

1756 Silversmith Road - Appeal

APPL-22-0003

January 24, 2023

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Planning Supervisor



Applications



Major Development Plan Amendment – Appeal Application

An appeal of the Planning Commission decision to deny an appeal of the administrative approval of the development plan amendment for 1756 Silversmith Apartments, located at 1756 Silversmith Road.

Vicinity Map



General Information



Background Information

- Property has an approved development plan from 2019
- Approved DP allows for 108 apartment units in one building with proposed parking internal to the site
- The property has significant slopes from east to west
- The proposed amendment requests a modification to the building layout and reduces the number of units to 95.

Public Notice

- Site posting and 118 postcards mailed three times: three times: initial review stage, prior to a second neighborhood meeting and before the Planning Commission Hearing.
- Comments were received by staff concerning traffic, school capacity and compatibility of use

History & Background



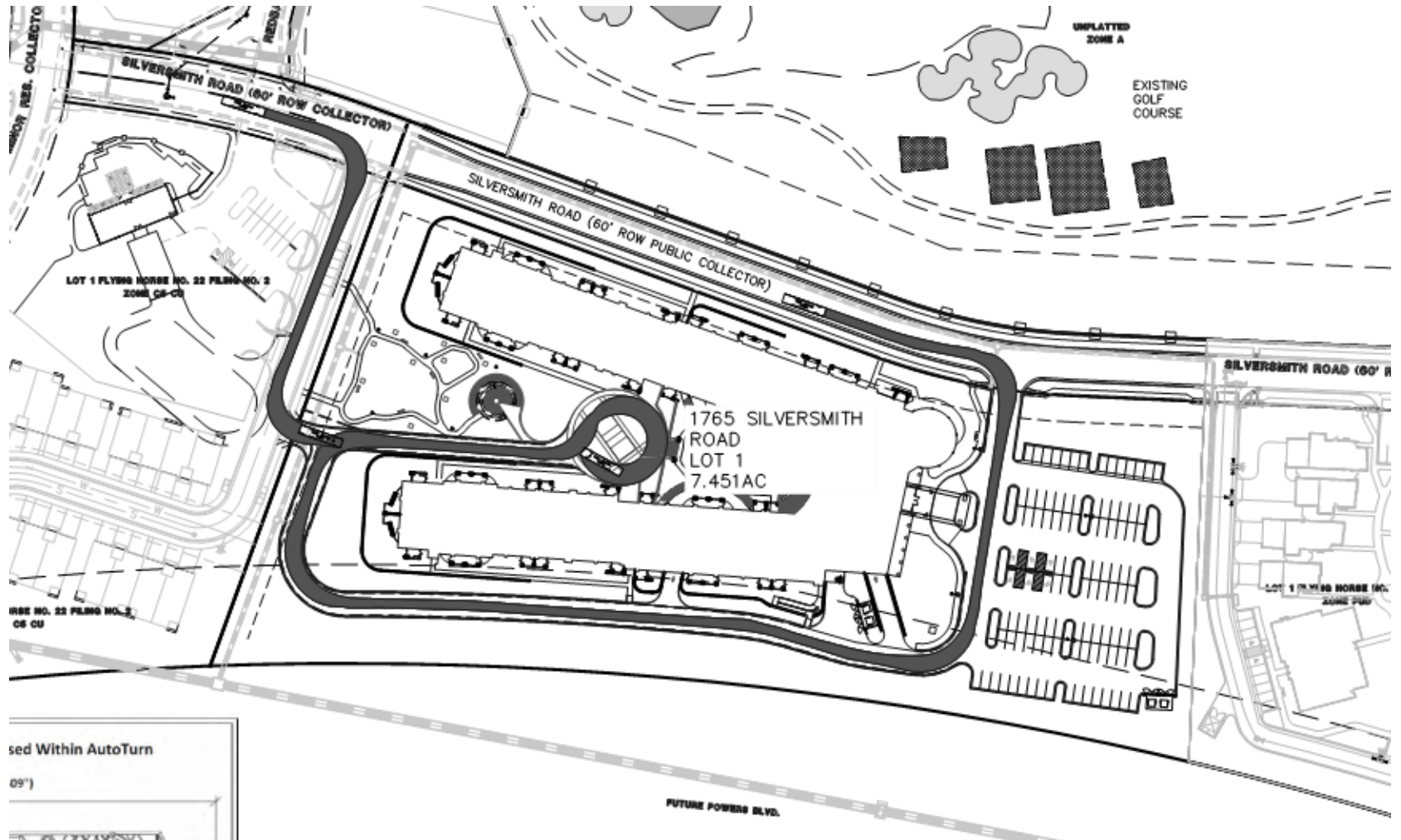
Zone Change

- 2018 Council approved a zone change allowing residential land uses on the subject property
- 2018 action pre-dates PlanCOS
- City Comprehensive Plan at that time included different allowances than PlanCOS

Development Plan Approval

- Administrative process began in 2019 and the application was approved in September 2019
- Proposed 108 units as age-restricted senior living
- Staff research indicates that at the time of the initial application public comments were not received on the proposed use

History



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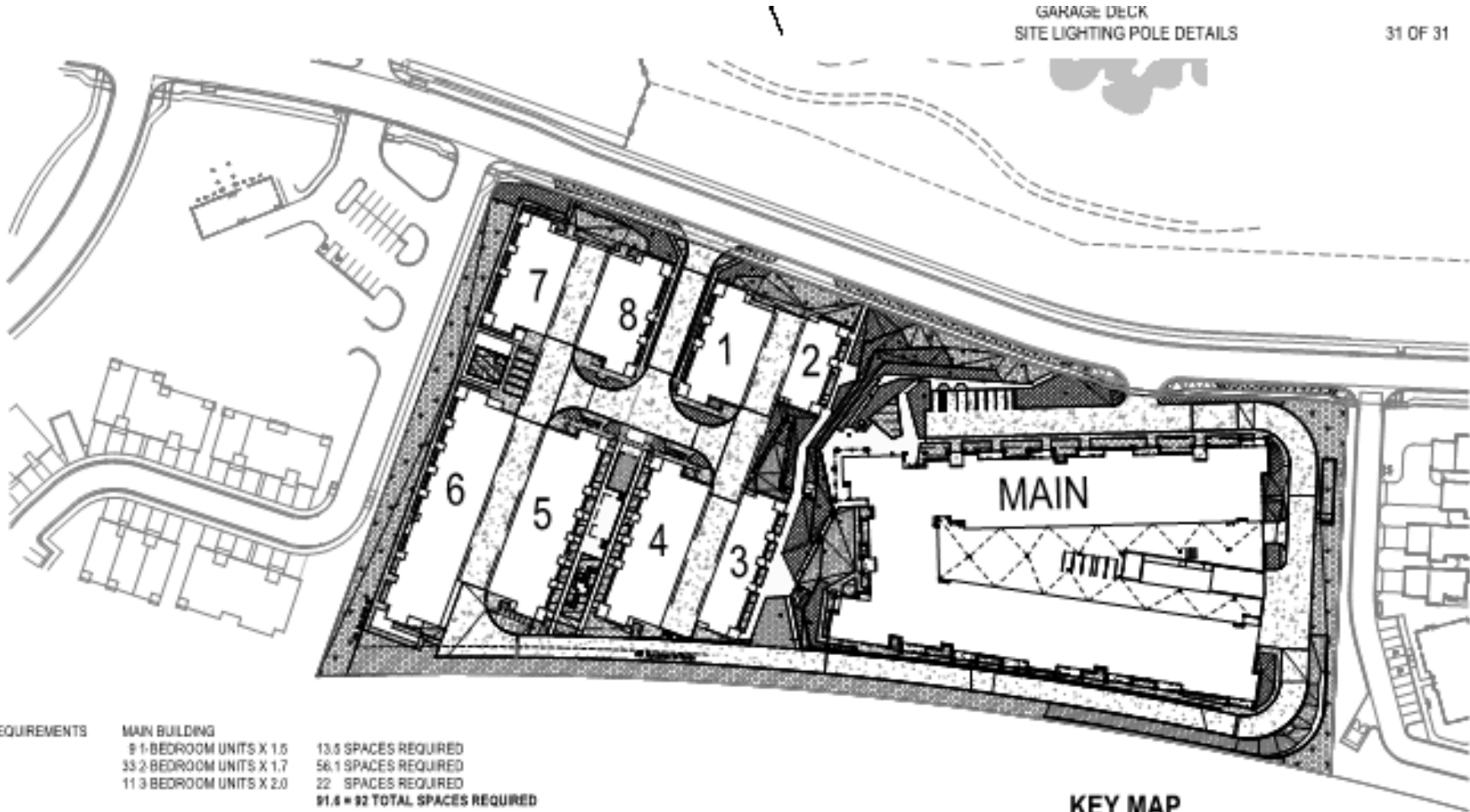
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Plan Amendment



GARAGE DECK
SITE LIGHTING POLE DETAILS

31 OF 31



PARKING REQUIREMENTS

MAIN BUILDING

9 1-BEDROOM UNITS X 1.5
33 2-BEDROOM UNITS X 1.7
11 3-BEDROOM UNITS X 2.0

13.5 SPACES REQUIRED
56.1 SPACES REQUIRED
22 SPACES REQUIRED
91.6 = 92 TOTAL SPACES REQUIRED

BUILDINGS 1-8

15 2-BEDROOM UNITS X 1.7
4 3-BEDROOM UNITS X 2.0

25.5 SPACES REQUIRED
8 SPACES REQUIRED

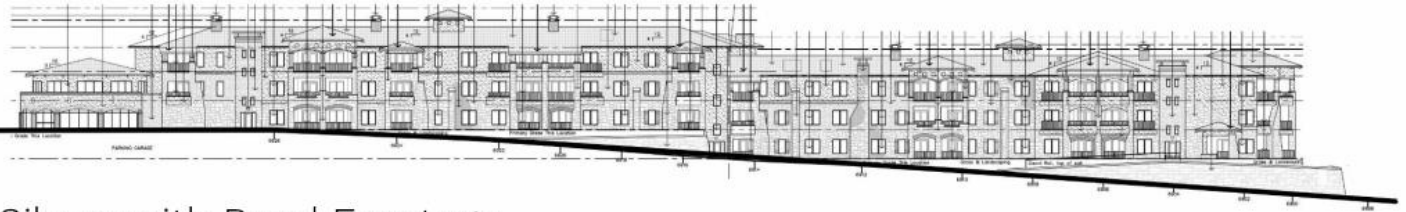
KEY MAP

1" = 80'-0"

Plan Amendment



SURFACE PARKING



d Development Plan – Silversmith Road Frontage



d Amendment – Silversmith Road Frontage

PlanCOS



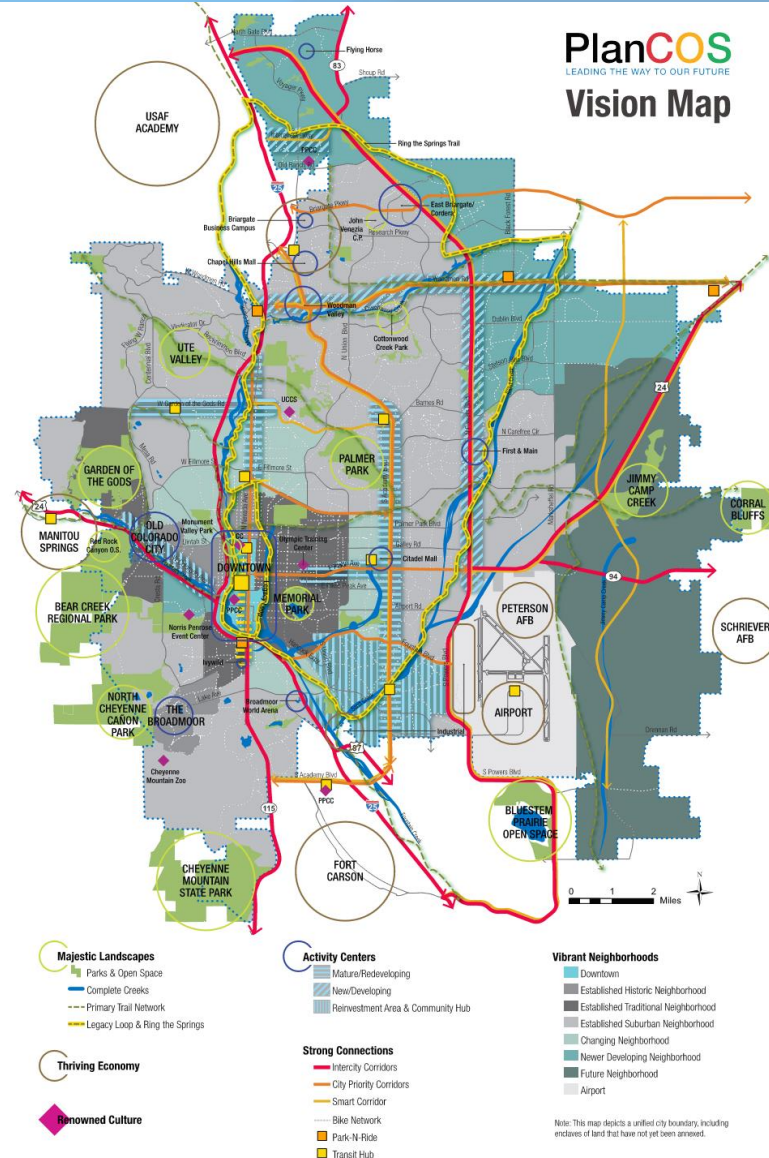
Newer Emerging Neighborhood

Resilient neighborhoods...mixed and integrated land uses

Diversity of housing type

Develop areas already in, nearby, or surrounded by the City.

PlanCOS LEADING THE WAY TO OUR FUTURE Vision Map



Recommendations



APPL-22-0003 – Appeal of Development Plan

Deny the appeal, upholding Planning Commission's denial of the appeal and approval of the 1756 Silversmith Apartments major development plan amendment, based upon the finding that the application complies with the review criteria in City Code Section 7.5.502.E, and that the appeal criteria found in City Code Section 7.5.906.B are not met.