



MEMORANDUM

TO: Planning Commission
FROM: Steve Regner, Associate Planner
DATE: August 31, 2016
SUBJECT: Allen 18 Unit Apartment Complex (CU2016-0004 DR2016-0055 SDM2016-0006)

Staff is providing this memorandum to outline the changes in the revised staff applicant's materials, (Exhibit 3.2 and Exhibit 3.3). The revised materials included updated drawings and additional written statement from the applicant. Key design updates include relocating the active open space from the north of the building to both the east and west sides of the building in the form of two gravel plazas, modifying the landscape buffer to the north, and showing a truck turning diagram for deliveries.

The applicant wishes to request a continuance to public hearing at a later date, to be determined on the night of the hearing, in order to revise their plans to include more active open space on site, as well as update other sheets for consistency. Staff recommends discussing the below listed items and granting the applicant's continuance request to a future Planning Commission meeting.

Applicant Submitted Materials

Cell Tower Narrative

The applicant has submitted a written statement addressing the Wireless Cell Tower. The applicant explains that the property owner entered in a contract with Sprint in 1999 for the construction of the tower, and the contract included a non-exclusive access easement. The applicant states the proposed development does not breach the contract, and Sprint's consent is not required. The contract, however, has not been provided, so staff is unable to evaluate this claim.

Truck Deliveries

The applicant has submitted a written statement addressing the truck deliveries for the commercial buildings to the south. The applicant's narrative states that to the best of the property owner's knowledge, the truck deliveries have never created an access issue in the parking lot. The trucks range in size from large vans to truck, primarily delivering beverages. Deliveries occur 5-7 times per week. The applicant's plans show truck turning entering movement utilizing the parking area near the cell tower, fully clear of the drive aisle. However, as stated above, staff is unable to determine if that space will always be available for deliveries, as is was construction for servicing the cell tower.

Site Plan

The applicant has submitted a new site plan. Though a note on the plans references the landscape sheet to view the active open space areas, the plaza and retaining walls are not shown on this drawing.

Site Grading (60.05.25.10)

The applicant's grading plan appears to be unchanged since the last iteration, still showing grading to accommodate the pathway and plaza north of the building that has since been removed. While staff

does not believe the grading required to support the new plaza on either side of the building is in conflict with the Development Code's Grading Standards, staff is unable to evaluate the new proposal against the standards.

Active Open Space (60.05.25.3.B)

The applicant's revised drawings show two pedestrian plazas flanking the west and east sides of the building, each approximately 250 square feet. The 500 square feet of total active open space provided falls short of the 937 square feet required. **Staff finds that this standard is not met.**

Landscape Buffering Between Contrasting Zoning Districts (60.05.25.13)

The applicant's previous submittal located a pedestrian plaza that served as the active open space element in the design within the required 20 foot landscape buffer. The plaza and pathway to the north of the building has been removed, and a new landscape plan has been provided. The plan shows five new red oaks to be planted amongst the existing mature trees. The required 20 foot buffer is fully planted with the required trees, shrubs, and groundcover required by the B3 Buffer. **Therefore, staff finds that this is standard is met.**

Exhibits

- Exhibit 3.2 Revised Memo, date stamped August 30, 2016
- Exhibit 3.3 Revised Plans, dated August 29, 2016