

City Commission Site Plan Review

SP-14-00525: Site Plan for Cedarwood Senior Cottages, located at 2525 Cedarwood Ave. The facility will consist of 7 duplex dwellings and a community building. Submitted by Grob Engineering Services, LLC for Douglas County, property owner of record.

STAFF RECOMMENDATION: Staff recommends approval of the site plan subject to the following conditions:

- 1) Recording of the Minor Subdivision for Southridge Addition No. 6 at the Register of Deeds Office prior to the release of the site plan.
- 2) Submittal of a revised site plan with the following change:
 - a. Revise the parking summary to note '26' required parking spaces.

ASSOCIATED CASES

- Z-13-00288: Rezoning of subject property from RS7 to RM12 was approved by the City Commission on October 15, 2013 with the adoption of Ordinance No. 8918.
- MS-14-005327: Minor Subdivision/ Replat for Southridge Addition No. 6. This Minor Subdivision is on the February 3, 2015 City Commission agenda for acceptance of dedications.
- SP-14-00526: Site Plan for minor improvements for the west side of the property, proposed Lot 1, Southridge Addition No. 6. This site plan has been administratively approved and has been placed on the City Commission's February 3rd agenda for confirmation of approval as it is linked with the Cedarwood Cottages project.

OTHER ACTION REQUIRED

- Recording of the Minor Subdivision at the Douglas County Register of Deeds prior to release of the site plan.
- Provision of one electronic and one paper copy of the site plan revised to address the conditions of approval.

KEY POINTS

- The proposed site plan is for the development of an active senior affordable housing project to be owned and managed by Tenants to Homeowners.
- The subject property is a portion of a platted lot. A Minor Subdivision dividing the lot into 2 lots has been administratively approved and is on the City Commission's February 3 agenda for acceptance of dedications.
- The rezoning was conditioned to limit the permitted uses to: single-story duplex residences, accessory uses, and one single-story community building. The rezoning requires City Commission review and approval of all site plans for Major Development Projects on this property.

GENERAL INFORMATION

Current Zoning and Land Use:

The subject property has split zoning with RS7 (Single-Dwelling Residential) District on the west portion of the lot, and RM12 (Multi-Dwelling Residential) District on the east portion; *Social Service Agency/Office* uses are located on the western portion, the eastern portion is the subject property of this site plan. The property is being split

into 2 lots with the Minor Subdivision for Southridge Addition No. 6.

Surrounding Zoning and Land Use:

To the north and south:
RS7 (Single-Dwelling Residential) District; *Detached Dwellings*.

To the west:
RS7 (Single-Dwelling Residential) District; *Office* uses on remainder of lot at 2518 Ridge Court. Further to the west, *Detached Dwellings*.

To the east:
RM12 (Multi-Dwelling) District; *Duplexes*.
(Figure 1)

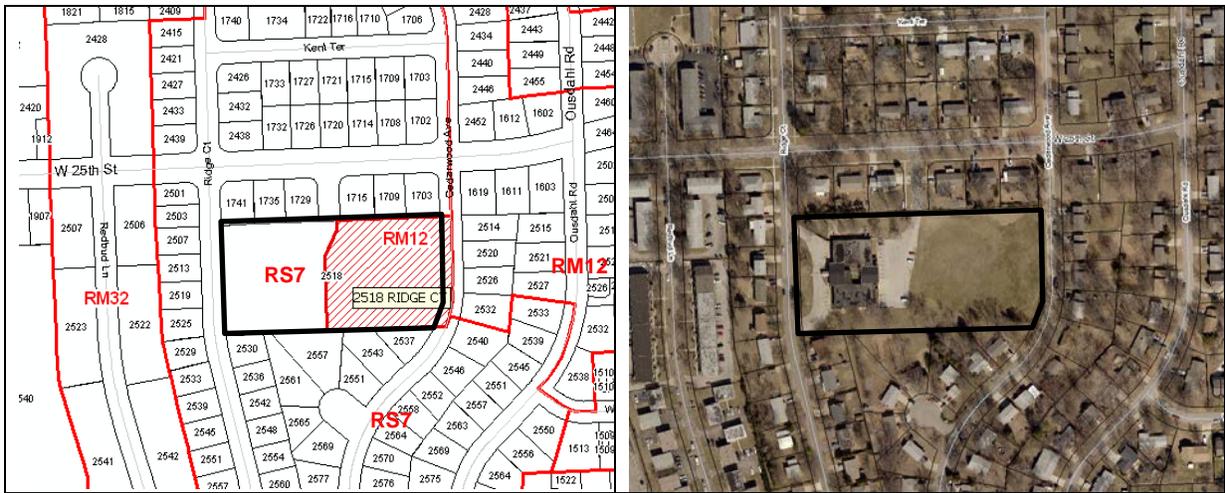


Figure 1a. Zoning in area. Subject property outlined.



Figure 1. Land use in area.

SITE SUMMARY	Existing	Proposed	Change
Land Area:	92,502 sq. ft.	92,502 sq. ft.	--
Building Area:	0	18,505 sq ft	+18,505 sq ft
Total Impervious Area:	804 sq. ft.	45,966 sq. ft. 50%	+45,162 sq ft
Total Pervious Area (sq ft):	91,698 sq. ft.	46,536 sq. ft.	-45,162 sq ft

PARKING SUMMARY*			
Use	Parking Requirements	Spaces Required	Spaces Provided
<i>Multi-Dwelling Structure</i>	1 per bedroom PLUS 1 per 10 units	23 bedrooms=26 spaces	27 spaces
Bicycle Parking	1 per 10 parking spaces	4 spaces	4 spaces
ADA Parking	1 van accessible space required for parking areas with 1 to 25	1 van accessible space	1 van accessible space

* The proposed housing type is a 'duplex'; however, the use is considered *Multi-Dwelling Structure* as the duplexes and community building are located on one lot. The Development Code defines a *Duplex Dwelling* as "A single structure that contains two (2) primary dwelling units on one (1) lot" and defines a *Multi-Dwelling Structure* as "A structure that contains three (3) or more dwelling units that share common walls or floor/ceilings with one (1) or more units. The land underneath the structure is not divided into separate lots." The proposed use is considered *Multi-Dwelling Structure* due to the fact that the dwelling units are located on one lot and the parking requirement for a *Multi-Dwelling Structure*, 1 space per bedroom, has been applied overall. The bicycle parking requirement was applied only to the parking that was not provided in garages as the duplex units are expected to provide bicycle parking within the garages as is typical with duplex and single-dwelling residences. ADA parking requirements do not apply to Duplex or Single-Dwelling Residences, but were calculated on the parking within the separate parking areas.

SUMMARY OF REQUEST

The proposed site plan is for the development of an active senior affordable housing project to be owned and managed by Tenants to Homeowners. The property is currently owned by Douglas County, but ownership would be transferred to Tenants to Homeowners upon completion of the project. The project will include 7 duplexes (14 dwelling units with a total of 23 bedrooms) and a community building on one lot. As the duplexes are located on one lot, the use is classified as *Multi-Dwelling Structures*.

The development will consist of single-story structures to insure compatibility with the nearby residences. The colored rendering in Figure 2 illustrates the proposed development.



Figure 2a View of the proposed development looking northeast from the United Way Building parking lot.

Figure 2b View of the proposed development looking to the west from Cedarwood Avenue.

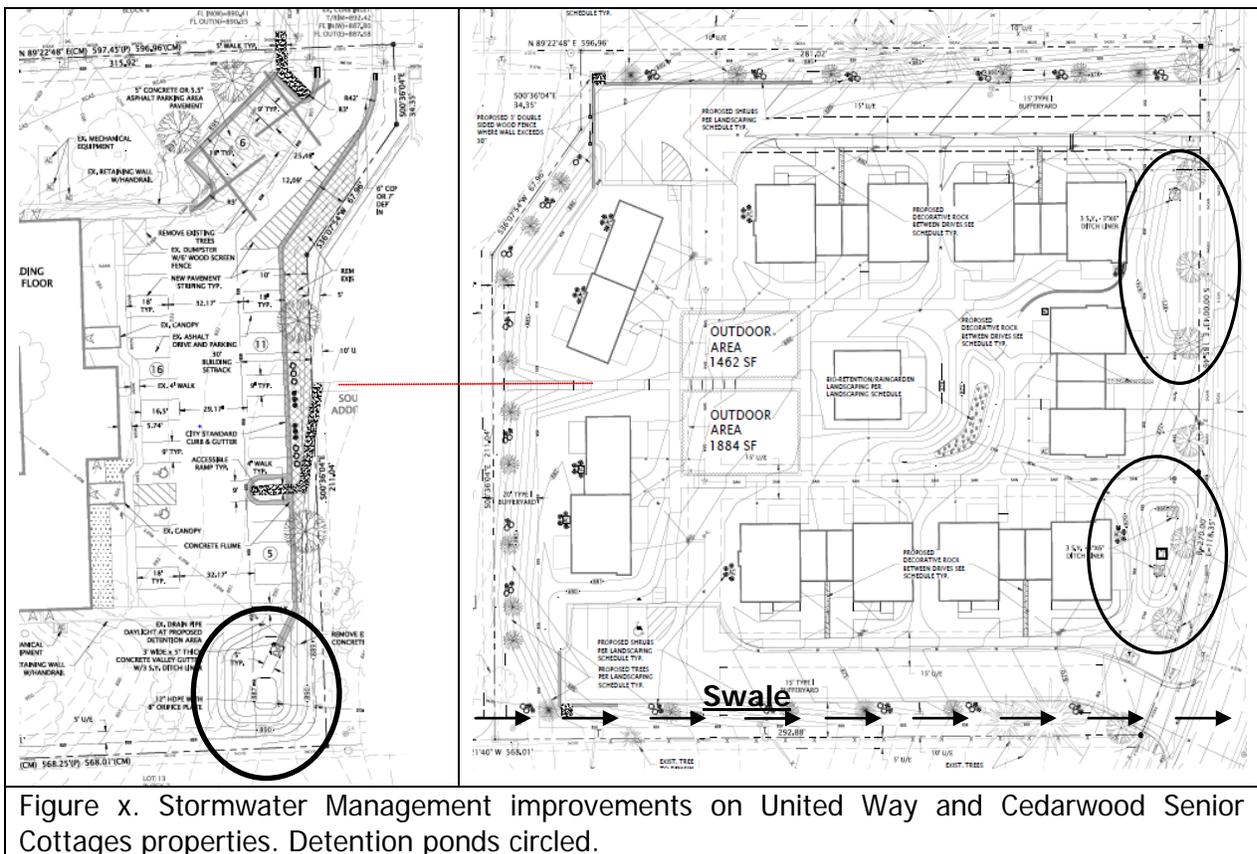
The duplex fronting Cedarwood Avenue will have direct access to the street. The others will access Cedarwood through access drives on the north and south sides of the property. The community building and surrounding area will provide common open area for the residents.

STORMWATER

During the public hearing for the rezoning of the property, neighboring property owners had expressed concern about existing stormwater conditions in the area. The City Stormwater Engineer and planning staff met with neighboring property owners on Tuesday, January 6, 2015 to discuss their stormwater concerns. The neighbors provided a video which showed the flow of stormwater onto their property following a storm event. The Stormwater Engineer determined that the stormwater was flowing onto the property from the developed portion of

the United Way property. Improvements being made to the United Way portion of the property, shown on site plan SP-14-00526, will collect the stormwater from the United Way building and parking lot and convey it to a detention pond east of the United Way building. The pond will release into a swale along the south side of the Cedarwood Cottages which will convey it to Cedarwood Avenue. New storm inlets to be installed on Cedarwood Avenue will be required to accommodate the increased stormwater flow.

The Cedarwood Cottages development will utilize two detention ponds and a rain garden for their stormwater management. (Figure 3) The City Stormwater Engineer indicated that the stormwater management for the Cedarwood Cottages is compliant with Code and should not impact the neighboring property owners. He noted that the improvements to the United Way Building site and the swale along the south of the Cedarwood Cottages project would control the runoff from the United Way site.



STAFF REVIEW

Findings

Per Section 20-1305, staff shall first find that the following criteria have been met:

1) The Site Plan shall contain only platted land;

The subject property is the east half of Lot A, Block 7 of Southridge Addition No. 3. A Minor Subdivision dividing this lot into 2 lots, Southridge Addition No. 6, has been administratively approved and is on the City Commission's February 3, 2015 agenda for acceptance of dedications. The Minor Subdivision must be recorded before the site plan is released for building permits.

2) The site plan shall comply with all standards of the City Code, this Development Code and other adopted City policies and adopted neighborhood or area plan;

The site plan provides the required parking and landscaping. Alternative Compliance from the bufferyard requirement along the west property line (separating the property with the United Way property) has been requested to allow the placement of a 3 ft high double sided wood fence along the west side of the buffer area where the required buffer width isn't provided. The fencing would provide adequate buffering, in staff's opinion, based on the fact that parking areas are adjacent to each other in this area. The wood fencing would extend along a portion of the north side of the access drive. A fence is required in this area due to the height of the retaining wall and the wood fence would provide a buffer for the property owner to the north. (Figure 3)

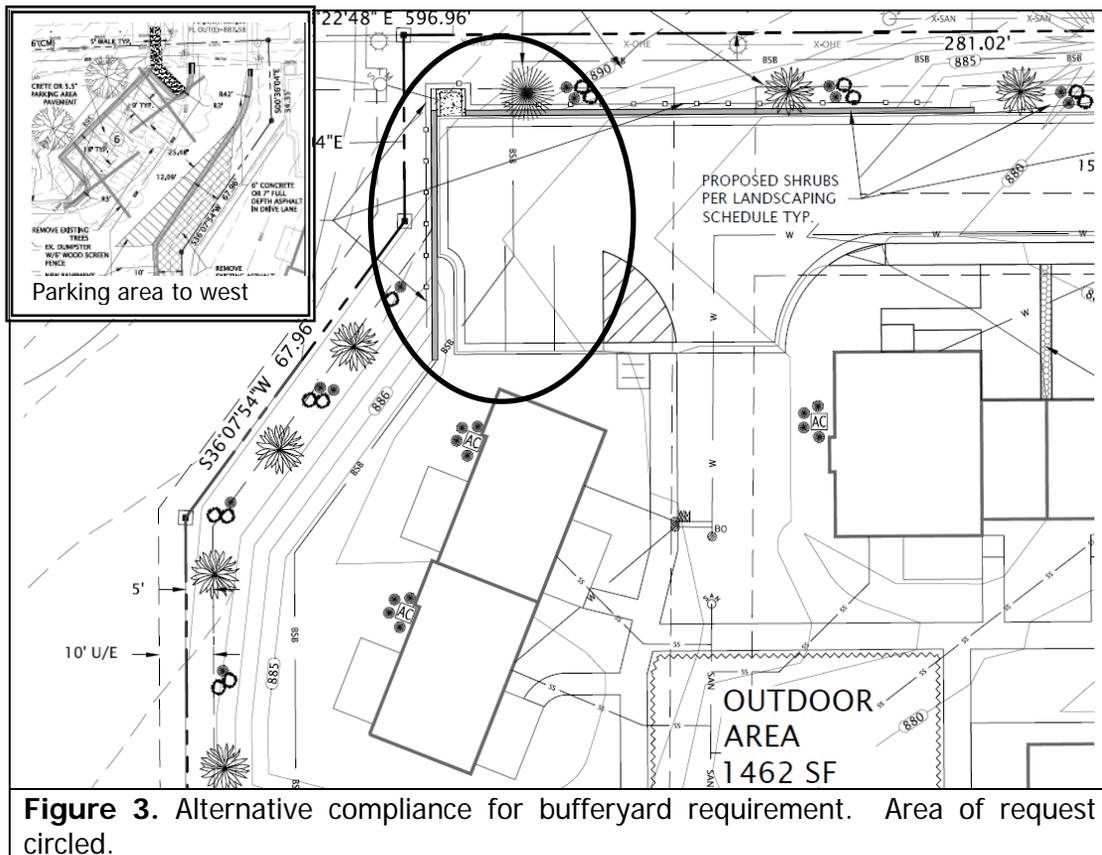


Figure 3. Alternative compliance for bufferyard requirement. Area of request circled.

The site plan complies with the Density and Dimensional standards of the RM12 District. Street trees will be provided per Code.

The development will use typical residential wall mounted lighting and pole mounted lights will not be provided for the parking areas.

3) The proposed use shall be allowed in the district in which it is located or be an allowed nonconforming use;

Duplex Dwellings and *Multi-Dwelling Structures* are both permitted in the RM12 Zoning District. The structures are duplex units, but as they are all located on one lot they are considered *Multi-Dwelling Structure*. The community building is a typical accessory use for *Multi-Dwelling Structures*. This property was rezoned to the RM12 Zoning District with a

condition that limited uses to only single-story duplexes and accessory structures and a single-story community building. The proposed uses are permitted in this zoning district.

4) Vehicular ingress and egress to and from the site and circulation within the site provides for safe, efficient and convenient movement of traffic not only within the site but on adjacent roadways as well and shall also conform with adopted corridor or access management policies and;

As noted earlier, the development will take access to Cedarwood Avenue with access drives on the north and south side of the property. In addition the duplex facing Cedarwood Avenue will have direct access to the street, similar to other residences in the area. Each access drive will terminate in a turnaround area for fire trucks. (Figure 4)

5) The site plan provides for the safe movement of pedestrians within the site;

The site plan provides for the safe movement of pedestrians within the site with walkways along each access drive and connecting walks to the dwelling units. In addition, walkways have been provided in the interior of the site connecting the dwellings to the community building and to the United Way Building to the west. The walkways provide good connectivity throughout the site and provide a recreational feature as well.

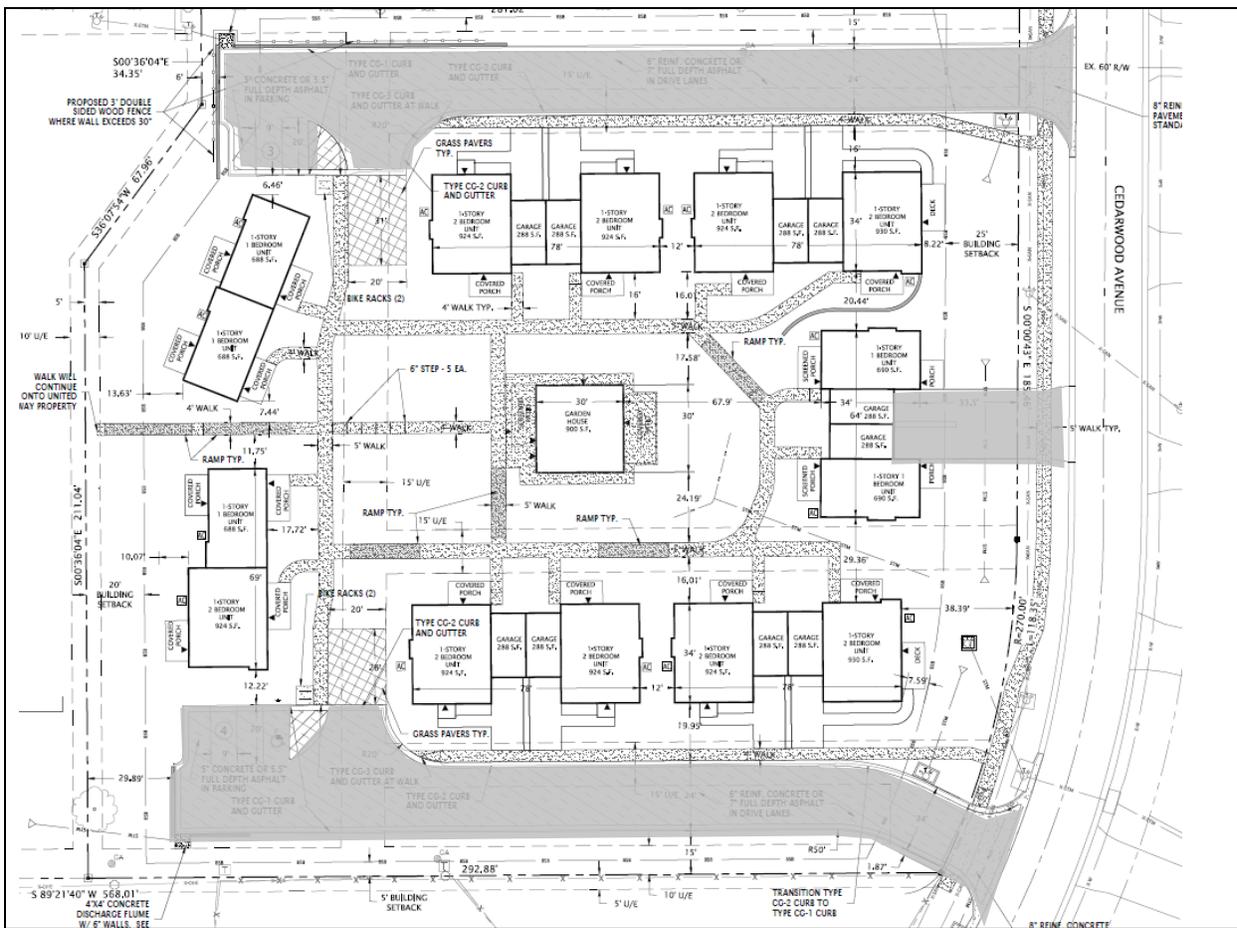


Figure 4. Vehicle and pedestrian circulation. (Access drives are shaded.)

Conclusion

The site plan, as conditioned, and with the approval of Alternative Compliance for the north 58ft of the west bufferyard area, is compliant with the Development Code.

