

Staff Memo Report

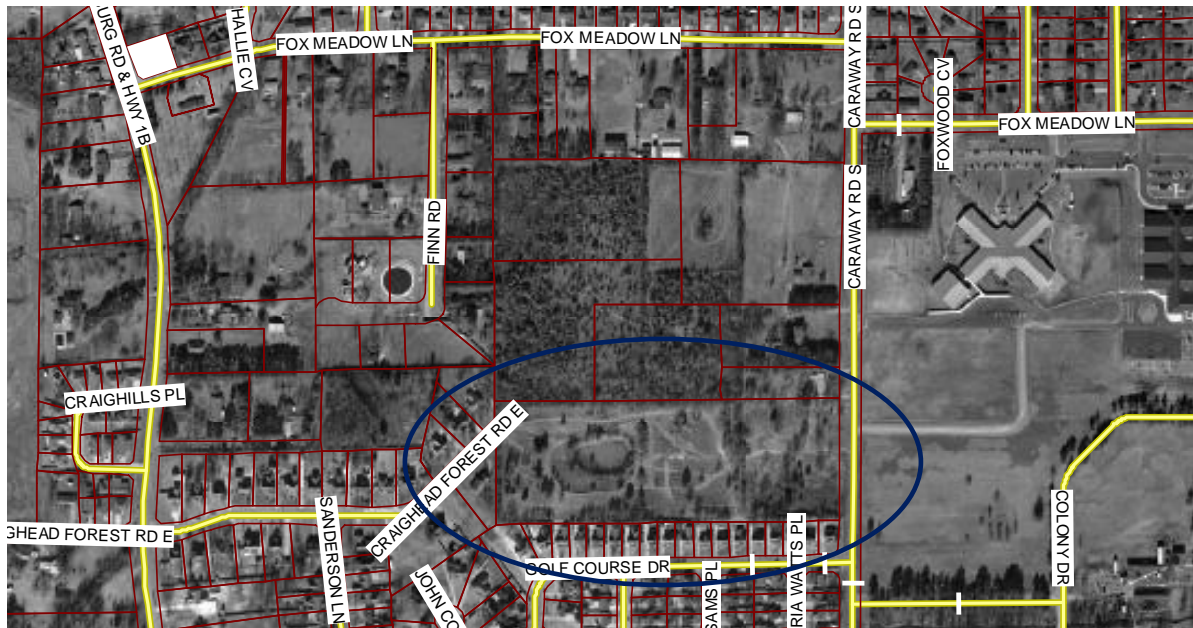
To: Metropolitan Area Planning Commission (MAPC)

From: Otis T. Spriggs, AICP; Planning Director- Planning Dept.

Date: July 9, 2009

Re.: Site Plan Approval: Willow Creek Apartments: 180 Multi-family Units will require MAPC approval because the development exceeds the threshold of 48 units as required by the Zoning Code, Section 14.44.02, Zoning and Building Permits.

Located: S. Caraway Rd., North of Golf Course Dr., South of Fox Meadow Ln.; West of the terminus of Craighead Forest Rd. E.



Vicinity Map:

5-Buildings Proposed:

Building 1: 36 units: 2BR, 2 BA (950 s.f.)

Building 2: 24 units: 2BR, 2 BA (1050s.f.); 12 units 3 BR/2BA

Building 3: 24 units: 1 BR, 1 BA (650 s.f.); 12 units- 1BR/1BA (750 s.f.)

Building 4: 26 units: 2 BR, 2BA (950 s.f.); 2 units- 2 BR/2BA (1050 s.f.); and 8 units 1BR/1BA (750 s.f.)

Building 5: 34 units: 2BR, 2BA (1050 s.f.); 2 units- 3BR/2BA

Existing Zoning District: R-3 High Density Multi-family

Total: 180 units; 10 acres @ 18 units per acre allowed in "R-3" District.

R-3 Regulations: Minimum 2,400 s.f. of lot area per dwelling unit,
Min. Lot Width: 50 ft.
Min. Street setback: 20 ft.
Min. Side Setback: 7.5 ft.
Min. Rear Setback: 20 ft.
Maximum Building Height: 45 ft.

(See attached supplemental drawings.)

Staff is requesting MAPC site plan approval based on the condition that the applicant submit all necessary construction documents, site plans (including grading and drainage) necessary to acquire a building permit, after final approval by Planning, Fire Marshal's Office, Engineering, all applicable agencies, and Building Inspections.