

Statement of Compliance
Clover Senior Residential Development
Case #18ZONE1032
11700 Interchange Drive

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Introduction

Clover has an option to purchase 5.66+/- acres of the 18.36+/- acre property at 11700 Interchange Drive (Parcel ID number: 351400020000). The property is zoned "PEC" Planned Employment Center District and is within the "SW" Suburban Workplace Form District Designation. Clover is requesting to rezone the portion of property under contract to "OR-1" Office-Residential District. They propose to develop a 120 unit, age restricted (55 and over) apartment building on the property. The project proposes a four story building utilizing quality building materials, passive and active open space, and a total of 120 parking spaces (74 surface spaces, 40 garages, and 6 ADA compliant spaces). The development has one driveway on Southpoint Drive.

The project complies with Cornerstone 2020 as follows:

Guideline #1 – Community Form

The project complies with the intent and policies identified in Guideline #1 (B-10). The proposed project is located in the "Suburban Workplace" Form District and is for a high density residential development. This proposal expands the mix of uses and housing options in the immediate vicinity. The proposed development is similar in nature to existing multi-family residential uses. Even though the proposed use is not office or industrial, the requested zoning district allows office uses if the property were ever to redevelop. Office uses are consistent with the intent of the form district and are located immediately adjacent to the property. The site is not served by public transit; however, the applicant is proposing to install a pedestrian connection to the shopping center to the east.

Guideline #3 – Compatibility

The proposed development complies with the intent and policies of Guideline #3 as follows:

- The proposed development is generally compatible with the scale and site design of adjoining properties. The property is located in an area surrounded by multi-family developments and office buildings. The proposed building is approximately 47' tall (4 stories). The overall square footage of the proposed senior apartment complex is 141,652 square feet and appears to be consistent with the size of other office buildings. The apartment development proposes a smaller number of units than adjoining complexes. In addition, other apartment developments are not age restricted.
- The facades of the proposed senior apartment development are designed to provide an aesthetically pleasing look that contributes to the fabric of the adjoining properties. The building has a combination of vinyl siding and cultured stone on visible elevations in complementary color schemes with contrasting, multi-sized gables interplaying with the apartment patios and balconies. Along with warm multi-colored siding, the facades are complemented with double-hung windows, many of which are accented with decorative

shutters done in a contrasting color. The main roof pitch, and gables pitch emphasize the residential nature of the building. Decorative railings highlight the main entrance for ease of access and roofs are covered in architectural asphalt shingles. The building is designed for energy efficiency.

- A sidewalk is proposed along the street frontage and a connection to the building from the street.
- A majority of the residents are older (average age is 74 years old) and typically go to bed earlier. Our site lighting needs to be designed so it will not disturb them or the adjoining properties.
- The proposed development provides a housing option for the aging population and provides another use to the adjoining area.

Guideline #4 – Open Space

The development complies with the intent and policies of Guideline #4. The proposed development proposes a courtyard for passive open space for the residents. This area consists of an outdoor patio with dining space, interior walking trails, and landscaping. Landscape buffer area is provided around the property boundaries to act as screening and passive open space. The property does not have a significant natural feature and an attempt will be made to preserve as many of the existing mature trees as possible. The project is in close proximity to Blue Lick Optimist Park.

Guideline #5 – Natural Areas and Historic Resources

The proposed development complies with the intent and policies of Guideline #5. Landscaping is provided around the property boundaries to act as screening and passive open space. The property does not have significant natural features and an attempt will be made to preserve as many of the existing mature trees as possible. Approximately 36,000 square feet of the site is designated as tree protection. There are no historical structures on the properties that make up the site.

Guideline #7 – Circulation

The proposed development complies with the intent and policies of Guideline #7. Clover proposes to develop a 120 unit apartment complex for residents over the age of 55. The development proposes a continuous roadway around the building for adequate circulation for residents and emergency vehicles. The development does not propose stub streets. A sidewalk is proposed along the street frontage and a connection to the building from the street. Clover found the proposed development to be a minimal traffic generator with 24 trips anticipated at the morning peak (7:00 a.m. to 9:00 a.m.) and 30 trips anticipated at the evening peak (4:00 p.m. to 6:00p.m.). The project will produce less number of trips than adjoining, non-age restricted apartments.

Guideline #8 – Transportation Facility Design

The proposed development complies with the intent and policy of Guideline #8. The proposed development does not provide access to adjoining developments. Clover is concerned for the safety of their residents and does not want vehicles traveling through their property.

Guideline #9 – Bicycle, Pedestrian, and Transit

The proposed development complies with the intent and policies of Guideline #9. A sidewalk will be installed along the frontage of the property with a connection to the building to encourage

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pedestrian connectivity. The site is not served by TARC; however, the applicant is researching providing additional transportation services to its residents.

Guideline #10 – Flooding and Stormwater

The rate of release will meet the existing rate of stormwater release of the current properties. The applicant proposes to use best management practices as instituted through MSD to ensure that sediment from the construction does not impact adjoining properties or rights-of-way. The drainage plans have been approved by MSD.

Guideline #13 – Landscape Character

The proposed development complies with the intent and policies of Guideline #13. Approximately 36,000 square feet of the site is designated as tree protection. The plan identifies approximately 9,500 square foot courtyard is proposed. Interior landscape areas are provided throughout the parking area and meet the requirements of the Land Development Code. Landscape areas are proposed along the property lines. The dumpster will be screened from view.

Guideline #14 – Infrastructure

The proposed development complies with the intent of Guideline #14. Adequate infrastructure serves the property is available for the new development. MSD has a sanitary sewer connection on site. No extension of services is anticipated with the proposed development.

Clover believes the site on Interchange Drive is an excellent location for independent senior housing. We look forward to discussing the project with Metro Planning Commission and Metro Council, and respectfully request approval of the project as proposed.

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