Millcreek City Planning and Community Development
3330 South 1300 East
Millcreek, Utah 84106
Phone: (801) 214-2750
Inspections: (385) 468-6690

STAFF MEMORANDUM

From:	**Erin O'Kelley, Planner**
To:	**Millcreek Community Council**
Meeting Date:	**March 2020**
RE:	**Conditional use permit for a new mixed-use project in the City Center.**
Parcel ID	**162830230000, 1628830101100, 16283010120000**
Applicant:	**PEG Development**
File No.:	**CU-20-003**

Request

Millcreek Planning and Community Development is seeking your input on a mixed-use development in the City Center. This project is 99 residential units with approx. 2,000 sf of Commercial space.

Existing Land Use and Proposed Change

The existing parcels on the subject property are phase two of a building that was converted from commercial condos to residential units. The current area for development is being used as open space and drainage for the existing residential units. The current property has full road improvements but will be adding additional on-street parking, landscaping, and sidewalk to the existing road to meet City Center Overlay Zone standards. (see attached plans for full details)

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Community Council Action

The Community Council is asked to consider the following detrimental effects:

1. Detrimental effects of decreased street service levels and/or traffic patterns including the need for street modifications such as dedicated turn lanes, traffic control devices, safety, street widening, curb, gutter and sidewalks, location of ingress/egress, lot surfacing and design of off-street parking and circulation, loading docks, as well as compliance with off-street parking standards, including other reasonable mitigation as determined by a qualified traffic engineer.
2. Detrimental effects on the adequacy of utility systems, service delivery, and capacities, including the need for such items as relocating, upgrading, providing additional capacity, or preserving existing systems, including other reasonable mitigation as determined by the City's engineering staff, contracted engineers, and utility service providers.
3. Detrimental effects on connectivity and safety for pedestrians and bicyclists.
4. Detrimental effects by the use due to its nature, including noise that exceeds sound levels normally found in residential areas, odors beyond what is normally considered acceptable, within a neighborhood including such effects as environmental impacts, dust, fumes, smoke, odor, noise, vibrations; chemicals, toxins, pathogens, gases, heat, light, electromagnetic disturbances, and radiation. Detrimental effects by the use may include hours of operation and the potential to create an attractive nuisance.
5. Detrimental effects that increase the risk of contamination of or damage to adjacent properties and injury or sickness to people arising from, but not limited to, waste disposal, fire safety, geologic hazards, soil or slope conditions, liquifaction potential, site grading/topography, storm drainage/flood control, high ground water, environmental health hazards, or wetlands, as determined by City Engineer, City geologist and other qualified specialists.
6. Detrimental effects of modifications to or installation of signs and exterior lighting that conflict with neighborhood compatibility.
7. Detrimental effects arising from incompatible designs in terms of use, scale, intensity, height, mass, setbacks, character, construction, solar access, landscaping, fencing, screening, and architectural design and exterior detailing/finishes and colors within the neighborhood in which the conditional use will be located.
8. Detrimental effects on the tax base and property values.
9. Detrimental effects on the current level of economy in governmental expenditures.
10. Detrimental effects on emergency fire service and emergency vehicle access.
11. Detrimental effects on usable/functional/accessible open space.
12. Inadequate maintenance of the property and structures in perpetuity including performance measures, compliance reviews, and monitoring.
13. Detrimental effects on appearance from graffiti. Applicants shall apply an anti-graffiti material or coating, approved by the City, to building, fence, and other surfaces from ground level to a height of nine feet. The Planning Commission may approve dense planting or appropriate design

measures in place of anti-graffiti materials. This requirement may be imposed retroactively where graffiti issues are present.

Is there the applicant can do that is not already addressed in the Millcreek code to mitigate any potential detrimental effects?

Attachments Applicant has provided:

- **Architecture Plan**
- **CCOZ Code Matrix**
- **Landscape Plan**

Planning and Zoning
801-214-2750
Millcreek.us

3330 S 1300 E
Millcreek, UT
84106

City Center Overlay Zone Application

OFFICE USE ONLY	
File #	**Received By**
Date Received	**Zoning**
	District

PLEASE PROVIDE THE FOLLOWING INFORMATION

Date of Application Submission	21 February 2020		
Property Address	1395 E Miller Ave, Millcreek	**Parcel Number(s)**	313-023, 301-011, 301-012
Name of Project	Brickcreek Phase II	**Acreage**	0.88976 acres
Description of Project	A mixed-use development that will subdivide three parcels zoned as C-3 into two separate lots, with a new 99 unit apartment building containing live-work units on the ground floor.		

PLEASE NOTE: The City Center Overlay Zone has not officially been adopted by the City Council. All regulations within the draft ordinance may be subject to change and therefore may change the application process and requirements for any application.

- All conditional use permits are subject to Chapter 19.84 of the Millcreek Code and must also fill out the CUP supplemental questions.
- All projects in the CCOZ must submit a complete zoning compliance matrix (See page 4).
- 19.73.15 Application – an application and associated fees, shall be submitted and reviewed by staff for completeness. An incomplete application, that does not address the required CCOZ and other City ordinance required information, as determined by staff, will be returned to the applicant and not be processed until all information required by the City ordinances is provided. The City will provide a list of application requirements. The initial application will generally consist of concept plans with the following minimum requirements:

		Request Deferral (To be Approved by Staff)	Staff Use Only
☒	Name, address, telephone number, e-mail, and interest in the property.	☐	☐
☒	The property owner's name, address, e mail, and telephone number, if different than the applicant, and the property owner's signed consent to the filing of the application.	☐	☐
☒	The current zoning classification, zoning district boundaries, and present use of the subject property.	☐	☐

☒	A conceptual site plan or plans, drawn to scale, including sketches of the types of buildings proposed, floor plans, elevations of proposed buildings, materials, landscaping, parks, plazas, pedestrian pathways, parking, low impact design stormwater techniques to be applied to the site, known faultlines and recommended setbacks, oblique sketches of the project to show any view related issues (Valley and Mountains), and conceptual street cross sections using the requirements of sections 19.73.40 and 19.73.50 of CCOZ Chapter. Per 19.84 site plan shall include: a. Name and correct address of the development. b. Location and name of streets. c. Property boundaries and dimensions. d. Precise location and footprints of any proposed structures. e. Precise location of all proposed parking. If proposed parking is to be covered, please indicate on the plan. f. Precise location of existing and proposed driveways. g. Precise location of existing and proposed fencing. h. Precise location of proposed waste container and enclosure. i. Plans for utility provisions, including additional water and sewer service, and disposal of any hazardous materials. j. Precise location of any proposed signs. k. Precise location of existing and proposed easements on your property, and all easements within 50 feet on abutting properties. l. Precise location of any streams or waterways, if applicable. m. Table showing land use allocation on the site (% building coverage, % landscaping, % parking).	☐	☐
☒	A written explanation of the project that describes the thematic elements of the project, the place making concepts, one or more signature features, commercial and mixed-use	☐	☐

	designs (if applicable), potential tenants, its' relationship to the goals for the City Center and other details that will provide reasons that the development will create a long term benefit to the City and proposed techniques to mitigate any anticipated detrimental effects.		
☒	A preliminary traffic study that defines potential traffic generation, the integration of the new development with the adjacent street corridors, traffic capacity/level of service issues on adjacent roads and intersections, and suggest mitigation solutions for anticipated traffic congestion problems. The traffic study may also address parking demands, if the applicant believes that the standards found in the Parking Chapter are inappropriate. Applicants shall follow the requirements of 19.80.040 to create a parking study. Such studies shall be commissioned by the City and paid for by the applicant.	☐	☐
☒	Provide letters from all utility companies providing service to the project site describing their ability to serve the project.	☐	☐
☒	A site-specific geologic hazard study and report, if required by MKC 19.75.	☐	☐
☒	A summary table showing floor area by use, required parking by use, materials percentages, percentages of doors and windows, residential amenities if required, and open space requirements.	☐	☐
☐	Other information or documentation the Community Development Department and/or Public Works may deem necessary, as described on the application form, for proper review and analysis of a particular application and its potential detrimental effects.	Staff Use Only (Other Required Documents)	
☒	Owner Affidavit (Signed and Notarized)	☐	☐

Applicant Name McKay Quinn		**Architect** ☐	**Engineer** ☐ **Other** ☒
Email mquinn@pegcompanies.com		**Phone** 385-249-5015	
Address 180 N University Ave, Ste 200 Provo, UT 84601		**Cell** 435-709-1804	
Professional(s) Name Justin Heppler		**Architect** ☒	**Engineer** ☐ **Other** ☐
Email jheppler@ajcarchitects.com		**Phone** 801-466-8818	
Address 703 E 1700 S, SLC, UT 84105		**Cell** 801-910-6439	

Professional(s) Name	Clarke McFarlane	**Architect** ☐	**Engineer** ☒	**Other** ☐
Email	clarke@ensignutah.com	**Phone**		
Address	45 W 10000 S, Suite 500, Sandy, UT 84070	**Cell**		

To facilitate the land use notice and review process, the undersigned hereby authorize the City to reproduce this application and all documents attached to the application for staff, officials, and the interested public: I certify the submitted information on and included with this application is true and correct to the best of my knowledge, and, if found otherwise, this application and any associated approvals shall be revoked. I am aware this application does not authorize any development activity or conducting of business until the required permit is approved and issued by Millcreek. I also understand when a permit is granted subject to conditions, such permit does not become effective until all conditions have been satisfied. I authorize City Staff to enter the property for purposes related to development review and inspections. I am aware that only complete applications will be accepted for processing (complete application requirements are attached).

Applicant's Signature Date 12/17/19

CCOZ CODE COMPLIANCE MATRIX

Category	**Requirement**	**Project Details**	**Review Notes – Office Use Only**
		USE REQUIREMENTS	
Commercial Uses	Required for ground floor facades. Projects on NW corner of 3300 S and Highland and NE corner of 3300 S and 1300 E must have at least 25% of floor area as non-residential uses. Page 7	We include commercial tenant space and our leasing office along Miller Ave. More than 50% of our Miller Ave. ground floor along the sidewalk is commercial space - leasing office, (4) live work units.	
		STREETSCAPE REQUIREMENTS	
Street Type	Describe applicable street type:	Neighborhood Street	
Street Tree Plan	Depends on street type.	See Ground Level Landscape Plan LP101	
Dedication	May be required based on street type.	45 degree parking is dedicated to the City	
Street		Miller Ave.	

Furnishing and Lighting			
BULK REQUIREMENTS			
Build to Zone	0 to 10 feet – subject to new street standard Page 10		
Min Side Yard Setback	10 feet between buildings. Note: greater setbacks may be required where walls containing residential windows are adjacent to another building with residential windows. Page 22, 25	We maintain a minimum of 10' from adjacent buildings which meets the updated CCOZ zone requirements of: "10 feet between buildings, except accessory buildings; or 5 feet from a side property line." As well as an additional 5' above 40'.	
Min Rear Yard Setback	10 feet, or 25 feet if adjacent to residential zoning. Page 25	We maintain a minimum of 10' from Brick Lofts which meets the updated CCOZ zone requirements of: "10 feet from lot line width and additional 5' above 40' in height.	
Building Height	Maximum height to be established per the height map in the CCOZ. Applicant to verify by survey the property location to determine the allowable height. Pages 8-9	We are 75' to the top of the roof structure to from the existing grade - see elevations.	
Height Transitions	Required for projects within 100 feet of an R-1 or R-2 zone Page 10	N/A.	
Minimum Lot Coverage	50 percent Page 10	Yes.	

Maximum Lot Coverage	80 percent Page 10	Yes, see diagrams on Zoning sheet.	
Off-Street Parking	Must be located to the side or rear of building or structure Page 10	We have an enclosed parking structure behind the live-work units and below the residential.	
DESIGN STANDARDS			
Entrances	First floor entrances must face street. Page 22	Yes.	
Building step-backs	20 foot street or common facing stepback required between first and third stories. Page 10-11	Yes, see elevations.	
Windows	50 percent of street facing facades, and 25 percent of upper story facades. Windows must be designed to standards described in the graphic. Page 22, 25	Yes, see diagrams on Zoning sheet. Yes, see elevations and zoning compliance diagrams.	
Landscaping	Specific street trees required. Submit plan for non-public spaces Page 12	Yes, see landscape plans.	To be determined by staff
Garbage and Recycling	May not be closer than 10 feet from a property line, unless in a parking structure. Enclosures are	We have enclosed garbage rooms.	

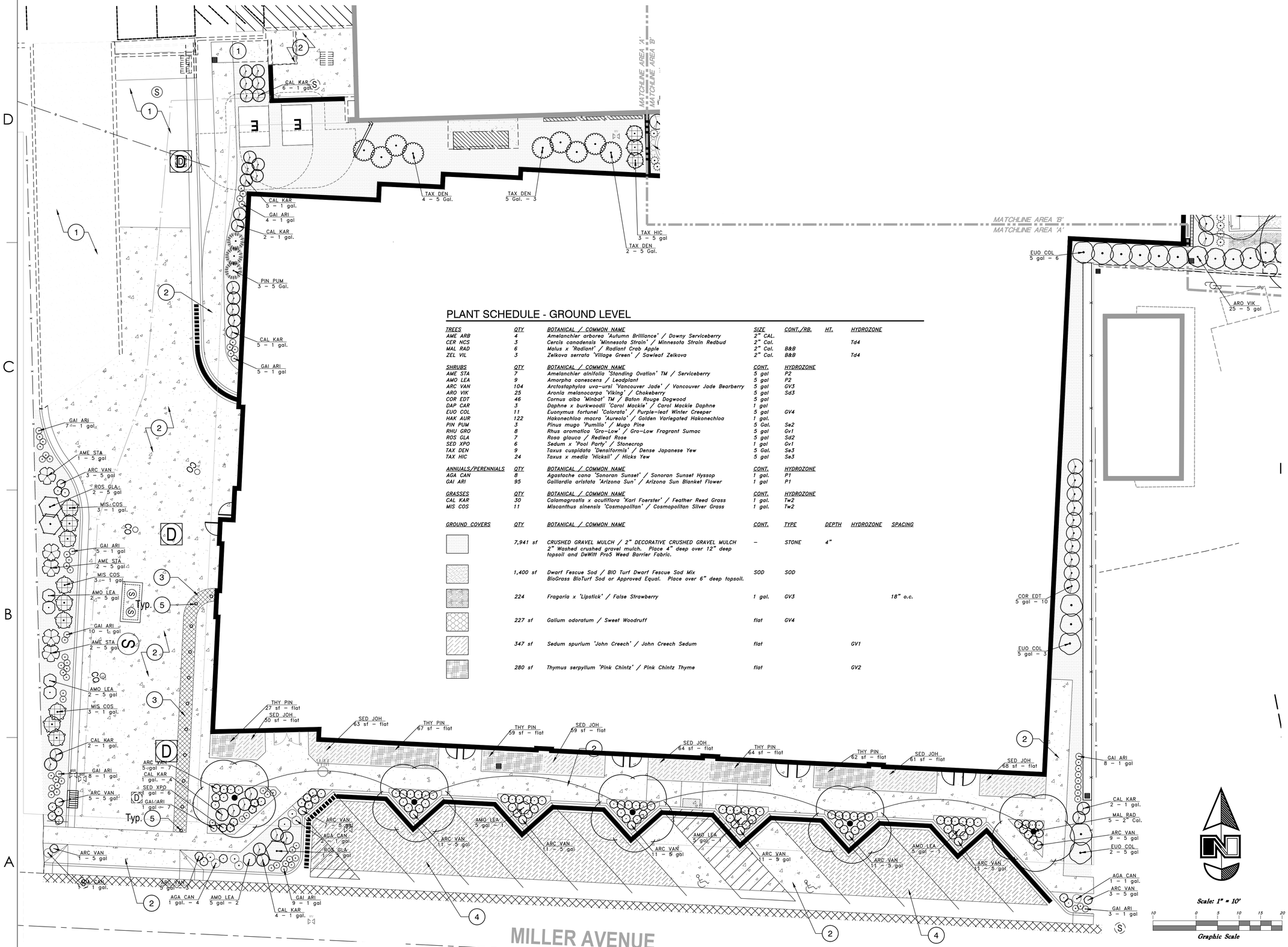
	required for waste containers outside of buildings. Page 21		
Building Materials	Stucco and EIFS are prohibited for use as materials on any façade visible from a right-of-way. Stone or brick must be 50 percent of ground floor, excluding windows, or 75 percent of ground floor, excluding windows, if the project is in the mill Center District Page 23	Yes, see elevations.	Materials: Pre-finished metal wall panels fiber cement cladding panels fiber cement stained siding-wood look vinyl window frame aluminum storefront frame hard coat stucco
Building Length	No single building may exceed 300 feet in length. Page 23	Yes, see elevations.	
Building Separation	Buildings must be separated by at least 10 feet. Note: greater setbacks may be required where walls containing residential windows are adjacent to another building with residential windows. Page 22, 25-26	Yes, see elevations and site plans.	
Facade Articulation	Rooflines shall vary every 100 feet. 3 foot	Yes, see elevations.	

	depth façade depth variation requires for buildings longer than 100 feet. 2' foot other sides Page 23-24		
Plaza	Sites greater than one acre must have a plaza on the front, corner side, or side of the building. Page 23-24, 28-29	N/A.	Development site is less than one acre
Open Space	Defaults to lot coverage requirements. Residential open space to be 20 percent not including private balconies. May be reduced with a fee-in-lieu, under certain circumstances Page 28-30	Yes, see diagrams on Zoning sheet.	Open space on ground floor is 20% Open space with ground floor and patios is 33.2%
Commercial Frontage	100% of a ground floor along Mill Common 50% of a ground floor facing a street outside of Mill Common area Page 25	N/A. Yes, see level 1 floor plan and elevations with live-work units.	
Residential Amenities	3 required per 19.44.050 (11)	Yes, see diagrams on Zoning sheet.	Pet wash, hot tub, barbeque, club room
Rooftop Gardens	Allowed, subject to design standards. A ten-foot setback is required for any	Yes, see level 3 floor plan.	

	amenity feature on a roof deck, except for solar panels Page 6		
Balconies	All units must have a balcony of 60 sf and 6' depth. Page 23-24	All units with balcony (60%) will meet this standard, some of our unit types such as studio units don't have a balcony.	
Utilities	Utilities must be buried underground. Page 32	Yes, see civil utility sheet.	
Management	24 hour onsite management required. Page 12, 19.44.050 (E)(17)	Yes.	
Electric Vehicle Charging	Parking structures shall include one 220V electric vehicle charging station per each 10 stalls. 1 per garage in Townhouses Page 23-24	Yes, will be provided in parking garage.	
Unit Storage	Each unit must provide 100 cubic feet of unit storage. Page 12, 19.44.050 (E)(24)	This will be further detailed as design develops but each unit will meet the minimum storage requirement within the unit plan.	
Energy Efficiency	Rooftops must include solar for at least 50% of rooftop area. Page 32	We will go with the 5% better than Ashrae option.	

		PARKING	
Requirement	1 per unit 1.5 per unit 1.5 per unit 0.33 per unit guest – Private driveways serving individual residences are not countable as guest parking space. 3 per 1000 sf commercial retail 3 per 1000 sf office Page 21	See the attached parking study.	Applicant is requesting an exception to parking requirements per the Parking study provided per chapter 19.80 Stalls required by CCOZ code

Submit this application with all required documents to the Planning Department for review. Planners need time to review the application to deem it complete.



Ground Level Landscape Plan Area 'A'

PLANT SCHEDULE - GROUND LEVEL

TREES	QTY	BOTANICAL / COMMON NAME	SIZE	CONT./RB.	HT.	HYDROZONE
AME ARB	4	Amelanchier arborea 'Autumn Brilliance' / Downy Serviceberry	2" CAL.			
CER NCS	3	Cercis canadensis 'Minnesota Strain' / Minnesota Strain Redbud	2" Cal.			Td4
MAL RAD	6	Malus x 'Radiant' / Radiant Crab Apple	2" Cal.	B&B		
ZEL VIL	3	Zelkova serrata 'Village Green' / Sawleaf Zelkova	2" Cal.	B&B		Td4

SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT.	HYDROZONE
AME STA	7	Amelanchier alnifolia 'Standing Ovation' TM / Serviceberry	5 gal	P2
AMO LEA	9	Amorpha canescens / Leadplant	5 gal	P2
ARC VAN	104	Arctostaphylos uva-ursi 'Vancouver Jade' / Vancouver Jade Bearberry	5 gal	GV3
ARO VIK	25	Aronia melanocarpa 'Viking' / Chokeberry	5 gal	Sd3
COR EDT	46	Cornus alba 'Minbat' TM / Baton Rouge Dogwood	5 gal	
DAP CAR	3	Daphne x burkwoodii 'Carol Mackie' / Carol Mackie Daphne	1 gal	
EUO COL	11	Euonymus fortunei 'Colorata' / Purple-leaf Winter Creeper	5 gal	GV4
HAK AUR	122	Hakonechloa macra 'Aureola' / Golden Variegated Hakonechloa	1 gal.	
PIN PUM	3	Pinus mugo 'Pumilio' / Mugo Pine	5 Gal.	Se2
RHU GRO	8	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	5 gal	Gv1
ROS GLA	7	Rosa glauca / Redleaf Rose	5 gal	Sd2
SED XPO	6	Sedum x 'Pool Party' / Stonecrop	1 gal	Gv1
TAX DEN	9	Taxus cuspidata 'Densiformis' / Dense Japanese Yew	5 Gal.	Se3
TAX HIC	24	Taxus x media 'Hicksii' / Hicks Yew	5 gal	Se3

ANNUALS/PERENNIALS	QTY	BOTANICAL / COMMON NAME	CONT.	HYDROZONE
AGA CAN	8	Agastache cana 'Sonoran Sunset' / Sonoran Sunset Hyssop	1 gal.	P1
GAI ARI	95	Gaillardia aristata 'Arizona Sun' / Arizona Sun Blanket Flower	1 gal	P1

GRASSES	QTY	BOTANICAL / COMMON NAME	CONT.	HYDROZONE
CAL KAR	30	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal.	Tw2
MIS COS	11	Miscanthus sinensis 'Cosmopolitan' / Cosmopolitan Silver Grass	1 gal.	Tw2

GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT.	TYPE	DEPTH	HYDROZONE	SPACING
⬚	7,941 sf	CRUSHED GRAVEL MULCH / 2" DECORATIVE CRUSHED GRAVEL MULCH 2" Washed crushed gravel mulch. Place 4" deep over 12" deep topsoil and DeWitt Pro5 Weed Barrier Fabric.	–	STONE	4"		
▒	1,400 sf	Dwarf Fescue Sod / BIO Turf Dwarf Fescue Sod Mix BioGrass BioTurf Sod or Approved Equal. Place over 6" deep topsoil.	SOD	SOD			
▩	224	Fragaria x 'Lipstick' / False Strawberry	1 gal.	GV3			18" o.c.
▦	227 sf	Galium odoratum / Sweet Woodruff	flat	GV4			
▨	347 sf	Sedum spurium 'John Creech' / John Creech Sedum	flat			GV1	
▦	280 sf	Thymus serpyllum 'Pink Chintz' / Pink Chintz Thyme	flat			GV2	

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ARCHITECT / CONSULTANT

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AUTHORITY HAVING JURISDICTION

PROJECT DESCRIPTION
Millcreek Phase 2

3098 SOUTH HIGHLAND DRIVE
MILLCREEK, UTAH 84106

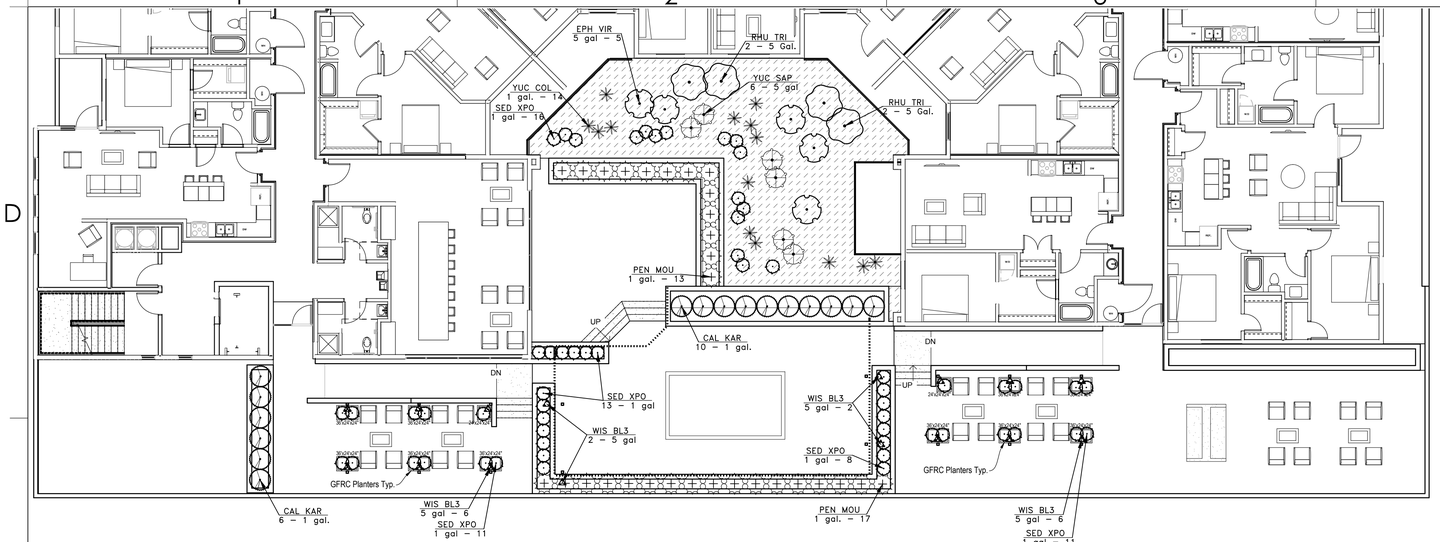
SHEET NAME:

REVISIONS

MARK	DATE	DESCRIPTION

ISSUE DATE: 2020-2-24
ISSUE TYPE: PRELIMINARY
DRAWN BY: JZ
CHECKED BY: JZ
PROJECT#: 19N505

SHEET NUMBER:
LP101



Rooftop Landscape Plan

PLANT SCHEDULE - ROOFTOP

SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT.	HYDROZONE
EPH VIR	5	Ephedra viridis / Mormon Tea	5 gal	Se0
RHU TRI	4	Rhus trilobata / Skunkbush Sumac	5 Gal.	Sd0
SED XPO	59	Sedum x 'Pool Party' / Stonecrop	1 gal	Gv1
YUC COL	14	Yucca filamentosa 'Color Guard' / Adam's Needle	1 gal.	Se0
YUC SAP	6	Yucca rostrata 'Sapphire Skies' / Sapphire Skies Beaked Blue Yucca	5 gal	Se0

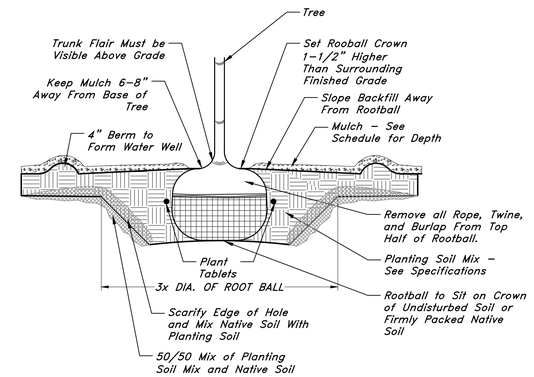
GRASSES	QTY	BOTANICAL / COMMON NAME	CONT.	HYDROZONE
CAL KAR	16	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal.	Tw2
PEN MOU	30	Pennisetum alopecuroides 'Moudry' / Oriental Fountain Grass	1 gal.	Tw2

VINE/ESPALIER	QTY	BOTANICAL / COMMON NAME	CONT.	HYDROZONE
WIS BL3	16	Wisteria macrostachya 'Blue Moon' / Blue Moon Kentucky Wisteria	5 gal	

GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT.	TYPE	DEPTH
	972 sf	ROOFTOP SOIL MIX / LIGHT WEIGHT SOIL MIX 12" Deep light weight rooftop soil mix. 40% UTELITE FINES EXPANDED SHALE 20% SAND 40% FINE SCREENED COMPOST INSTALL OVER PREPARED ROOFTOP.	–	Soil	12"

PLANTING NOTES

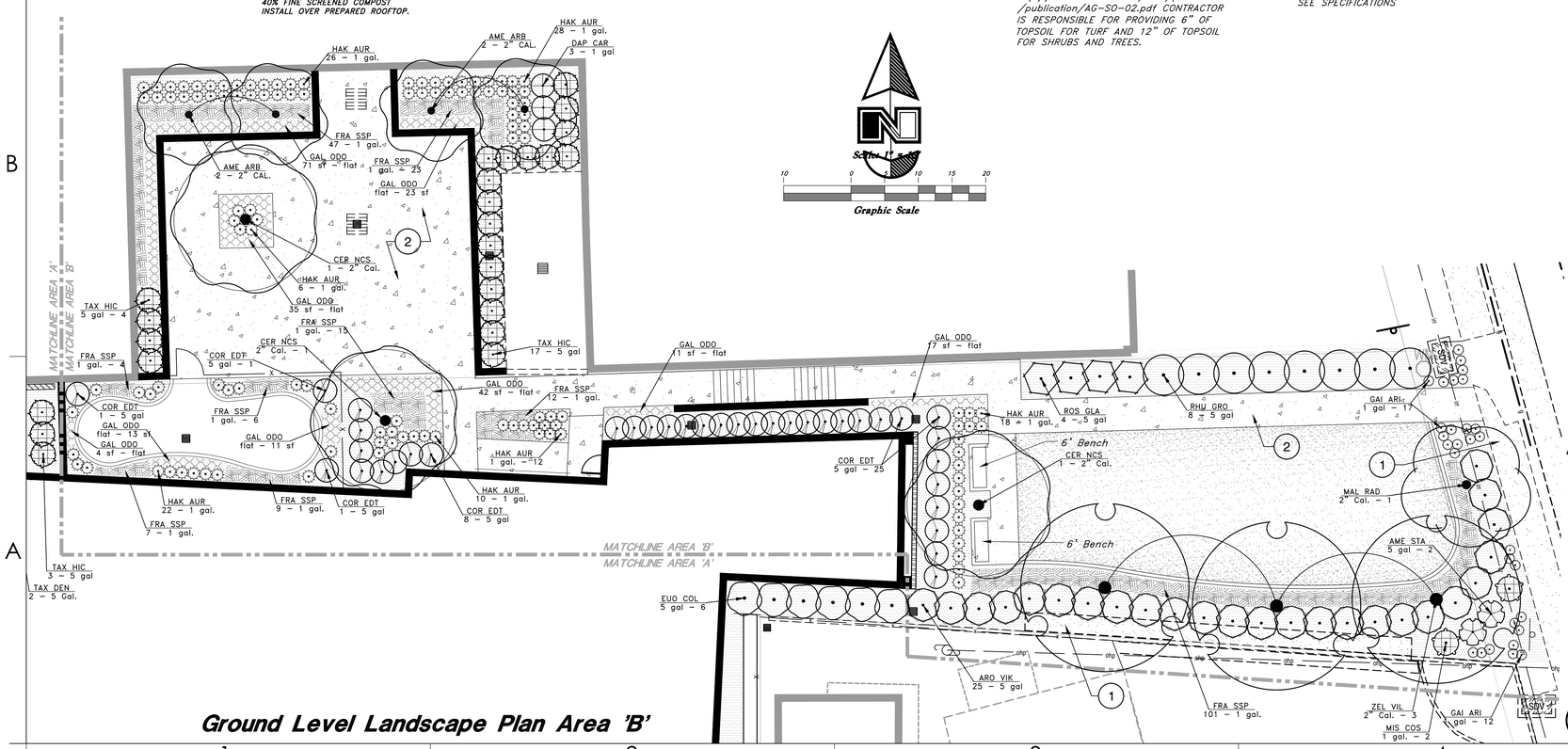
1. EXAMINE THE SITE CONDITIONS, THE SUBGRADE AND VERIFY THE DEPTHS OF TOPSOIL AND MULCH. NOTIFY THE ARCHITECT IN WRITING OF ANY UNSATISFACTORY CONDITIONS. DO NOT BEGIN LANDSCAPE WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN RESOLVED.
2. VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO ANY DIGGING. ANY DAMAGE TO EXISTING UTILITIES CAUSED BY THIS CONTRACTOR SHALL BE REPAIRED AT NO ADDITIONAL EXPENSE TO THE OWNER.
3. TOPSOIL IS TO BE IMPORTED TO THE SITE. SCREEN AND AMEND AS NECESSARY TO MEET 'ACCEPTABLE' STANDARDS FOR TOPSOIL AS DESCRIBED IN 'TOPSOIL QUALITY GUIDELINES FOR LANDSCAPING' (KOEING, ISAMAN, UTAH STATE UNIVERSITY) http://extension.usu.edu/files/publications/publication/AG-SO-02.pdf CONTRACTOR IS RESPONSIBLE FOR PROVIDING 6" OF TOPSOIL FOR TURF AND 12" OF TOPSOIL FOR SHRUBS AND TREES.
4. LIGHTWEIGHT ROOFTOP TOPSOIL IS TO BE BLENDED OFF-SITE AND IMPORTED. THE TOPSOIL SHALL BE A MIX CONSISTING OF:
   a. 40% UTELITE FINES EXPANDED SHALE
   b. 20% SAND
   c. 40% FINE SCREENED COMPOST
5. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FINISH GRADE ELEVATIONS . ALLOW FOR A MINIMUM OF 6" THICK MUCH LAYER. COORDINATE ROUGH GRADING WITH THE GENERAL CONTRACTOR.
6. ALL PLANT MATERIAL MUST MEET THE SIZES AS INDICATED ON THE PLANT SCHEDULE. PLANT MATERIAL THAT DOES NOT MEET THE QUALITY STANDARDS OF THE PROJECT WILL BE REFUSED BY THE LANDSCAPE ARCHITECT.
7. TURFGRASS SOD SHALL BE CERTIFIED NUMBER 1 QUALITY/PREMIUM SOD – SEE SPECIFICATIONS



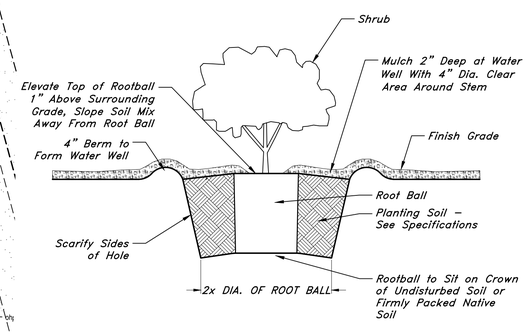
Notes:
1. If Wire Basket is Present, Cut and Fold Down Top Half of Wire Basket.

3 TREE PLANTING

NTS 32 9343.01–01



Ground Level Landscape Plan Area 'B'



1 SHRUB PLANTING

NTS 32 9333.01–01

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ARCHITECT / CONSULTANT

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SHEET NAME:
Rooftop Landscape Plan

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SHEET NUMBER:
LP102

3D VIEWS

MILLCREEK PHASE 2

A01

12/12/19

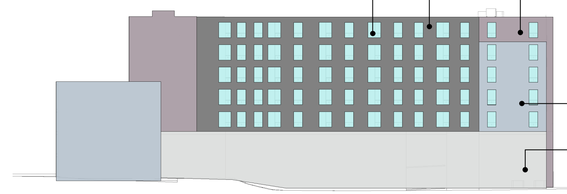
PEG COMPANIES

ajc architects

OPENINGS (DOOR AND WINDOWS)	1,713 S.F.	19.6%
STUCCO	818 S.F.	9.4%
METAL PANELS	2,310 S.F.	26.5%
FIBERCEMENT SIDING/PANELS	1,682 S.F.	19.3%
CONCRETE	1,120 S.F.	12.9%
BRICK	1,060 S.F.	12.2%
TOTAL EAST FASCADE AREA	8,703 S.F.	

1 EAST ELEVATION-EXTERIOR MATERIALS PERCENTAGE

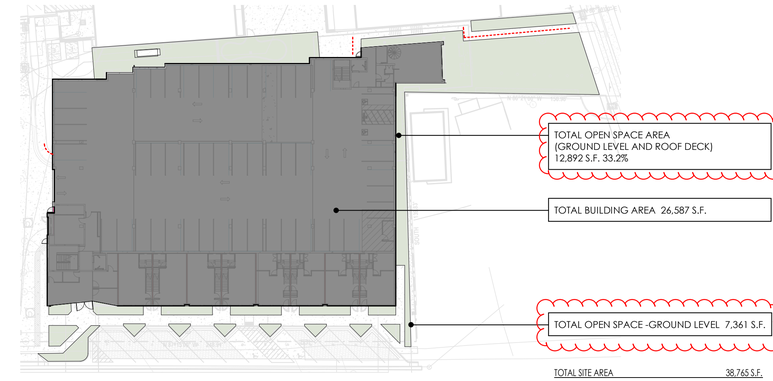
1/32" = 1'-0"



OPENINGS (DOOR AND WINDOWS)	2,200 S.F.	13.9 %
STUCCO	4,552 S.F.	28.8 %
METAL PANELS	1,779 S.F.	11.2%
FIBERCEMENT SIDING/PANELS	3,070 S.F.	19.4 %
CONCRETE	4,200 S.F.	26.5%
TOTAL NORTH FASCADE AREA	15,798 S.F.	

2 NORTH ELEVATION-EXTERIOR MATERIALS PERCENTAGE

1/32" = 1'-0"



TOTAL OPEN SPACE AREA (GROUND LEVEL AND ROOF DECK) 12,892 S.F. 33.2%	
TOTAL BUILDING AREA 26,587 S.F.	
TOTAL OPEN SPACE -GROUND LEVEL 7,361 S.F.	
TOTAL SITE AREA	38,765 S.F.

5 SITE PLAN-OPEN SPACE

1" = 40'-0"

OPENINGS (DOOR AND WINDOWS)	2,509 S.F.	24.8%
STUCCO	1,676 S.F.	16.6%
METAL PANELS	1,709 S.F.	16.9%
FIBERCEMENT SIDING/PANELS	2,385 S.F.	23.6%
BRICK	400 S.F.	3.9%
CONCRETE	1,408 S.F.	13.9%
TOTAL WEST FASCADE AREA	10,087 S.F.	

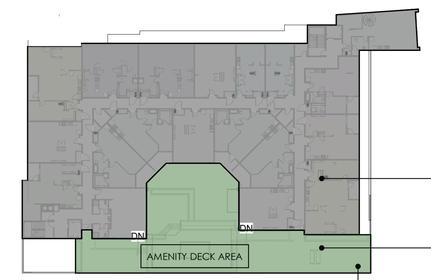
4 WEST ELEVATION-EXTERIOR MATERIALS PERCENTAGE

1/32" = 1'-0"

OPENINGS (DOOR AND WINDOWS)	3,882 S.F.	24.8%
STUCCO	741 S.F.	4.7%
METAL PANELS	1,939 S.F.	12.4%
FIBERCEMENT SIDING/PANELS	6,015 S.F.	38.4%
BRICK	3,058 S.F.	19.5%
TOTAL SOUTH FASCADE AREA	15,636 S.F.	
STREET FACING WINDOWS	1,459 S.F.	56.6%
STREET FACING BRICK	1,119 S.F.	43.4%

3 SOUTH ELEVATION-EXTERIOR MATERIALS PERCENTAGE

1/32" = 1'-0"



TOTAL BUILDING AREA LEVEL 1 19,079 S.F.	
TOTAL ANENITY DECK AREA LEVEL 1 5,531 S.F.	
TOTAL COMBINE OPEN SPACE AREA 5,531 +7,361 = 12,892 S. 30.1%	

6 SITE PLAN-OPEN SPACE L1

1" = 40'-0"

:

- HOT TUB
- BARBEQUE AREA
- CLUB ROOM
- PET WASH FACILITY

PARKING STUDY:

PARKING REQUIREMENTS:

RESIDENTIAL:		
3 BR	2.5/UNIT	30
2 BR	2/UNIT	28
1 BR	1.5/UNIT	82.5
STUDIO	.75/UNIT	7.5
GUEST	.33/UNIT	33
COMMERCIAL/OFFICE:		
RETAIL	~~1/250 S.F.~~	8.75
OFFICE	~~1/250 S.F.~~ 1/300 sf	4
TOTAL REQUIRED:		**193.75**
PARKING GARAGE:		137
ADA:		6
ON-SITE:		10
ADA:		2
TOTAL PROVIDED:		**155**

Parking calculation is 19.80 calculations not CCOZ

CCOZ Calculations:
Studio (1/unit) = 10 (10 stalls)
1-2 bedroom (1.5/unit) = 77 (115 stalls)
3 bedroom (2/unit) = 12 (24 stalls)
Retails (3/1,000 sf) = 2,186 sf (6 stalls)
Office (3/1,000 sf) = 1,020 sf (3 stalls)
Guest: 33% (33 Stalls)

Total required per CCOZ: 191

FLOOR AREA BY USE:

PODIUM (GARAGE LEVEL 1 TO 3)

GARAGE LEVEL 1	19,852 S.F.	(INCL. 1,114 S.F. COMMON AREA)
GARAGE LEVEL 2	19,322 S.F.	(INCL. 1,070 S.F. COMMON AREA)
GARAGE LEVEL 3	19,651 S.F.	(INCL. 952 S.F. COMMON AREA)
RETAIL	2,186 S.F.	(GARAGE LEVEL 2)
RES LOBBY + LEASING OFFICE	1,020 S.F.	(GARAGE LEVEL 2)
TOTAL:	74,296 S.F.	

RESIDENTIAL AREA

GARAGE LEVEL 2	2,973 S.F.	(NO COMMON AREA)
GARAGE LEVEL 3	5,314 S.F.	(NO COMMON AREA)
LEVEL 1	17,663 S.F.	(INCL. 3,252 S.F. COMMON AREA)
LEVEL 2	17,546 S.F.	(INCL. 2,278 S.F. COMMON AREA)
LEVEL 3	17,546 S.F.	(INCL. 2,272 S.F. COMMON AREA)
LEVEL 4	17,546 S.F.	(INCL. 2,278 S.F. COMMON AREA)
LEVEL 5	16,803 S.F.	(INCL. 2,461 S.F. COMMON AREA)
TOTAL RES:	95,391 S.F.	
BUILDING TOTAL	166,481 S.F.	

OVERALL UNIT MIX:

TYPE:	S.F.	COUNT:	%:	TOTAL S.F.	SUMMARY:	
STUDIO - TYPE - 1	465	10	10.1%	4,650	STUDIO	6%
1 BR LIVE/WORK	545	3	3%	1,635	1 BR LIVE/WORK	2%
2 BR LIVE/WORK	860	1	1%	860	2 BR LIVE/WORK	1%
2 BR TOWNHOME	1,005	4	4%	4,020	2 BR TOWNHOME	5%
1 BR - TYPE - 1	665	20	20.2%	13,300	3 BR TOWNHOME	4%
1 BR - TYPE - 2	745	20	20.2%	14,900	1 BED	50%
1 BR - TYPE - 3	655	5	5.1%	3,275	2 BED	16.5%
1 BR - TYPE - 3+	755	5	5.1%	3,775	3 BED	15.5%
1 BR - TYPE - 4+	730	5	5.1%	3,650		100%
2 BR - TYPE - 1	915	10	10.1%	9,200		
2 BR - TYPE - 2	880	4	4%	3,520		
3 BR	1,135	10	10.1%	11,350		
3 BR TOWNHOME	1,560	2	2%	3,120		
TOTAL 99	77,255					

PROJECT/ZONING INFORMATION

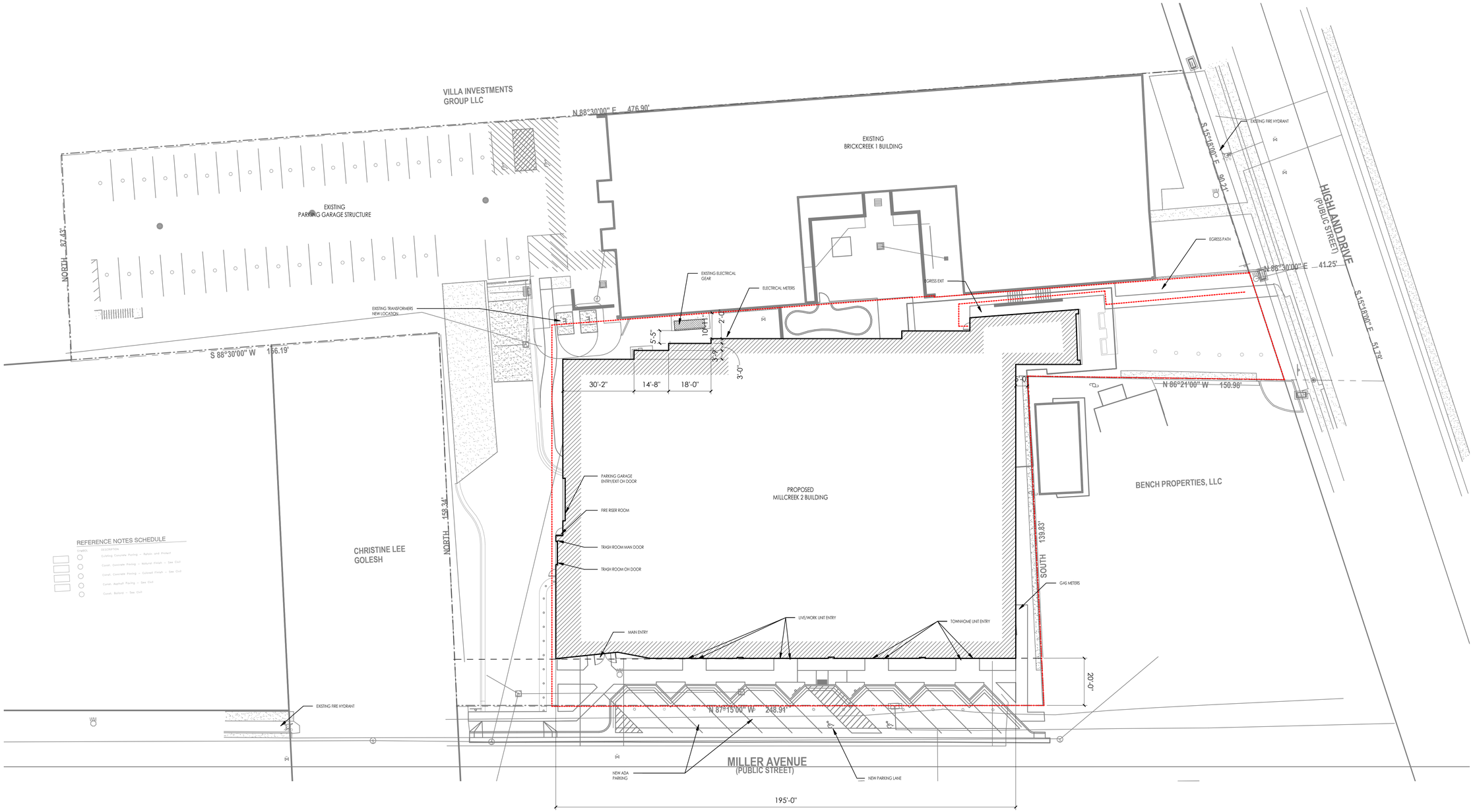
MILLCREEK PHASE 2

12/12/19

A02

PEG COMPANIES

ajc architects



SITE PLAN

MILLCREEK PHASE 2

A03

11/12/19

0' 10' 20' 40' 60'

SCALE : 1" = 20'-0"

PEG COMPANIES

ajc architects

GARAGE FLOOR PLAN - LEVEL 1

A04

MILLCREEK PHASE 2

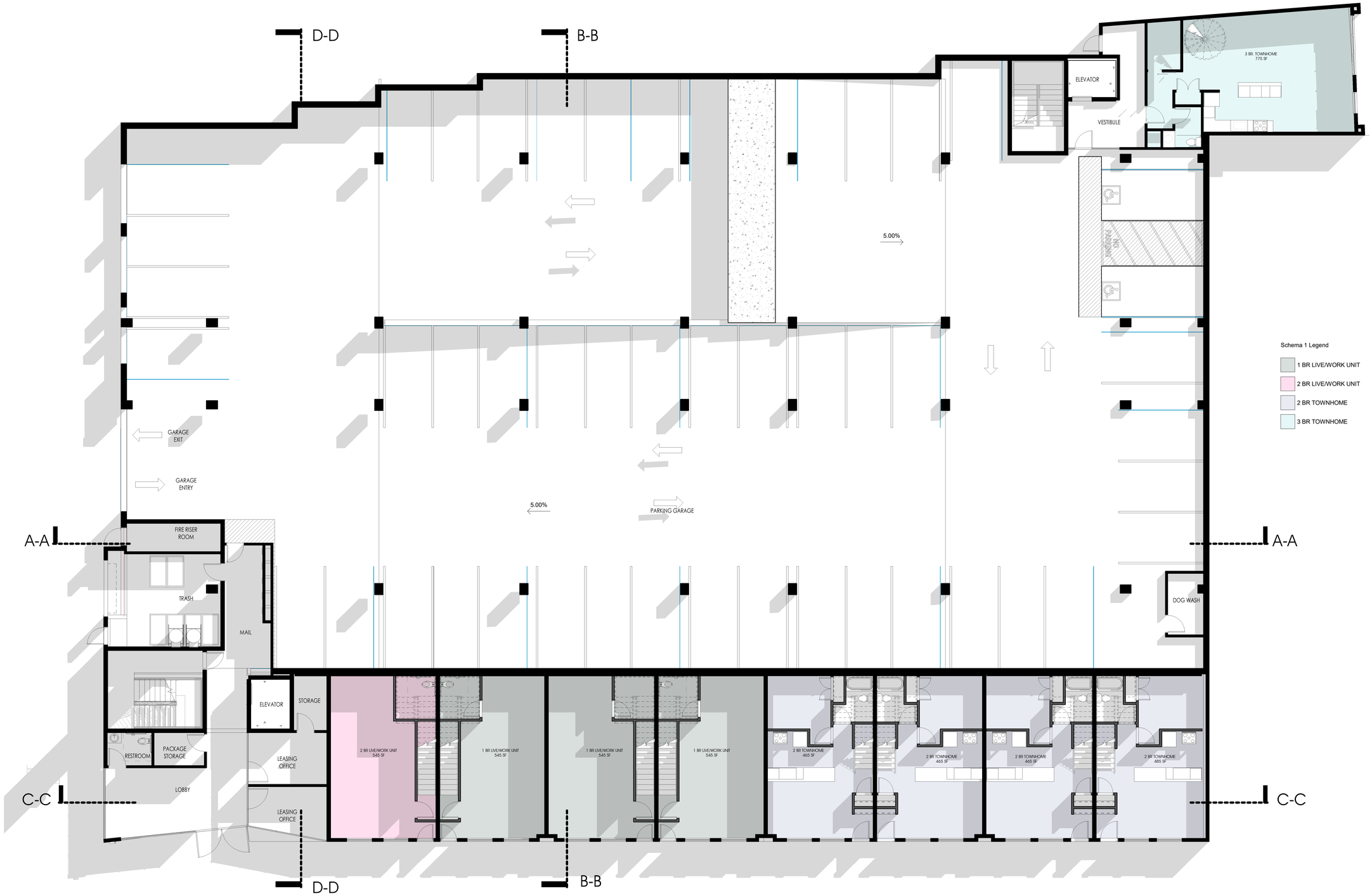
12/12/19

0' 4' 8' 16' 24'

SCALE : 1/8" = 1'-0"

PEG COMPANIES

ajc architects



GARAGE FLOOR PLAN - LEVEL 2 (GROUND LEVEL)

A05

MILLCREEK PHASE 2

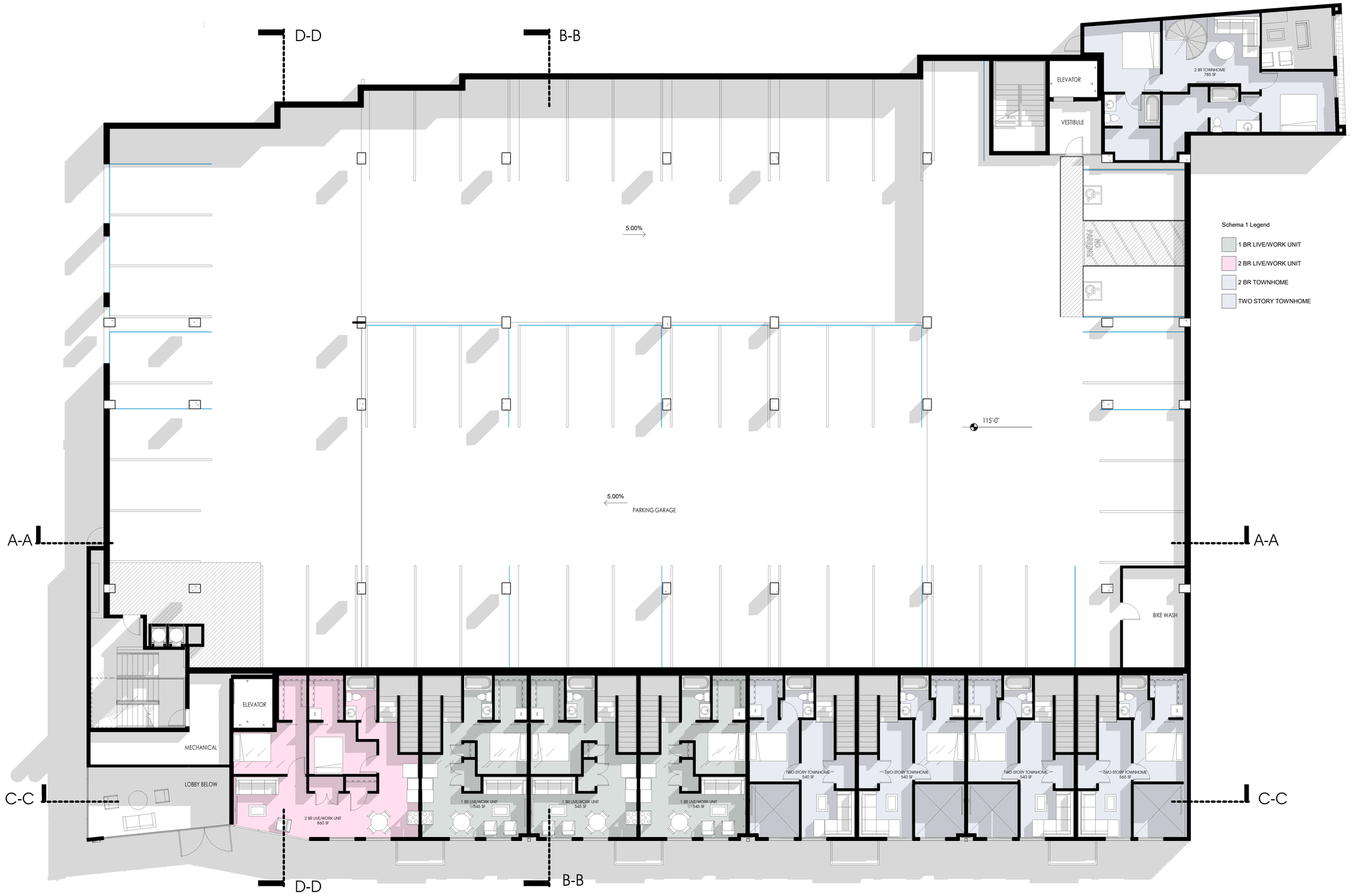
0' 4' 8' 16' 24'

SCALE : 1/8" = 1'-0"

12/12/19

PEG COMPANIES

ajc architects



GARAGE FLOOR PLAN - LEVEL 3

A06

MILLCREEK PHASE 2

0' 4' 8' 16' 24'

SCALE : 1/8" = 1'-0"

12/12/19

PEG COMPANIES

ajc architects

GARAGE FLOOR PLAN - LEVEL 3

A07

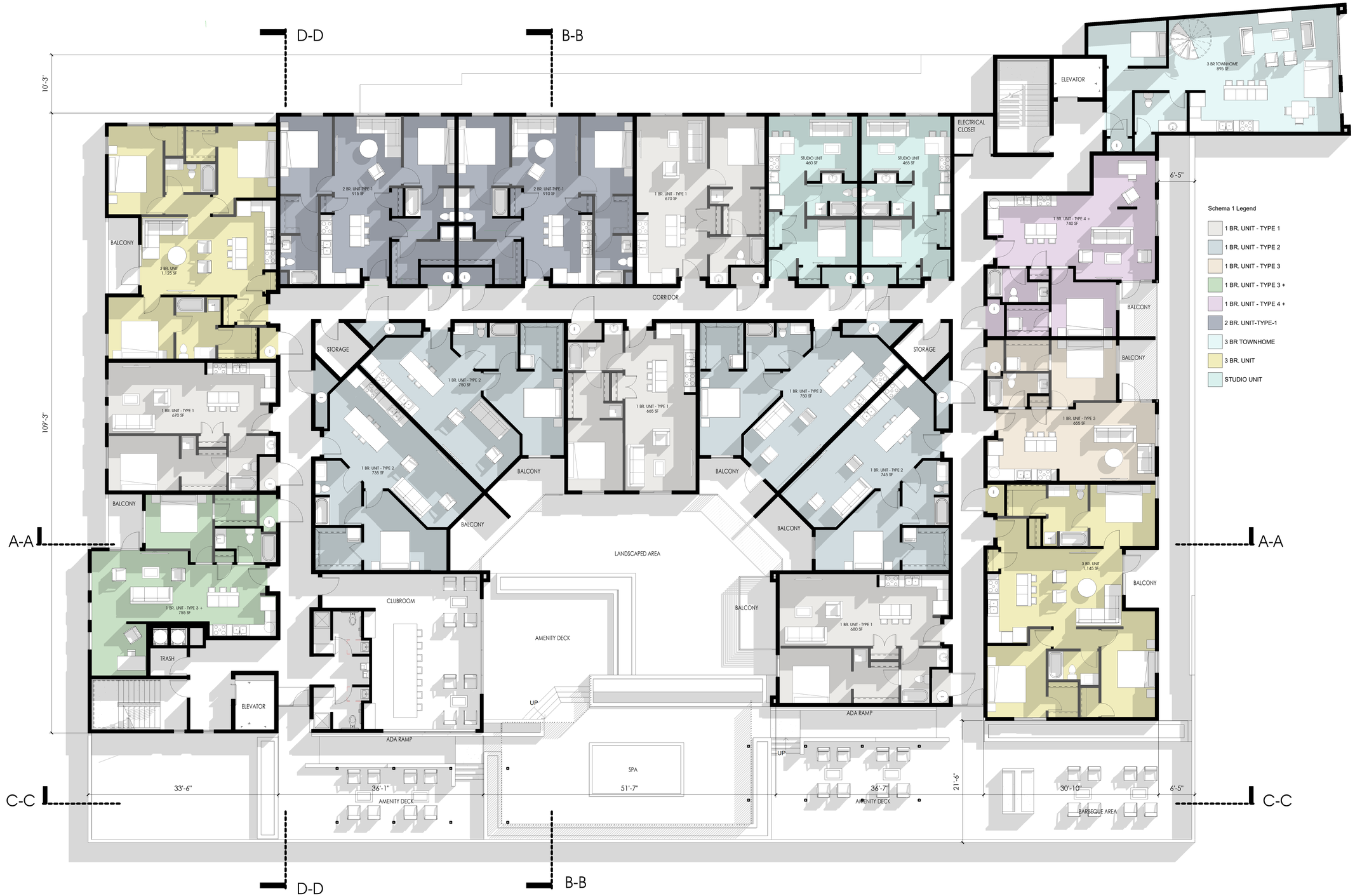
MILLCREEK PHASE 2

SCALE : 1/8" = 1'-0"

12/12/19

PEG COMPANIES

ajc architects



FLOOR PLAN - LEVEL 1

MILLCREEK PHASE 2

A08

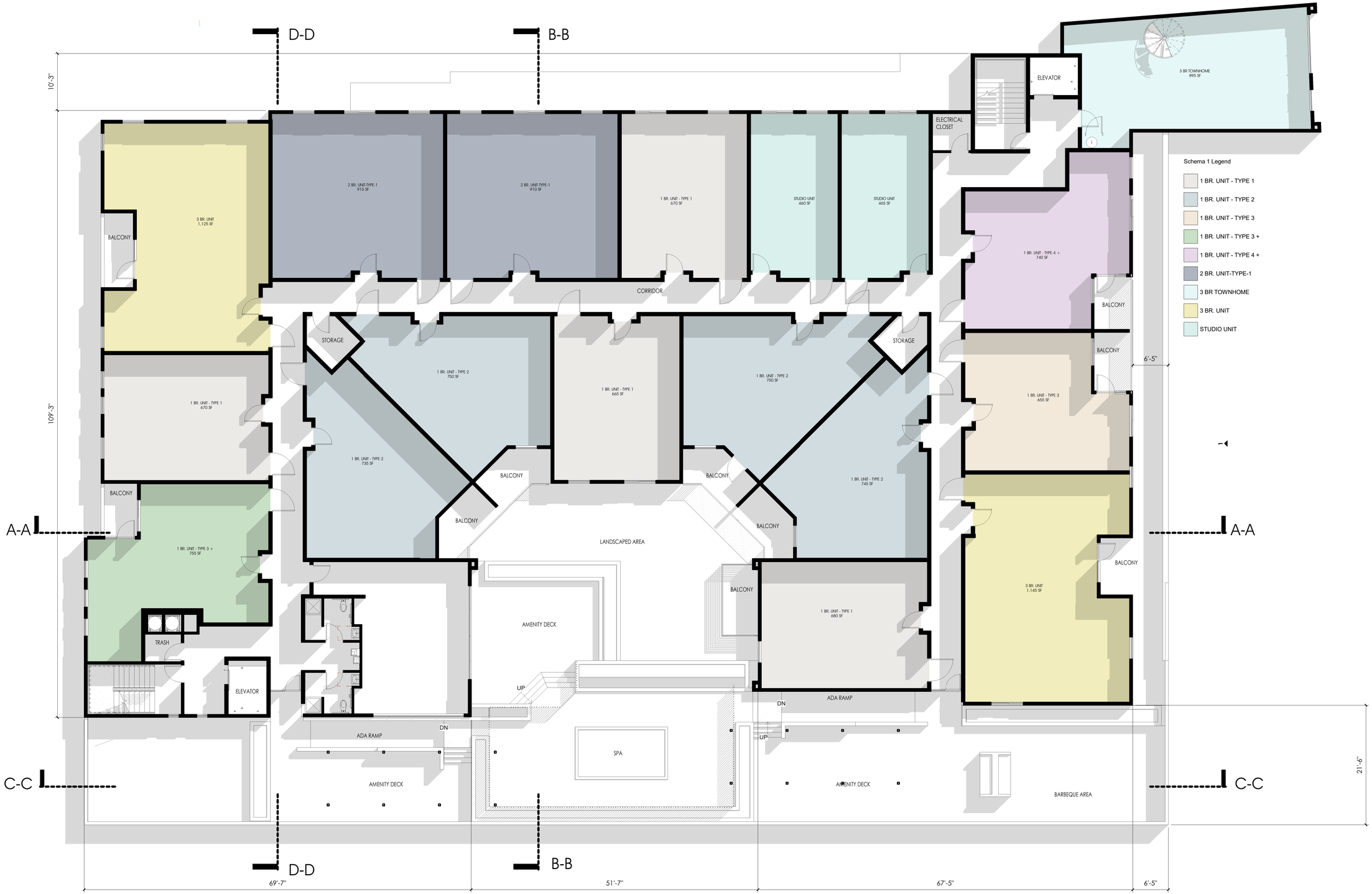
0' 4' 8' 16' 24'

SCALE : 1/8" = 1'-0"

12/12/19

PEG COMPANIES

ajc architects



FLOOR PLAN - LEVEL 1

A09

MILLCREEK PHASE 2

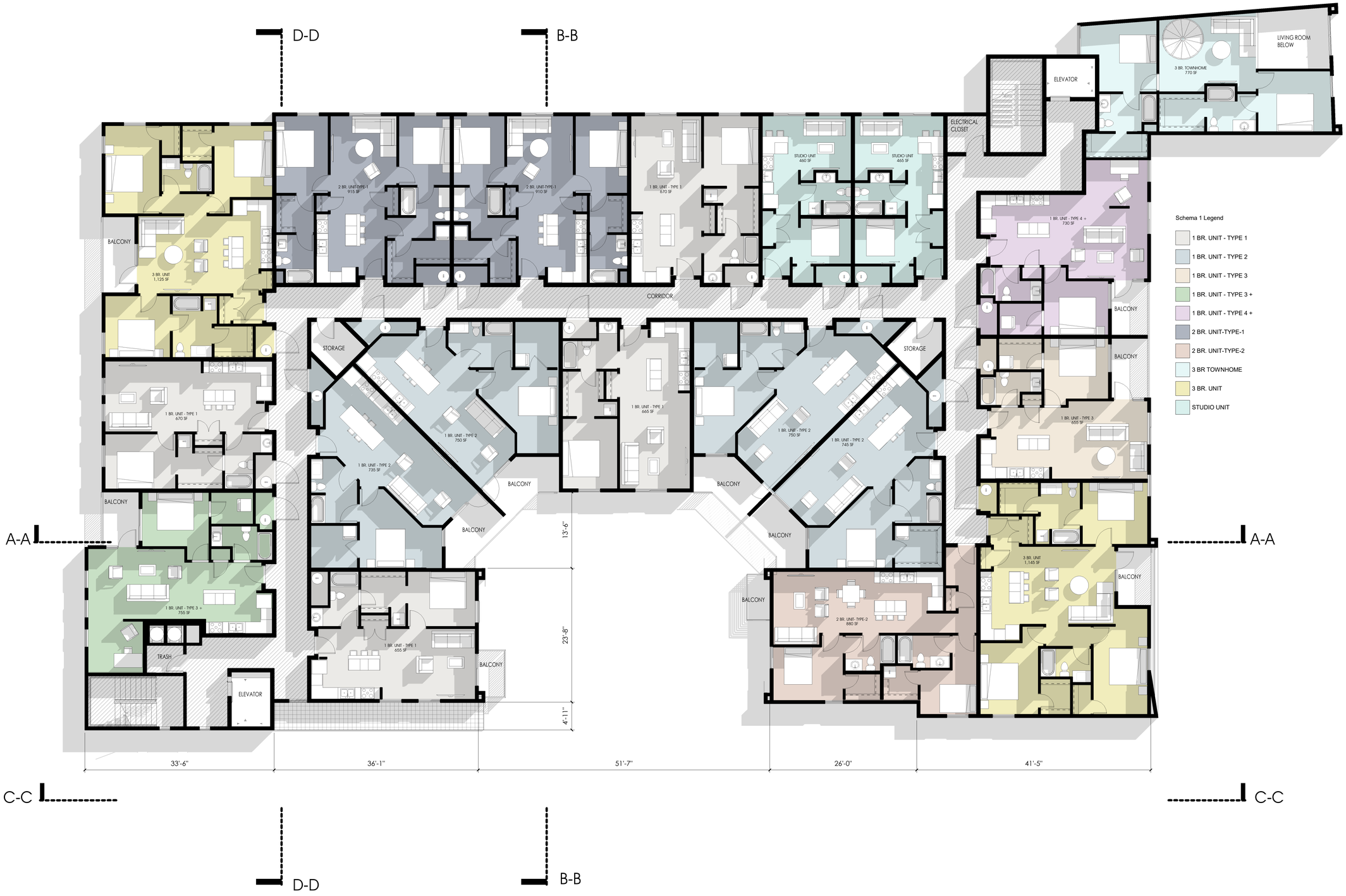
0' 4' 8' 16' 24'

SCALE : 1/8" = 1'-0"

12/12/19

PEG COMPANIES

ajc architects



FLOOR PLAN - LEVEL 2 TO 4

A10

MILLCREEK PHASE 2

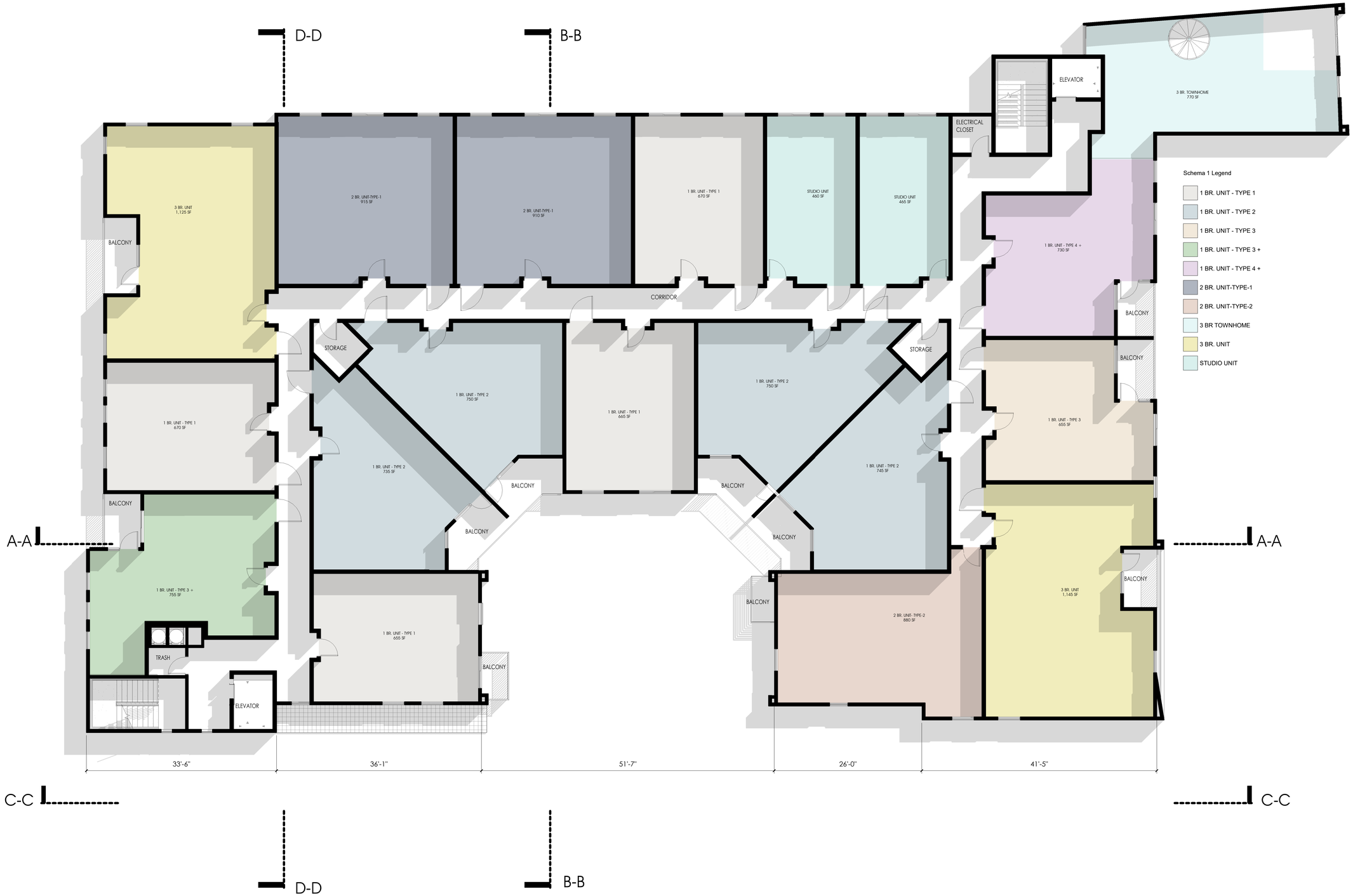
0' 4' 8' 16' 24'

SCALE : 1/8" = 1'-0"

12/12/19

PEG COMPANIES

ajc architects



FLOOR PLAN - LEVEL 2 TO 4

A11

MILLCREEK PHASE 2

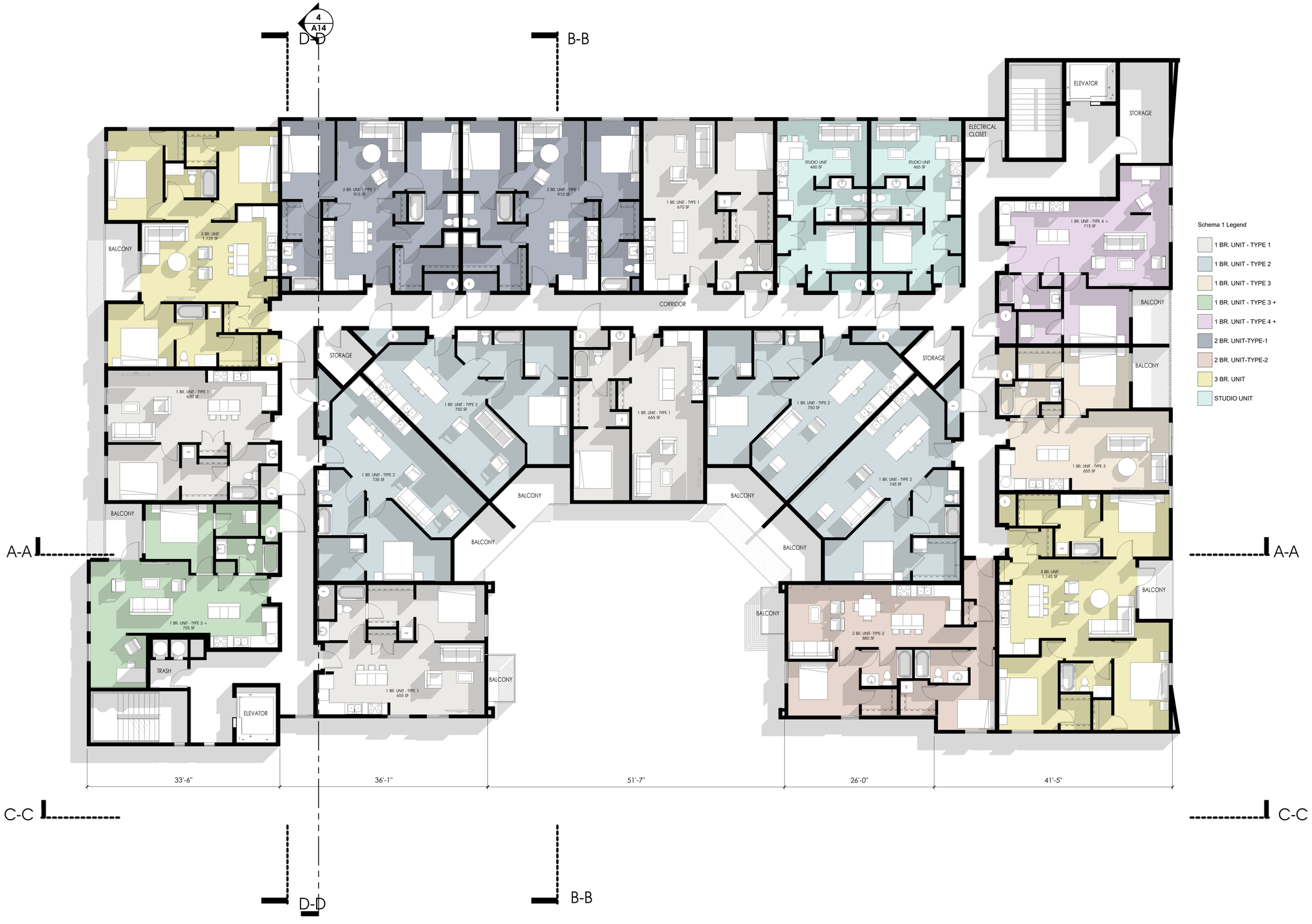
0' 4' 8' 16' 24'

SCALE : 1/8" = 1'-0"

12/12/19

PEG COMPANIES

ajc architects



Schema 1 Legend

- 1 BR. UNIT - TYPE 1
- 1 BR. UNIT - TYPE 2
- 1 BR. UNIT - TYPE 3
- 1 BR. UNIT - TYPE 3 +
- 1 BR. UNIT - TYPE 4 +
- 2 BR. UNIT-TYPE-1
- 2 BR. UNIT-TYPE-2
- 3 BR. UNIT
- STUDIO UNIT

FLOOR PLAN - LEVEL 5

MILLCREEK PHASE 2

A12

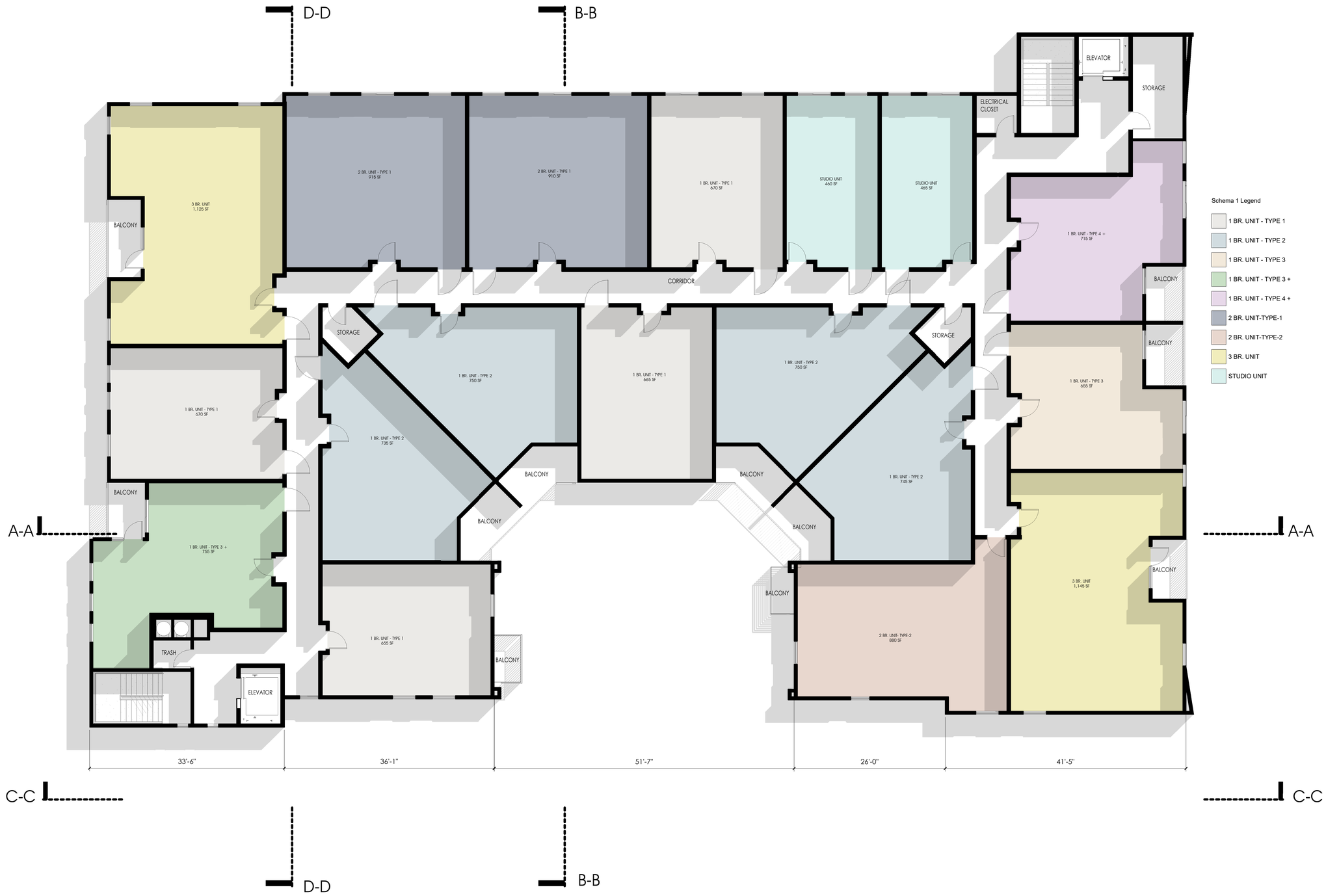
0' 4' 8' 16' 24'

SCALE : 1/8" = 1'-0"

12/16/19

PEG COMPANIES

ajc architects



Schema 1 Legend

- 1 BR. UNIT - TYPE 1
- 1 BR. UNIT - TYPE 2
- 1 BR. UNIT - TYPE 3
- 1 BR. UNIT - TYPE 3 +
- 1 BR. UNIT - TYPE 4 +
- 2 BR. UNIT-TYPE-1
- 2 BR. UNIT-TYPE-2
- 3 BR. UNIT
- STUDIO UNIT

FLOOR PLAN - LEVEL 5

A13

MILLCREEK PHASE 2

0' 4' 8' 16' 24'

SCALE : 1/8" = 1'-0"

12/16/19

PEG COMPANIES

ajc architects

EXTERIOR MATERIALS PALLET

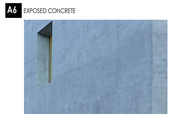
A1 PRE-FINISHED METAL WALL PANELS

A2 FIBER CEMENT CLADDING PANELS
A3

A4 FIBER CEMENT STAINED SIDING-WOOD LOOK

A5 MODULAR BRICK VENEER

A6 EXPOSED CONCRETE

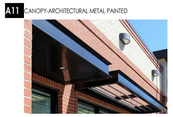


A7 HARD COAT STUCCO
A8

A9 ALUMINUM STOREFRONT FRAME

A10 VINYL WINDOW FRAME

A11 CANOPY-ARCHITECTURAL METAL PAINTED

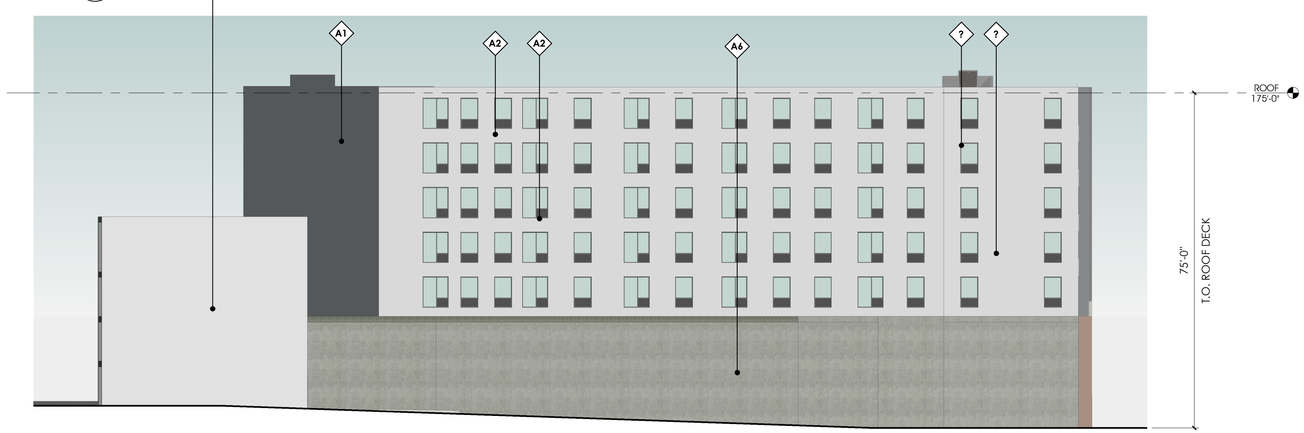


EXTERIOR MATERIALS LEGEND

A1	PRE-FINISHED METAL WALL PANELS
A2	FIBER CEMENT CLADDING PANELS-COLOR 1
A3	FIBER CEMENT CLADDING PANELS-COLOR 2
A4	FIBER CEMENT STAINED SIDING-WOOD LOOK
A5	MODULAR BRICK VENEER
A6	EXPOSED CONCRETE
A7	HARD COAT STUCCO-COLOR 1
A8	HARD COAT STUCCO-COLOR 2
A9	ALUMINUM STOREFRONT FRAME
A10	VINYL WINDOW FRAME
A11	CANOPY-ARCHITECTURAL METAL PAINTED

3 **SOUTH ELEVATION (MILLER AVENUE)**
1/16" = 1'-0"

1 **EAST ELEVATION (HIGHLAND DRIVE)**
1/16" = 1'-0"



2 **NORTH ELEVATION**
1/16" = 1'-0"

4 **WEST ELEVATION**
1/16" = 1'-0"

BUILDING ELEVATIONS

A15

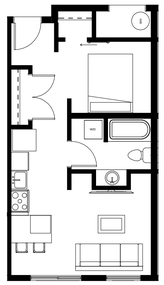
MILLCREEK PHASE 2

12/12/19

PEG COMPANIES

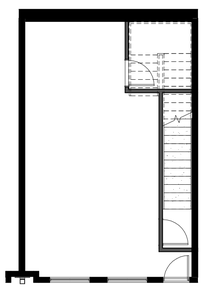
ajc architects

STUDIO

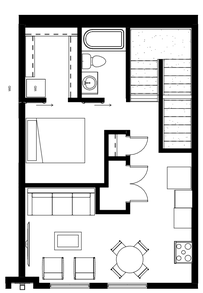


9 **STUDIO - TYPE 1**
1/8" = 1'-0"

LIVE/WORK

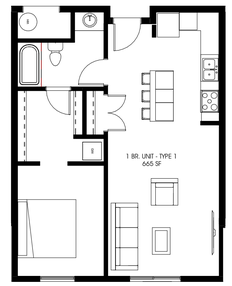


15 **LIVE/WORK - L1**
1/8" = 1'-0"

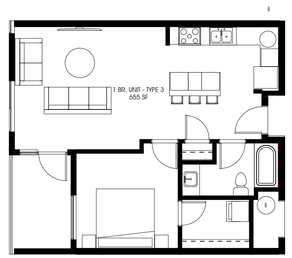


14 **LIVE/WORK - L2**
1/8" = 1'-0"

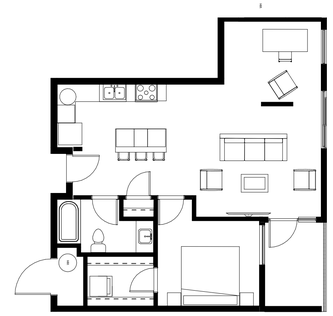
1 BEDROOM



1 **1 BR-TYPE-1**
1/8" = 1'-0"



4 **1 BR-TYPE-3**
1/8" = 1'-0"

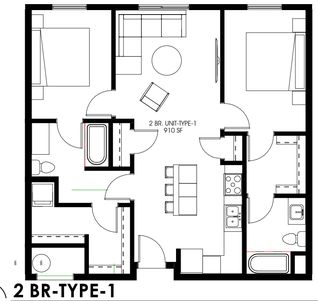


3 **1 BR-TYPE-4+**
1/8" = 1'-0"

13 **1 BR-TYPE-3+**
1/8" = 1'-0"

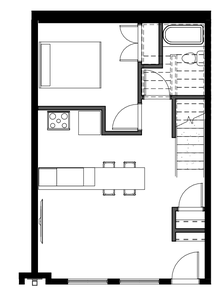
2 **1 BR-TYPE-2**
1/8" = 1'-0"

2 BEDROOM

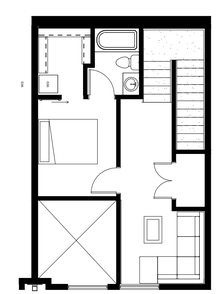


5 **2 BR-TYPE-1**
1/8" = 1'-0"

7 **2 BR-TYPE-2**
1/8" = 1'-0"

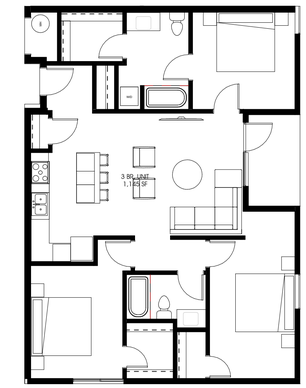


6 **TOWNHOME A - L1**
1/8" = 1'-0"

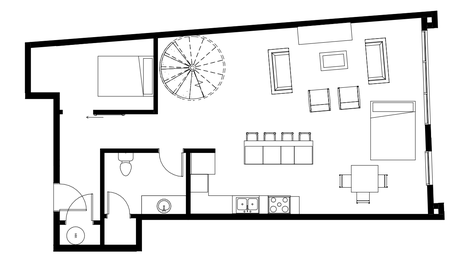


10 **TOWNHOME A - L2**
1/8" = 1'-0"

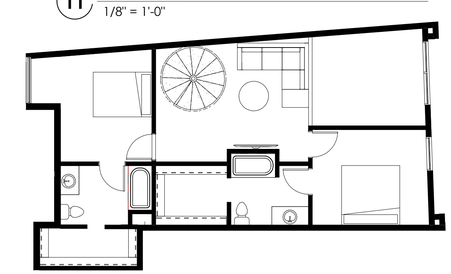
3 BEDROOM



8 **3 BR**
1/8" = 1'-0"



11 **TOWNHOME L1**
1/8" = 1'-0"



12 **TOWNHOME L2**
1/8" = 1'-0"

UNIT TYPES

MILLCREEK PHASE 2 15 TOTAL

A16

11/12/19

PEG COMPANIES

ajc architects