

WASHINGTON CITY
CITY COUNCIL MEETING
STAFF REVIEW

HEARING DATE: October 9, 2019

ACTION REQUESTED: Z-19-11 - A request to rezone approximately 13.77 acres located at approximately 100 South Bella Vista Drive, from the current Planned Unit Development (PUD) zoning to a proposed Planned Unit Development - Residential (PUD-R) Multiple Family Development zoning designation.

APPLICANT: Stephen Howcroft

OWNER: SJ Property Holdings LLC

ENGINEER: Civil Science

REVIEWED BY: Drew Ellerman, Community Development Director

RECOMMENDATION: Recommend approval with conditions

Background

The two (2) week holdover is now completed, this item is ready for city council action.

The applicant is requesting approval to change the zoning of approximately 13.77 acres, located at approximately 100 South Bella Vista Drive. The requested change is from the current zoning of Planned Unit Development (PUD), to a proposed Planned Unit Development - Residential (PUD-R) Multiple Family Development.

The PUD-R request is for the purpose of developing the 13.77 acres into a multi-family residential project with 164 ⁽¹⁵⁶⁾ apartment units and 27 townhome units for a total of 191 proposed dwelling units. The apartment portion of the development will be made up of thirty six (36) One-bedroom units, one hundred and four (104)⁽⁹⁶⁾ Two-bedroom units, and twenty four (24) Three-bedroom. The townhome portion will have nine (9) three-plexes. Each townhome dwelling unit will have 3 bedrooms, 2 baths, and two direct parking spaces (of which one will be required to be a covered parking stall).

The surrounding zoning to this proposed development is Service Commercial (C-2) to the north and east, PUD-R to the west and south. The density of this proposed project is 13.87 (13.2) per acre. The allowed density according to the General Plan Land Use Map is 7-12 units per acre (Medium High Density). The Planned Unit Development standards allow for an increase of units

meeting the criteria as outlined in the ordinance. The developer is wishing to utilize the tree lined streets credit, increased recreational facility credit and the open space credit to account for the 1.87 (1.19) dwelling unit per acre increase over the project area. The required parking for project would be 292 (276) stalls for the apartment units, the applicant is showing 312 stalls. The visitor parking needed would be 38 (35) stalls required, so deducting the 292 (276) stalls for the dwelling units, a remainder of 20 (1) stalls is available for visitor parking. Staff will note that the project is showing and providing a RV storage area in the east portion of the development, this area needs to be utilized for the additional 18 visitor parking stalls required by the ordinance. The applicant is showing sufficient covered parking stalls for the apartment units, with the townhome units having a two-car garage provided.

Staff has reviewed the requested zone change and finds it conforming to the PUD standards of the zoning regulations. The Planning Commission reviewed this request at their September 4, 2019 meeting, the Planning Commission, as part of their motion, made an additional condition to not have any four story buildings, this eliminating eight (8) dwelling units. This was made due to the need to adjust the parking numbers and also bring the dwelling unit count down from the proposed 191 units to a total of 183 dwelling units.

Recommendation

The Planning Commission unanimously recommended approval of Z-19-11, for the zone change request from Planned Unit Development (PUD), to the proposed Planned Unit Development - Residential (PUD-R), with request for the Multi-Family Residential Development Standards onto to the City Council, based on the following findings and subject to the following conditions:

Findings

1. That the requested zoning conforms to the intent of the land use designation of the General Plan.
2. The utilities that will be necessary for this type of development will be readily accessible to the site.

Conditions

1. The project shall conform to the standards of the PUD - Residential (Multiple Family Development) Zone.
2. A traffic study shall be submitted for review and approval prior to submitting building permit applications.
3. A final drainage study and grading and drainage plan shall be submitted for review and approval prior to site development. Development of the site shall comply with the recommendations of the geotechnical study and drainage study, and improvements for

drainage and detention shall be approved by the Public Works Department.

4. The elevations of the buildings shall be as portrayed in this submittal.
5. Detailed landscape and irrigation plans shall be submitted for review and approval prior to building permit applications and shall conform to the approved zoning plan. The developer shall install the landscaping and irrigation infrastructure prior to the occupancy of any unit.
6. Block walls (six feet in height min./max.) will be required along the north and west boundary of the development. Details for the required perimeter block walls shall be submitted for review and approval with the site development plans.
7. All structure and site improvements shall meet the requirements of City-adopted building and fire codes.
8. A Post Construction Maintenance Agreement needs to be recorded prior to any plat recordations.
9. The proposed amenities will be completed before one-third ($\frac{1}{3}$) build out of the development is completed. Roughly, before the 38th unit is completed within the project.
10. If any of the proposed buildings are to be higher than thirty five feet in height, a height waiver must first be obtained from the City Council. It appears that building #2 & #3 will be above the thirty five foot (35') height allowance.
11. Details for dumpster screening methods shall be submitted for review and approval with the building permit applications.
12. The southern extension of 1100 East will need to be constructed, or already in place, as part of this development.
13. All outdoor lighting will be directed inward toward of this development.
14. Dumpster screening, and retaining walls throughout the property shall blend in with the residential buildings. Details for these items shall be submitted for review and approval prior to the issuance of associated/required permits.
15. No four-story units within the project, and the dwelling unit count will be 156 apartment units with 27 townhome units (183 total dwelling units).