

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE: January 15, 2020

ACTION REQUESTED: C-19-12, A request for a Conditional Use Permit for an Apartment Complex (multi-family) project, located at the southeast corner of Bluff View Drive and 1100 East.

APPLICANT: Wright Development

OWNER: Wright Development (WDG Washington LLC)

ENGINEER: Reeves and Associates

REVIEWED BY: Drew Ellerman, Community Development Director

RECOMMENDATION: Recommend approval with conditions

Background

This item was tabled at the November 6, 2019 Planning Commission meeting. The applicant was asked to recalculate the density on this particular development, due to it being too high, with the planning commission not allowing it to be considered with the applicants project directly northwest (across the intersection of Bluff View Drive and 1100 East) of this proposed development averaging out the density for both parcels (one developer).

The applicant is requesting approval of a Conditional Use Permit to build a multi-family Apartment Complex project (named Bluff View Commons) located at the southeast corner of Bluff View Drive and 1100 East. The project's finished area of coverage is 8.706 acres. The site is proposing 157 dwelling units in the form of 48 one-bedroom units, 91 two-bedroom units, and 18 three-bedroom units. There is also provided several recreational options within a large open area found in the center of the building layout. Included in this amenity area is a clubhouse with pool area, bbq/pavilion area, tot lot area, 3 pickle-ball courts, large open areas in between each of these amenities, also will be provided a dog park area within this development.

The land use is designated in the General Plan as High Density Residential, the zoning is R-3 (Multiple-Family Residential). The density as established in the General Plan is 13-16 dwelling units per acre, this project is proposing a 18.03 d.u./ac. ratio as presented. The applicant is aware that eighteen dwelling units is above the 13-16 units per acre as stated in the general plan, and they are wishing to have the benefit of both properties (C-19-11, which has 7.878

acres of property and this property under the C-19-12 application) combined for the purpose of calculating the dwelling unit per acre ratio. This would have a total acreage (both properties) of 16.58 acres and a total of 256 dwelling units, for a 15.99 d.u./acre ratio.

The surrounding zoning is C-2 to the north, east and west, and PUD (Bluff View Townhomes) to the south.

The development is required to provide one and one-tenth parking stalls for the one bedroom units, and two parking stalls for the two and three bedroom units, and a minimum of 31 visitor parking stalls (as per the current code). That would relate to 302 parking stalls minimum. The applicant is proposing 315 total parking stalls, in the form of 79 garaged stalls, 78 carport stalls, 114 open air stalls and 44 visitor parking stalls.

The exhibits are showing the height of the buildings in excess of the allowable thirty-five maximum. This conditional use permit application can not give approval/permission for the excess height. The applicant will have to go to the city council for such approval/permission.

Staff has reviewed the proposed project and finds that it meets the standards as outlined in the General Plan and Zoning Ordinance.

Recommendation

Staff recommends that the Planning Commission approve C-19-11, allowing for a multi-family apartment project to be built and located at the northwest corner of Bluff View Drive and 1100 East Street.

Findings

1. The proposed use, at the particular location, is necessary or desirable to provide a service or facility which will contribute to the general well being of the neighborhood and community; and.
2. That such use will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of the persons residing or working in the vicinity, or injurious to property or improvements in the vicinity; and
3. The proposed use will comply with the regulations and conditions specified in this title and associating state and federal titles, for such use; and
4. The proposed use will conform to the intent of the general plan.

Conditions

1. Any site improvements shall meet the requirements of City and State adopted codes.

2. The development of the site shall comply with the development standards of the R-3 Zone.
3. Development of the site shall also comply with the recommendations of a geotechnical study and drainage study. Improvements for drainage and detention shall be approved by the Public Works Department prior to the issuance of building permits.
4. The applicant will submit a traffic impact study for review and approval by the Public Works Department.
5. Any covered parking materials, 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.
6. Any roof mounted equipment will be required to be screened from view.
7. A final detailed landscaping plan will be submitted for review and approval prior to any landscaping being installed throughout the project.
9. All lighting within the project development will be directed inward to the site.
10. All signage will be in accordance with the adopted sign regulations of the city.
11. The maximum height of any building within the project will no greater than thirty-five feet above finished grade.
12. The exhibits as presented to, and approved by, the Planning Commission will be followed as shown in the public hearing.
13. Height of the proposed three-story buildings appears to be 40'-3", this height can only be approved through the city council in granting a height waiver in a subsequent public hearing.