

TECHNICAL SITE PLAN

Case Coordinator: Michael McCauley

GENERAL PROJECT INFORMATION

SITE ZONING: PD-45 for the (MF-18) Multi-Family Residential District

| | <u>SURROUNDING ZONING</u> | <u>SURROUNDING LAND USES</u> |
|-------|---|-------------------------------------|
| NORTH | PD-45 for the (MF-18) Multi-Family District | Apartments |
| SOUTH | (LI) Light Industrial District | Self-Storage/Retail (Across PGBT) |
| EAST | PD-45 for the (LR-2) Local Retail District | Institutional (Language) |
| WEST | PD-45 for the (O-2) Office District | Apartments (Under Construction) |

REQUEST: A Technical Site Plan for multi-family residential development.

PROPOSED USE: 200-unit, 5-story apartment building with first floor parking.

ACRES/LOTS: Approximately 3.4 acres/1 lot.

LOCATION: 1146 W. Trinity Mills Road (north side of Trinity Mills and west of Carter Road).

HISTORY: The current zoning on the property was established in February 2015. The Planned Development requires a Technical Site Plan review by both Planning & Zoning Commission and City Council for this site.
The property has not been platted or developed.

COMPREHENSIVE PLAN: Multi-Family Residential.

TRANSPORTATION PLAN: W. Trinity Mills Road is designated as a Controlled Access Highway and MacArthur Drive is designated as a (C4T) Four-Lane Undivided Collector (TOD area).

OWNER: TM Village Ltd.

REPRESENTED BY: Carrell Partners & Yost Architecture.

STAFF ANALYSIS

PROPOSAL/BACKGROUND

This is a request for approval of a Technical Site Plan (TSP) for an apartment complex.

ORDINANCE REQUIREMENTS

PD-45 (Ordinance No. 3665) requires site plan (Technical Site Plan) approval by the Planning and Zoning Commission and the City Council for this site, Tract A.

Tract A (easterly tract) is zoned for the (MF-18) Multi-Family Residential District and Tract B (westerly tract) is zoned for the (O-2) Office District. Both sites are intended to provide for a modified urban design,.

GENERAL DEVELOPMENT STANDARDS

1. The maximum building height shall be six stories.

The proposal is five stories, including first floor parking, and consistent with the office/apartment complex to the west and under construction.

2. The minimum building setback along MacArthur Drive shall be six feet.

The minimum building setback along MacArthur Drive is approximately fifteen feet.

3. Prior to development on Tract A, a review of the proposed development shall be required in accordance with the process set forth in Article XXVIII Special Conditions & Development Standards, Section F Site Plan Review, provided however that:

- a. Said review shall also include consistency of conceptual building elevation design with those on Tract B (westerly platted tract), and;
- b. Said review shall also be forwarded to City Council for final action.

The proposal is consistent with the building design of the western tract, Tract B.

Tract B is proposed as an office and apartment complex. The building will have 49 residential units and its design consists mostly of a brick, stone, split face block and glass façade. The five-story building has a variation in roof heights with recessed balconies.

Tract A, the subject site, is proposed for a 200-unit apartment complex and its building design consists mostly of brick, stone and split face block. This project will not have the large, glass façade shown on Tract B's proposal because this proposal is solely for multi-family residential and the glass shown for Tract B is used to complement the office complex use.

4. Article XXVIII Special Conditions & Development Standards, Section F, of the Comprehensive Zoning Ordinance, sets forth the following conditions for site plan review by

the Planning and Zoning Commission:

- a. Provision of a safe and efficient vehicular and pedestrian circulation system.

Compliant.

- b. Design and location of off-street parking and loading facilities to ensure that all such spaces are usable and are safely and conveniently arranged.

Compliant.

- c. Use of landscaping and screening to provide adequate buffers to shield lights, noise, movement, or activities from adjacent properties when necessary.

Will be compliant.

- d. The placement and orientation of buildings and other facilities.

Compliant.

CONCLUSION

With the exception to staff's stipulations for approval, staff believes the proposal has met all conditions for approving the Technical Site Plan. Further, staff believes the building's architecture is exceptional and will complement the area.