

Woodmen Ridge Apartments II Conditional Use
PROJECT DESCRIPTION AND JUSTIFICATION STATEMENT
July 9, 2019

LAND USE PROPOSAL

This submittal proposes to develop 252 apartment units on 12.23 acres of land for a gross density of 20.6 du/ac. The site is located in a C-6(AO)(CR) zone which is part of the Woodmen Powers Crossing Concept Plan Area. This submittal is for a conditional use to allow multi-family residential units in a C-6 zone and a subdivision plat for one lot.

SUBDIVISION PLAT

A subdivision plat is being provided for concurrent review with the conditional use. The plat will consist of one lot, with tracts and easements as necessary to provide for access, public utilities and drainage. All buildings will be located on the one lot.

SITE LOCATION

The site is bounded on the south by Woodmen Ridge View an existing private street, and the existing Estate at Woodmen Ridge Apartments. The site is bounded on the west by Targa Drive an existing public collector street and adjacent vacant C-6 zoned land. The site is bounded on the north by existing Woodmen Road a principal arterial street. The site is bounded on the east by a public open space tract planned for a future neighborhood trail. Powers Blvd. lies east of the public open space corridor.

NATURAL FEATURES

The property to be developed is a parcel of land exhibiting slopes primarily ranging in steepness from 2% to 5%. The entire property has been overlot graded at one time or other. The property was reseeded after grading practices and is now vegetated with native grasses. There are no rock outcroppings or significant vegetation present on this property. The property's natural drainage is to the west to an outfall point in Targa Drive. The site is located in the Cottonwood Creek Drainage Basin. Developed drainage flows will be directed to a new full spectrum detention pond feature located in the southwest corner of the project.

LAND USE

The proposed structures within this development will be 3 story apartment units; with garages provided within the structure. The residences will be "for rent" apartments in one, two, and three bedroom floor plans. This project is currently being marketed to a variety of users from singles to married couples looking for maintenance free living. The apartments will be leased at market rates. This is not a H.U.D. subsidized project.

VEHICULAR CIRCULATION

This property will be served from three access locations onto Woodmen Ridge View and one access point at the southeast corner of the project extending from Prairie Schooner Drive. All interior streets will be private and designed at 24' widths throughout the project. All interior drives and parking lots will be owned and maintained by the lot owner.

DEVELOPMENT SCHEDULE

The development of this project is anticipated to begin in the fall or winter of 2019. The anticipated build out would be approximately 18 months.

PEDESTRIAN CIRCULATION

Paved walkways 4, 5 and 6 feet in width will be provided in those locations so as to provide safe and efficient pedestrian access from parking areas to residences, and to allow pedestrian circulation throughout the development. Sidewalk widths will increase to 6 feet in width when adjacent to parking bays, to compensate for parking overhang. Proposed walkways will also allow residents to gain access to Targa Drive, Bridle Pass Drive, and trails along Woodmen Rd.

LANDSCAPE MATERIALS

Landscape materials will be installed on the site by the developer in accordance with the attached Landscape Plans. Landscape plants selected, will be native plants indigenous to the area, and introduced plants, which will be chosen for their drought tolerance abilities and aesthetic properties.

LANDSCAPE AND PROPERTY MAINTENANCE

The landscape materials placed in private open spaces/common areas will be owned and maintained by the lot owner and or his assigns as part of the management functions of the development. All landscaped areas will be irrigated with a permanent irrigation system.

RECREATIONAL OPPORTUNITIES

All dwelling units are furnished with a private patio or deck. Open space areas are provided around the structures throughout the project for the use and enjoyment of the residents. A clubhouse, pool and sun deck, barbecue grills, Jacuzzi, and a playground, are being provided for the recreational needs of the residents. The clubhouse will house the management offices, fitness facilities, central mail room, and game, entertainment and activity rooms. The project will also include a dog park and dog run area for the use of the residents and their pets. The site is located adjacent to a public open space and proposed trail corridor along the eastern boundary of the project, future pedestrian access through the future commercial center will allow pedestrian access to this open space corridor which will connect to neighborhood trails in the Nor'wood Master Plan, and to the Woodmen Multi-use trail.

FENCES

A six foot height opaque landscape wall will surround the property on portions of the north and east and south boundaries that are not fronted by street. This six foot wall will provide noise mitigation and privacy from Powers Blvd. and Woodmen road and the adjacent commercial uses.

PRIVATE STREETS OWNERSHIP AND MAINTENANCE

The street system within this development is private and will be owned and maintained by the owner and or his assigns as part of the management functions of the project.

UTILITIES AND PUBLIC IMPROVEMENTS

This site is proposed with public water and sewer mains. Public gas and electric will also be provided.

JUSTIFICATION

This project is an infill project which is located between existing and proposed commercial and residential uses located north, south and east of the development. The location and development of multi-family uses on this site allows for the future residents easy pedestrian and

bike access to the proposed and existing commercial and recreational venues, within close proximity of the site. The development location also allows for easy pedestrian and bike access to the proposed and existing public trails along Powers Blvd. and Woodmen Rd. Infill development of this type will help in the efficiency of use of the existing public utility and transportation infrastructure. The intensity of commercial development in this C-6 zoned concept plan area has substantially decreased since the original zoning in 2006 to the point that more than half of the acreage of the concept plan area is either planned or existing with multi-family residential uses. There are only a couple of small one acre parcels left for development in the concept plan area and those will most likely be developed with restaurants, hotels or similar uses. The location of this multi-family residential development adjacent to hotel, light commercial, the athletic club, and adjacent multi-family uses, allows the residential conditional use to be compatible with the surrounding C-6 and PBC zones. The site is currently zoned C-6(AO)(CR) and is in conformance to the approved master plan and comprehensive plan. The multi-family development is well buffered from adjacent uses and will not cause any detriment on adjacent properties and will serve to enhance and complement the existing surrounding land uses.