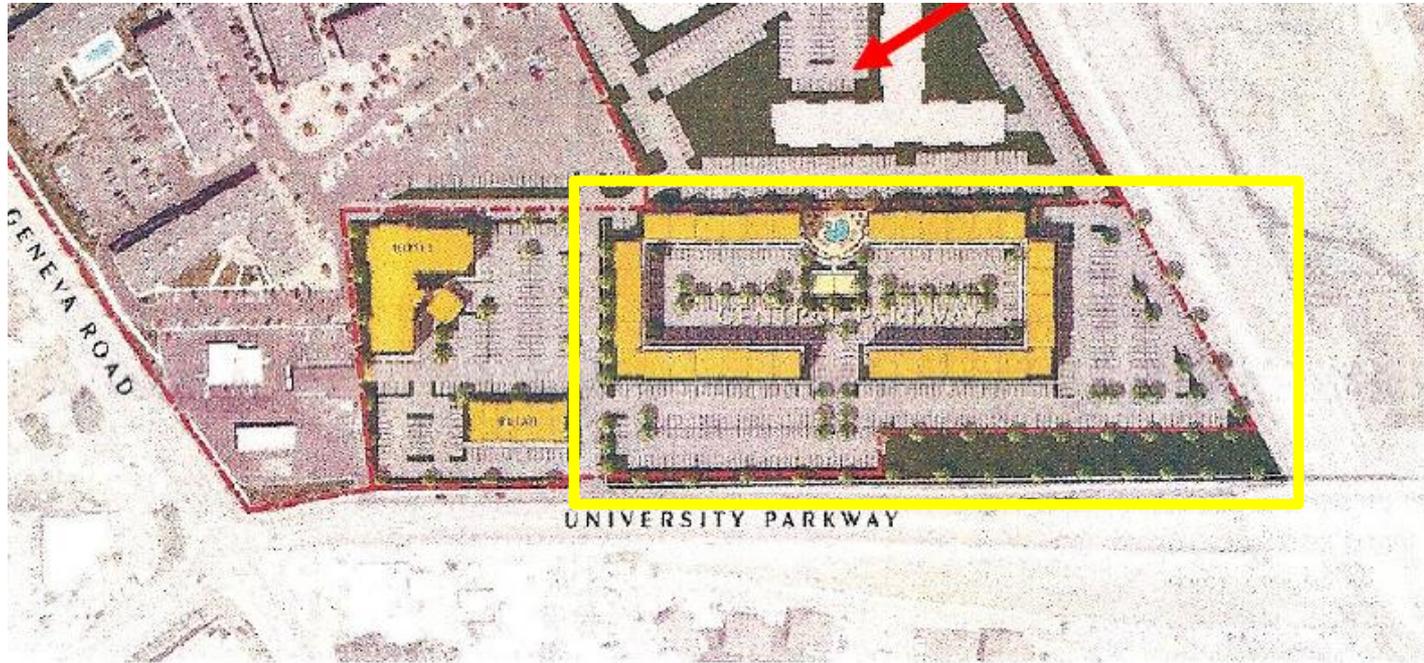


◆ PD-21 Zone
44.57 Acres.

NIA CONTACT:
Sunset Heights
Mike Walker

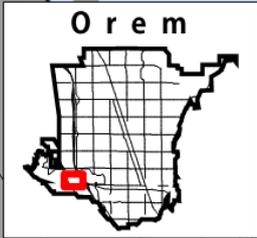
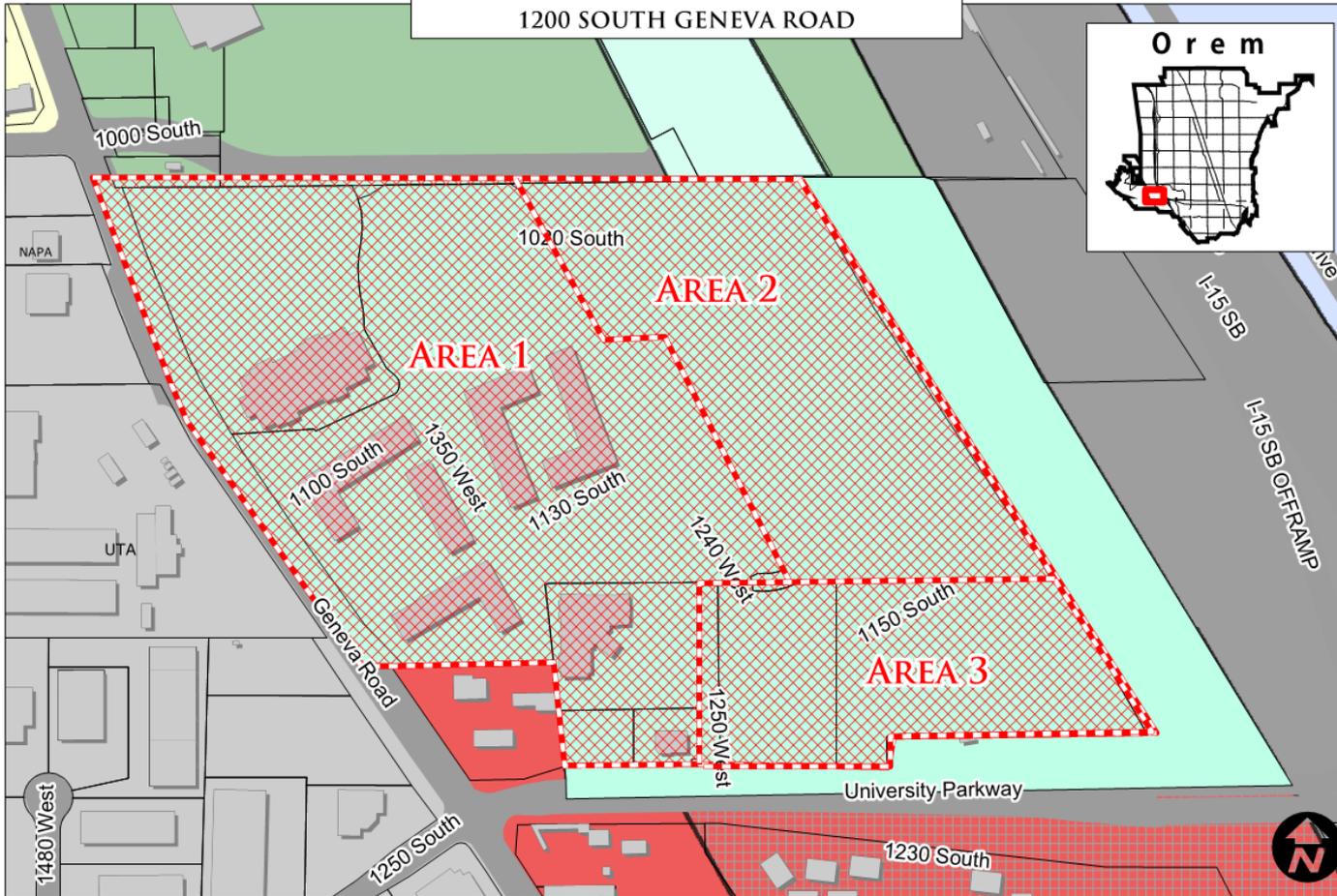
PD-21 Zone
Buildings
Parcels

Current PD-21 Concept Plan Area 2 (future Area 3)



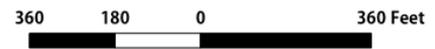
PD-21 ZONE AREA MAP

1200 SOUTH GENEVA ROAD



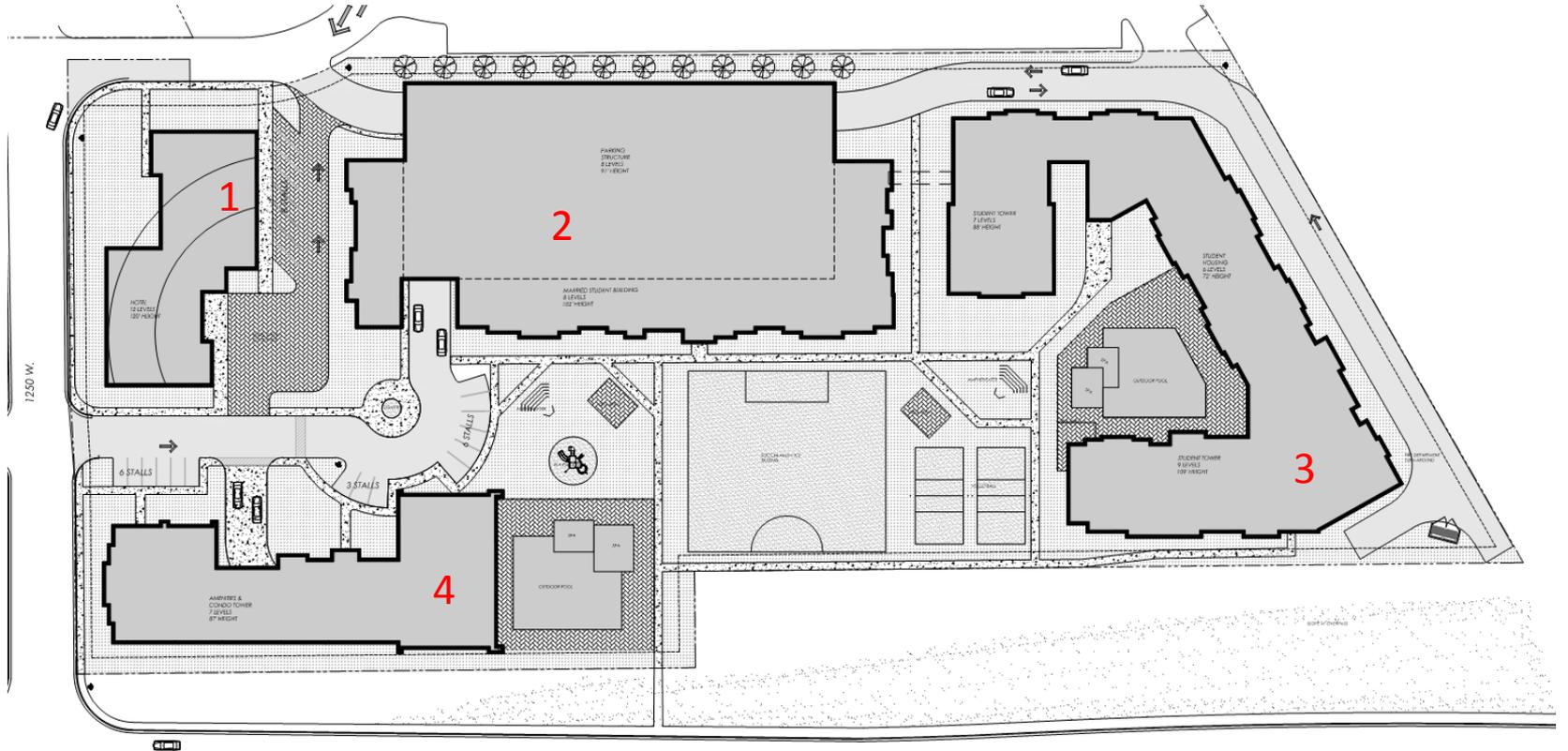
1480 West

PD-21 Zone
44.57 Acres.



PD-21 Zone
Buildings
Parcels
PD21

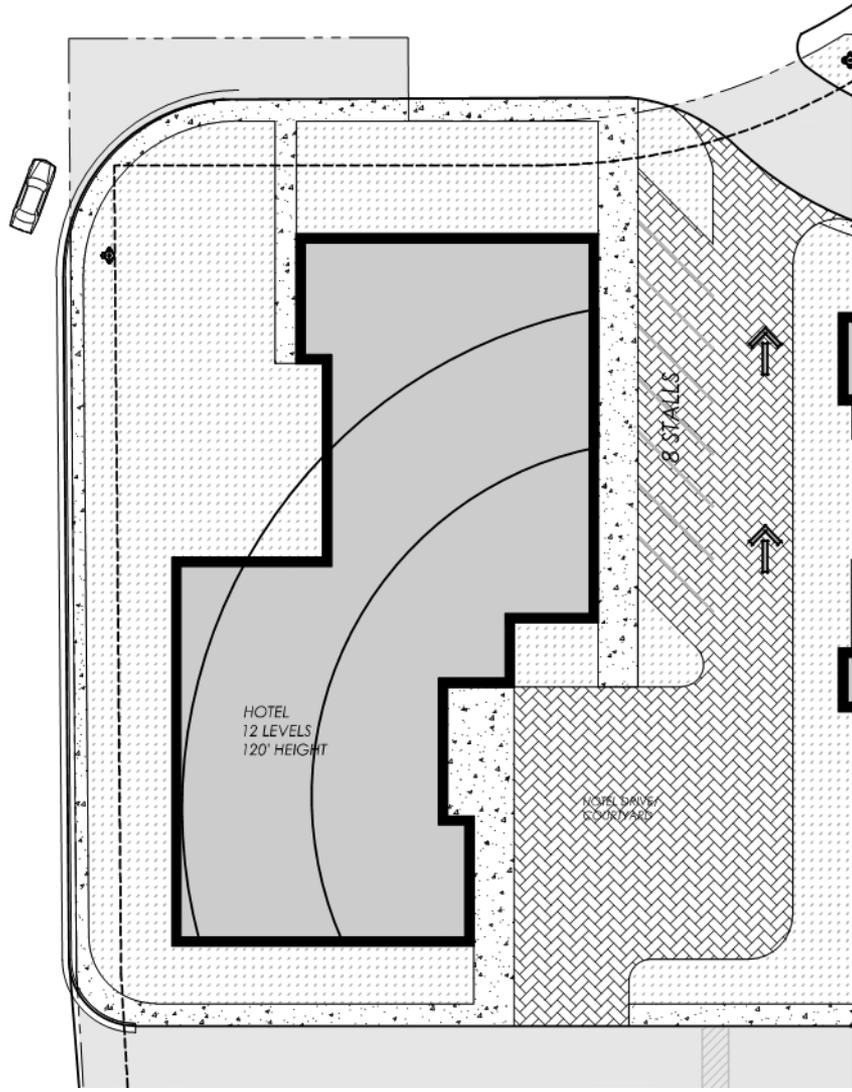
Proposed Concept Plan Area 3



W.
UNIVERSITY
PARKWAY



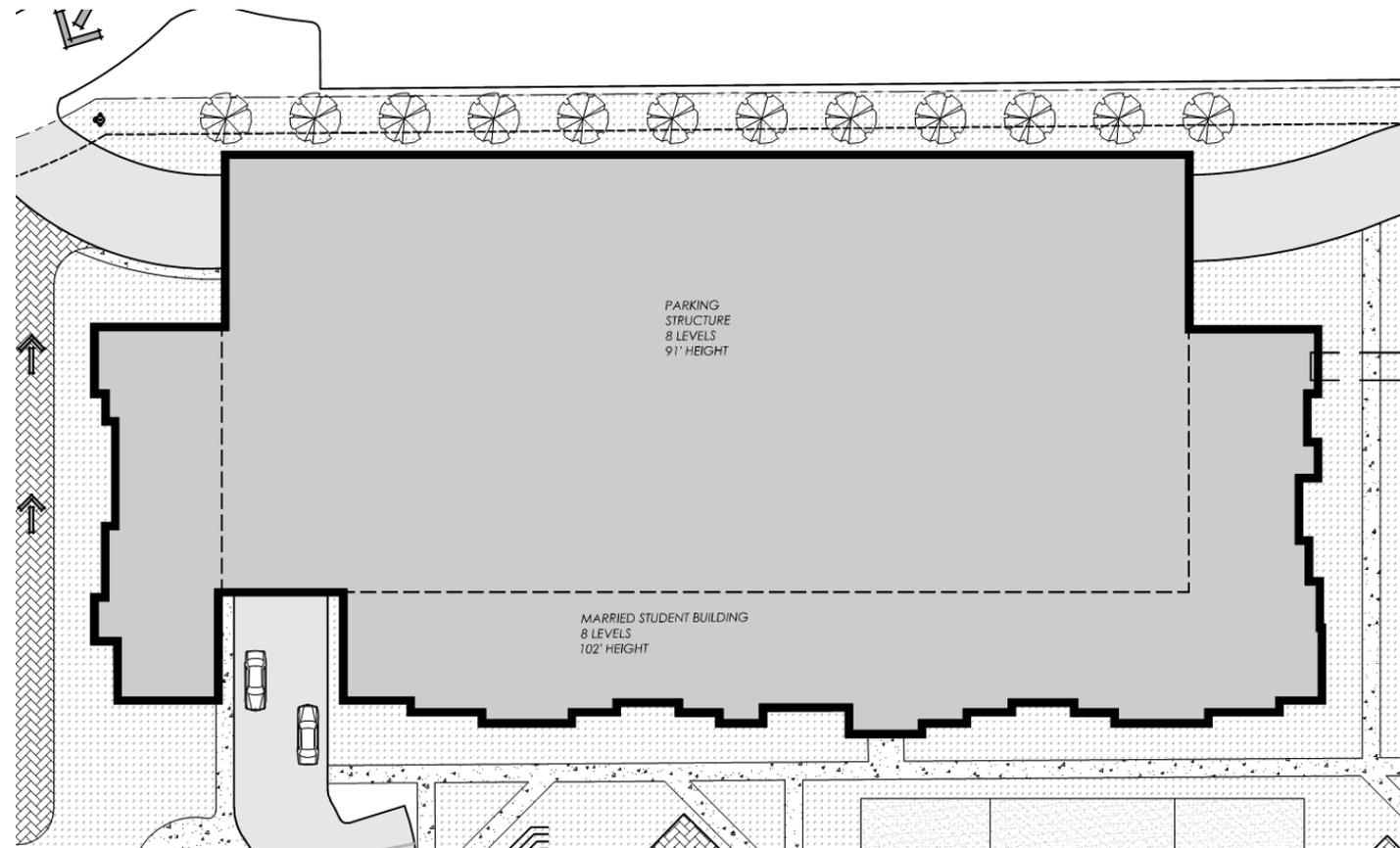
1250 W.



Building 1 Concept Plan

Building 1 Southeast/Northwest Elevations 120'





Building 2 Concept Plan

Building 2 Parking Structure 91' and Married Student 102'



South Elevation



East Elevation



West Elevation

Building 2 Parking Structure 91' and Married Student 102'

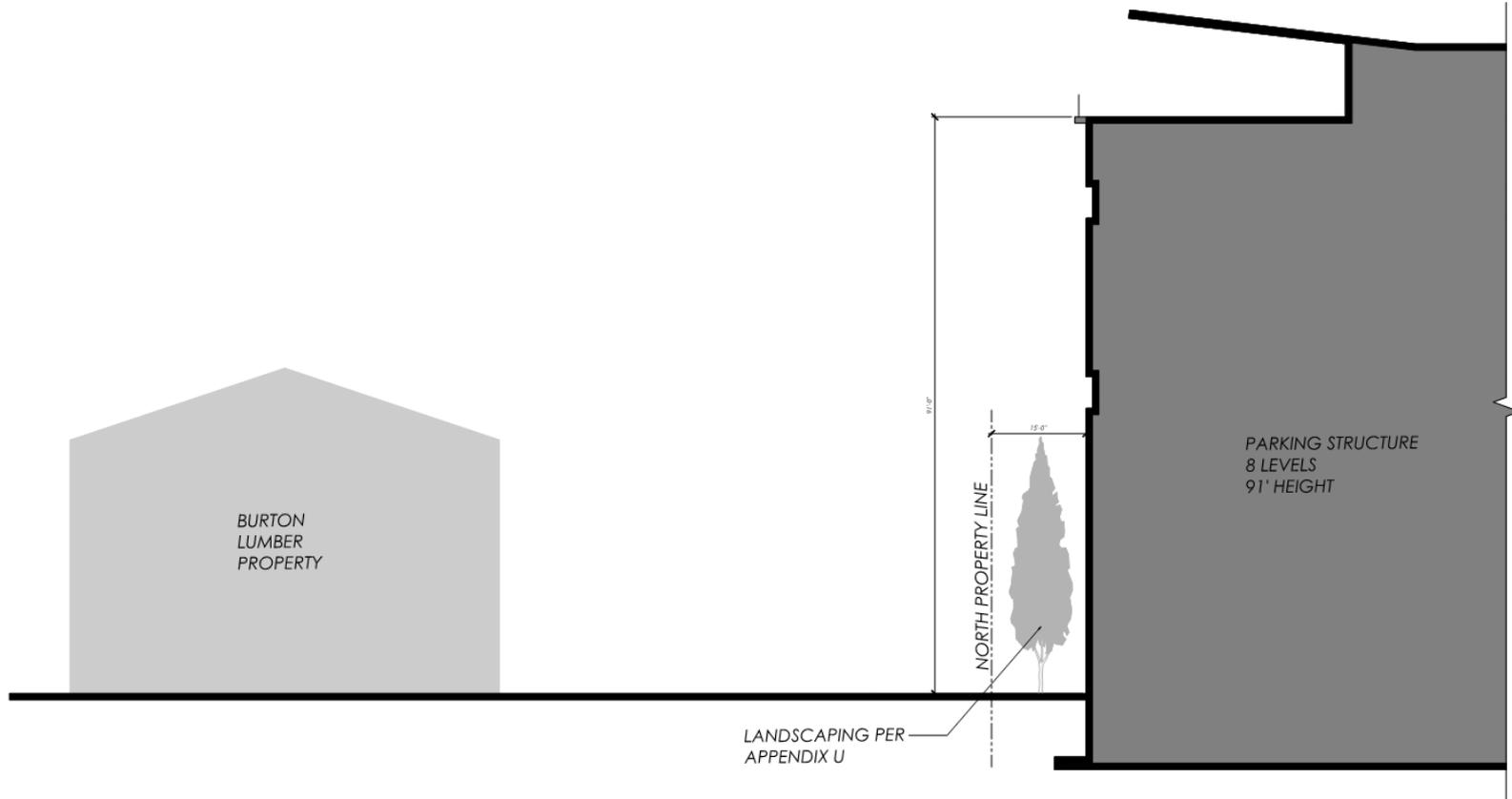


North Elevation

Building 2 Parking Structure 91' and Married Student 102'



Building 2 Cross Section





Building 3 Concept Plan

Building 3 Freshman Tower 72', 88', 109'

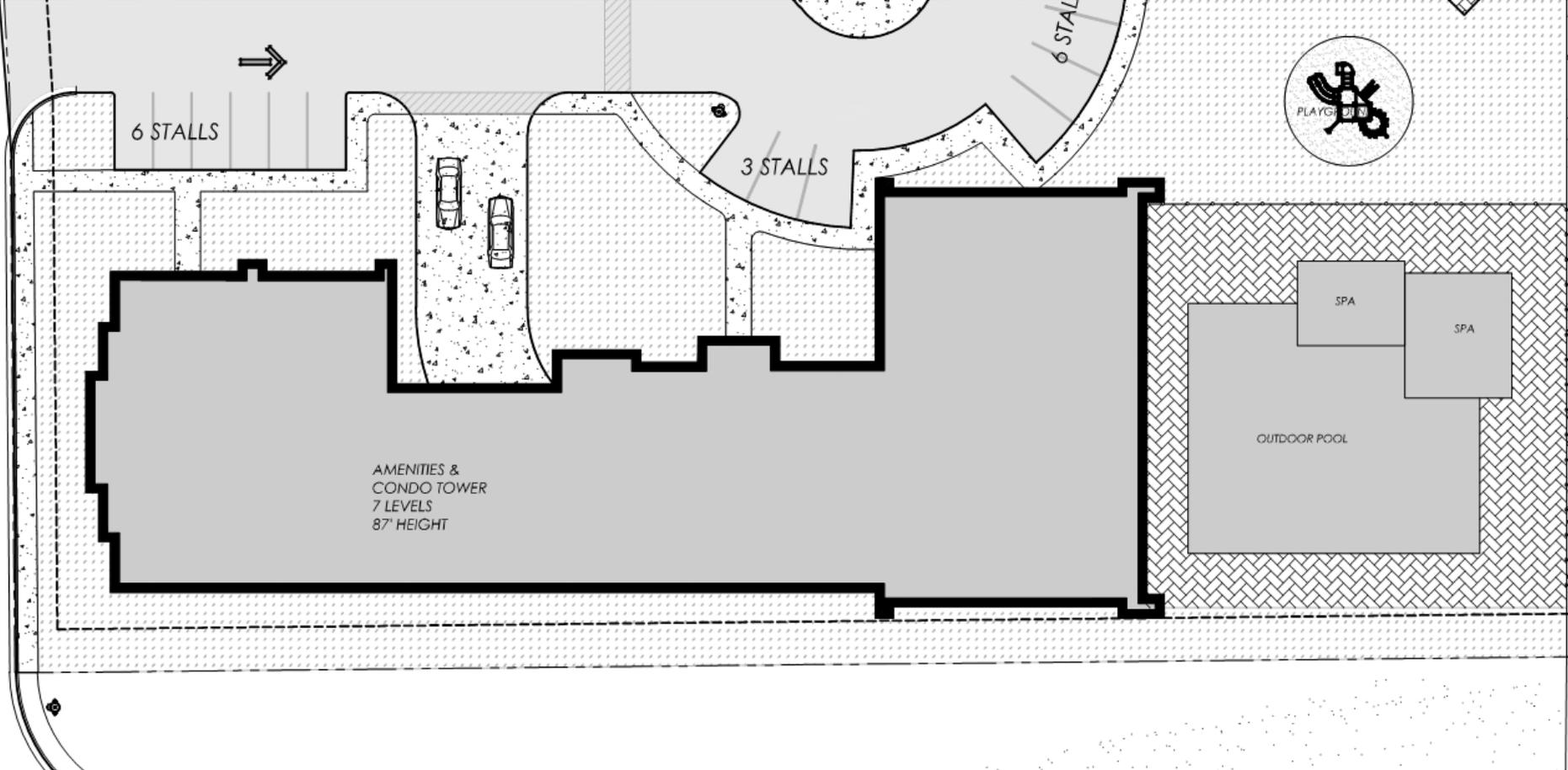


West Elevation

Building 3 Freshman Tower 72', 88', 109'



Building 4 Concept Plan



Building 4 Condo/Amenity Tower 87'

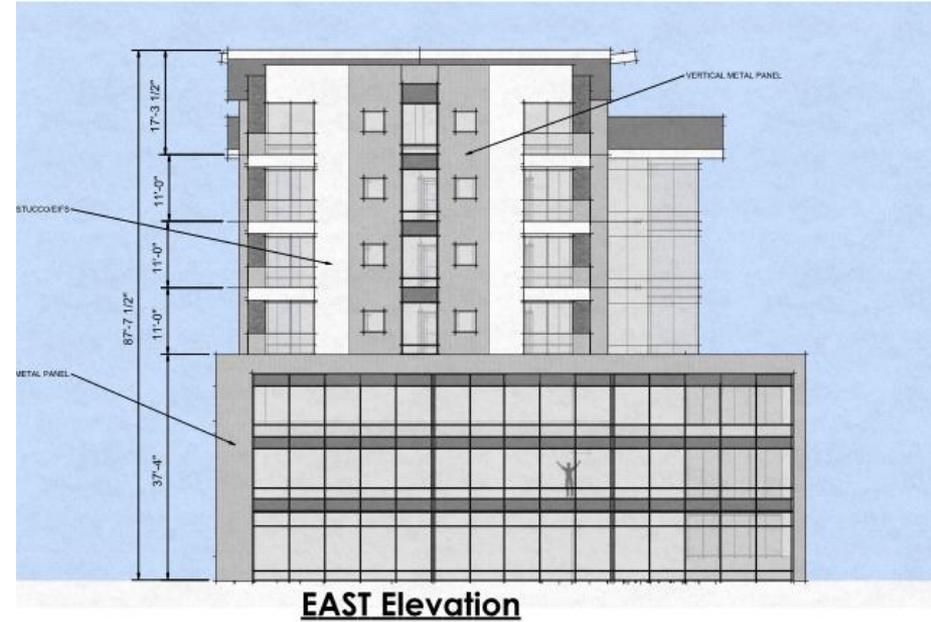


South Elevation



North Elevation

Building 4 Condo/Amenity Tower 87'



Building 4 Condo/Amenity Tower 87'



Proposed Text Changes

- Creating Area 3 from Area 2
- Up to eight residents in any unit of Area 3
- Maximum of 150' building height in Area 3
- Setback of 15 feet to north and east property lines of Area 3
- Area 3 parking standard of 0.65 stalls per occupancy unit
- Architectural concrete or zinc panels no more than 15% of any elevation
- Two monument signs along 1250 West
- 90 occupancy units (110 square foot bedroom) per acre; 275 apartment units total