

4450 SOUTH 27TH STREET
Detailed planned development project description
Owner's statement of intent
File No. 161478

1. Overview

4450 South 27th Street LLC ("Developer") has purchased the property located at 4450 South 27th Street and more particularly described on the attached Exhibit A (the "Site"). The Site currently consists of approximately 6.7 acres and is currently vacant land.

The Site is bounded by I-43 to the South, commercial uses to the West (Quality Suites Hotel) , residential to the North and a drainage channel to the East . The Site is currently zoned as General Planned Development known as South Pointe (GPD; File Numbers 83-745 and 870876). Property adjacent to the Site, including the Hotel property is Zoned Detailed Planned Development. This zoning change will remove this subject site from the South Pointe Planned Development and establish a new DPD.

In the past, there has been an effort to develop this parcel into office space. Due to the poor demand for office space, the development never materialized. In 2013 the DOT acquired part of this parcel for the Freeway expansion. As a result, the boundary of the land changed and the planned development that was previously approved is no longer possible . Different project and different design became necessary.

The project will consist of two phases: the first phase entails a three –story residential building with approximately 30 units that will be placed along the southwest section of the site. The second phase includes a three-story residential building (approximately 30 units) that will be placed East of the Phase 1 building.

The buildings are placed on the site to work around site constraints including the shape of this parcel and the sewer easement ("Easement") that runs through the middle of the parcel. The topography of the site is fairly flat and sloping to North and East toward existing channel on the Eastern side of the property.

Description of Proposed Development

The developer proposes to develop two apartment buildings with approximately 30 residential units in each, for approximately 60 total units, and other improvements on the site. The project is intended to be developed in two phases, with approximately 30 units in the first phase (Western building) and approximately 30 units in the second phase (Eastern building). Both phases of development would be approved as part of this DPD. It is possible that developer would proceed with construction of the two phases based on the market condition demand.

Although, the project has access from 27th Street through an easement running in front of the Quality suites Hotel, the owners of the Hotel have encouraged us to access our project through 26th Street instead. Creating a separation between the hotel property and our development would prevent cars from parking at our property nor at the residential area to the East. Based on our mutual agreement with hotel owners, our project would be separated from the hotel with 6ft wood fence and natural berm, also, we would construct a 6ft wood fence along the North lot line to enhance the privacy of the homes to the North of our lot line.

An access easement to our project from 26th Street has been obtained from the hotel owners, and in return we transferred a triangle of land to the Hotel that is needed for their parking lot and to square off the lot line.

The Project will be enhanced with a variety of amenities designed to meet the needs of its residents. Amenities will include a dining /party room available for family gatherings. Site amenities will include a drop off canopy, there are 5 ft sidewalks around the building and the courtyard as shown on the site plan, landscaped courtyard plaza between the two building and additional open space along the Northern lot line would be great for additional outdoor activities. The two buildings are designed to allow more sunlight exposure to all units.

Uses:

Multi-family residential and uses ancillary and accessory to this use. Additionally, there will be a mix of surface and interior parking. The first phase is anticipated to be dedicated to families and professionals who seek quality living space, the second phase will be dedicated to seniors 55 and older.

Design Standards

The site has been designed to isolate the driveway and surface parking from the Courtyard that is preserved for the use of the residents; therefore, the parking and driveway are kept on the other side of the buildings. Maximum height of each of the buildings is approximately 39.5 ft. Each unit has a semi-recessed balcony that will be approximately 12ft wide by 6ft deep. The balcony will be constructed

with vinyl balcony railing. The main entrance and the community room are located at the central location of each building.

The buildings will be constructed with high quality materials including concrete poured foundation, engineered trusses and wall panels, the building would consist of wood frame, energy efficient vinyl windows.

Exterior façade

Building exterior will be a combination of brick, natural stone, cement lap siding. Please see the enclosed architectural elevations for additional detail.

Density. The project will consist of approximately 60 units, approximately 9 units per acre(4841 sq.ft per dwelling unit). The area of each unit will vary from one bedroom(800 sq.ft), 2 bedrooms(1300 sq.ft), 3 bedrooms(1700 sq.ft)to four bedrooms(2000 sq.ft). Unit mix is anticipated to be 2 one-bedroom, 6 two-bedrooms, 18 three-bedrooms, and 3 four-bedrooms.

Circulation and Parking and loading : Approximately 114 total parking spaces would be available for the entire project or an average 2 parking spaces for every unit. ___ Phase #1 would have 30 underground parking stalls, 8 bike racks for the use of the residents, 24 surface parking stalls, 3 ADA parking spaces and 4 bike racks located outside for the use of staff and visitors as shown on site plans .Interior Bicycle parking will be designed in accordance with the standards of the bicycle parking ordinance (295-404). Phase#2 would have identical numbers of underground and surface parking, as well as bicycle parking .

Garbage dumpsters would be kept at the lower level(garage area). At the time of the pickup, small vehicle would bring the dumpsters out to the street to be emptied

Each building will have one main pedestrian entrance in the middle as shown on Site Plan and another entrance through the garage area. All lower level apartments would have an exterior door through the patio as well.

The second phase would have similar arrangement like phase I

Buildings setback: from South varies from 25ft- 125ft (Freeway Ramp,), Set back from the North is approximately 170ft, this greater setback would create a substantial separation from the residential area North of the proposed project . The Western Building will be setback approximately 100 feet from the Hotel lot line (Quality Suites Hotel). The Set back from the East is approximately 250ft away from the residential area with the drainage channel in between. Setbacks are depicted on the enclosed site plan.

Stormwater management: Retention pond is proposed to be located on the northeast portion of the site, and will be constructed in order to comply with the City applicable codes.

Landscaping: Detailed landscaping plan has been provided on the landscape plan , and the proposed landscaping design would meet the landscape standards of the zoning code (Chapter 4: General Provisions). Landscaping items associated with phase #1 has been marked clearly on the landscaping plan. The area that encompasses Phase II will be sodded until that development occurs. After completion of the first phase of the project , approximately 84% of site will consist of landscaping or green space. Upon completion of the second phase 74% of the site will consist of landscaping or green space.

Part of our effort to screen our project and enhance the privacy of the single family homes along the Northern lot line, we proposed to construct 6ft cedar fence placed on the lot line.

Also, we propose to do the same along the western lot line to separate from the hotel property as well.

There are substantial amount of trees and green space around the site which is going to remain undisturbed, special attention will be given to any gaps or missing green space.

The existing site or interim condition must be maintained in an orderly fashion consistent with zoning standards of the site prior to rezoning to DPD, including all existing turf and landscaping, until such time that the subject DPD is constructed. All landscaping and required site features shall be installed within a maximum of 30 days total of the City issuing a Certificate of Occupancy (excluding time between December 1 and March 1) for the subject DPD. All disturbed land associated with the Phase II development will be sodded with grass within the 30 day period of time noted above until development is ready to occur.

Lighting. Lighting at the Site will comply with applicable City codes and ordinances. 11 bollard light poles serving the sidewalks would be provided as well. Those light are shown on the landscaping plan

Utilities: All utility lines will be installed underground. Transformers will be installed within or adjacent to Buildings, as shown on the site plan. The Developer will coordinate these locations with WE Energies.

Signage

One low -profile monument sign is proposed at the entrance on the northwest corner of the site to identify the Project as depicted on the site plan and elevations. The sign would be located at the entrance of the project on 26th street. The monument sign will consist of a masonry structure with a masonry veneer and cement fiber board (painted to compliment the Buildings) finish. The top of the sign will have a prefinished metal coping to limit weathering. The monument sign will be lit from the ground with the use of focused LED landscape lighting located in the ground in front of the sign. The lighting will be directed at the sign and will not trespass over the Site's property line. The lighting fixtures will be obscured by plantings. Sign will be approximately six feet high (including the base), 8 feet wide and three feet deep, with a sign face of approximately thirty-two square feet , as shown on the enclosed architectural site plans. Additional detail, as to the text and colors of the monument signs, will be provided to DCD staff for review and approval in advance of the application for a sign permit. Temporary construction signs during construction of the Buildings may include separate signs for the Developer, general contractor and architect, each up to four feet high by eight feet wide. These signs may be affixed

to a fence on the Site. Temporary signs for leasing may include up to a four foot by fifteen foot banner sign affixed to the fence during construction.

Statistical sheet

Gross land Area: Approximately 6.7 Acres; 291500 Square feet

- **Phase 1: Approximately 2.25 acres or 97,875 square feet (first phase building)**
- **Phase 2: Approximately 4.45 Acres or 193,575 square feet (Second Phase Building).**

Land covered by principal buildings: Total: Approximately 0.75 acres or 32,600 square feet. Approximately 12% of the site

Phase 1: Approximately .37 Acres or 16,300 square feet. Approximately 6% percent of the Site.

Phase 2: By end of phase II, approximately 0.74 acres or 32,600 square feet. Approximately 12% of the Site.

Land devoted to parking, drives and parking structures: Approximately .98 acres or 42,722 square feet for parking and drives. Approximately 15% of the Site.

Approximately 114 total parking spaces would be available for the entire project or an average 2 parking spaces for every unit.

• Phase 1: Approximately .68 acres or 29,622 square feet. Approximately 10% of the Site will be covered with driveways and surface parking .

Phase #1

- **30 underground parking stalls**
- **8 bike racks for the use of the residents**
- **24 surface parking stalls**
- **3 ADA parking spaces**
- **2 bike racks (outside) for the use of staff and visitors**

• Phase 2: By end of phase II, approximately 0.98 acres or 42,722 square feet. Approximately 15% of the Site will be covered with driveways and surface parking

Phase#2

- **30 underground parking stalls**
- **8 bike racks for the use of the residents**
- **24 surface parking stalls**
- **3 ADA parking spaces**
- **2 bike racks (outside) for the use of staff and visitors**

Totals from Phase #1 and Phase #2:

- 60 underground parking stalls
- 16 bike racks for the use of the residents
- 48 surface parking stalls
- 6 ADA parking spaces
- 4 bike racks (outside) for the use of staff and visitors

Land devoted to landscaped or open open space: Upon completion of

Phase 1: Approximately 5.6 acres or 244,860 square feet. Approximately 84% of the Site would be landscaped or green space.

Upon completion of Phase 2: Approximately 3.47 acres or 150,778 square feet. Approximately 74% of the Site.

Total square footage devoted to nonresidential uses: 0 square feet.

Number of buildings: Two. Number of dwelling units per building: 30 units in each building; approximately 60 units total .

The area of each unit vary from 800 sq.ft for one bedroom unit to 2000 sq.ft for 4 bedrooms unit.

Parking spaces provided: Approximately 114 parking spaces total; an average of approximately 1.9 parking spaces per unit.

Land covered by structure and paved surface

Phase 1: Total land covered by structure and paved surface -----45622. sq.ft -----16% of the Site

Phase II: By end of phase II total land covered by surface and Structure-----74722.sq.ft-----26% of the Site



East View Facing Drainage Channel



South View Facing The Highway Ramp



**North View Facing Single Family Homes Behind The Tree
Line**



West View Facing Quality Suites Hotel