



Planning and Zoning Commission Agenda Item Summary Report

Meeting Date:
September 2, 2021

Submitted by:
A.C. Dixon

Item Title:

Discuss and consider approval of a site plan for the Wildwood Apartments, located north of E. U.S. Highway 80 and west of Trailhouse Lane.

Public Hearing Item []
Consent/Action Item [X]

Documentation Attached:

Site Plan
Building Elevations
Landscape Plan

Item Summary:

Eric L. Davis Engineering, Inc, representing the property owner, requests approval of a site plan for Wildwood Apartments. The purpose of the site plan is to provide the site design for the multi-family residential development of the property.

Image 1: Location Map



Current Standards:

The 10.127-acre property is currently vacant and undeveloped. The property is zoned within the Trailhouse Park Planned Development (Ordinance No. 20-33). The ordinance that governs this property was approved by City Council on August 18, 2020. The underlying zoning of this property is MF-15, Multi-Family Residential District which permits Multi-Family residential up to up to thirty-two (32) units per acre. The property is bordered by the already established apartments.

Site Plan:

The site plan displays 324 units, with six (6) buildings. The proposed multifamily development is 31.993 units per acre which is permitted by right within this planned development. A club house is located in building A. The central mail center is located near the garages on the eastern side of the property.

The building elevation plan shows that siding and brick is the primary exterior construction material. The primary exterior construction material of the garage structures will be brick and siding. The materials are approved by the International Building Code.

The parking includes 284 uncovered spaces, 130 carport spaces, and 62 garage spaces. Sidewalks, and bicycle racks are provided throughout the property. Parking is provided at a rate of 1.45 spaces per unit.

Landscape screening is provided to shield automobile headlights from Trailhouse Lane. The landscape plan meets this requirement and all other requirements listed in Ordinance No. 20-33 and the Zoning Ordinance.

Accessibility:

Connectivity is provided with access to Wildwood Blvd.

Future Requirements:

If approved, future development of the property will require approval of:

1. Preliminary Plat
2. Final Plat
3. Civil Plans (staff approved)
4. Building Plans (staff approved)

Staff Recommendation:

Staff recommends approval of this request, as presented. In addition to Community Development staff, the plans were reviewed by the City Engineer, Fire Marshal and Public Works staff.