

PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Autumn Ridge Clubhouse – Site Plan

PREPARED BY: Andy Kass, AICP, Senior Planner

REPORT DATE: May 4, 2018

MEETING DATE: May 8, 2018

GENERAL INFORMATION

Applicant:

Centennial Development, LC

Owner:

Autumn Ridge Apartments, LC

Engineer:

Erin Ollendike, P.E. with Civil Design Advantage, LLC

Request:

The applicant is requesting approval of a site plan for a clubhouse for residents

Location and Size:

Property is generally located north of SE Olson Drive, east of SE Alice's Road, containing approximately 3.89 acres.

Legal Description:

Lot 8, Autumn Ridge Plat 1.

AREA MAP



ABOVE: Aerial of subject property (outlined in **RED**) in relation to the surrounding area.

LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Multi-Family Residential	Community Village	R-3 / PD-1 (Multi Family Residential) / (Planned Development Overlay)
North	Multi-Family Residential	Community Village	R-3 / PD-1 (Multi Family Residential) / (Planned Development Overlay)
South	Multi-Family Residential	Community Village	R-3 / PD-1 (Multi Family Residential) / (Planned Development Overlay)
East	Townhome Residential	Community Village	R-4 (Row Dwelling & Townhome District)
West	Multi-Family Residential	Community Village	R-3 / PD-1 (Multi Family Residential) / (Planned Development Overlay)

HISTORY

The subject property is located within the existing Autumn Ridge Apartment development that was originally approved in 2015.

PROJECT DESCRIPTION

The project involves the construction of a clubhouse building for the use of Autumn Ridge Apartments residents. The clubhouse is approximately 2,300 square feet in area and will feature a pool, restrooms, and a meeting/party area. The proposed location is within an existing detention easement, however, the area will be regraded to allow for the building construction and to account for storm water detention. The applicant has indicated that an existing nearby trash enclosure will be used to provide trash service for the building.

BULK REGULATIONS

Criteria	Required	Proposed
Front Yard Setback	30 feet	32 feet
Side Yard Setback	15 feet (total)	N/A
Rear Yard Setback	40 feet	54 feet
Maximum Height	40 feet	20 feet
Maximum Number of Stories	1 story	1 story

ACCESS AND PARKING

Access to the proposed building will be provided off of SE Brick Drive and SE Olson Drive. These access points are existing and also service the surround apartment buildings. No additional parking is required

UTILITIES

Utilities exist throughout the development and will provide service to the proposed building. The applicant will revise the existing detention area to move it east of the proposed building. The new detention area will serve as detention for this addition and the existing drainage area.

LANDSCAPING & OPEN SPACE

No existing landscaping should be removed as part of this project and no additional landscaping is required. The open space on Lot 8 will be reduced from 39% to 35%. The minimum requirement is 20%.

ELEVATIONS

The elevations of the four buildings are proposed to be constructed primarily of Hardiplank siding, stone, and asphalt shingles. Gables and dormers have been provided along the roofline to add additional interest to the building.

LIGHTING PLAN

The applicant has submitted a lighting plan. Staff has reviewed the lighting plan and has determined that it is in conformance with the Site Plan Ordinance.

STAFF RECOMMENDATION

Staff recommends approval of the site plan subject to remaining staff comments.