



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Brandon Estates – Preliminary Plat,
Final Plat & Site Plan

PREPARED BY: Melissa DeBoer, AICP – Planning
Coordinator

REPORT DATE: March 10, 2023

MEETING DATE: March 14, 2023

GENERAL INFORMATION

Owner / Applicant:

Element 119

Owner's Representative:

Jared Murray, PE with Civil Design Advantage

Request:

The applicant is requesting approval of a preliminary plat, final plat, and site plan for a multi-family residential development.

Location and Size:

Property is generally located south of NW Sunrise Drive and west of NW 10th Street, containing approximately 7.54-acres.

AREA MAP



ABOVE: Aerial of property identifying the proposed development (outlined in **RED**).

LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Light Industrial Office	R-3 (Multi-Family Residential District)
North	Townhome Residential	Medium Density Residential / Light Industrial Office	R-4 (Row Dwelling & Townhome Dwelling District)
South	Industrial Office	Light Industrial Office	M-1A (Limited Industrial District)
East	Vacant - Undeveloped	Light Industrial Office	C-1 (Community & Highway Service Commercial District)
West	Multi-Family Residential (Currently under construction)	Light Industrial Office	R-3 (Multi-Family Residential District)

PROJECT DESCRIPTION

The site plan identifies a total of 112 multi-family units and a total of 7 buildings. All buildings proposed are 2-stories and 34-feet in height. The site plan includes 4- 15-unit buildings, 2- 20-unit buildings and 1- 12-unit building. The plat includes one lot. The density proposed is 14.85 units per acre.

The units will be renter-occupied. The planned square footages for the individual units range in size between 1,220 square feet and 1,650 square feet. The 24 townhome units will include 2-car attached garages. All other units will have surface parking available.

Two trash enclosures are provided on-site. One will be located on the west side of the site and one will be located on the east side of the site. A monument sign is proposed at the north side of the site.

ACCESS AND PARKING

Two accesses are proposed into the site from NW Sunrise Drive. Both of these accesses are at the north side of the site. Internal ingress/egress easements are shown to provide access throughout the site.

A total of 247 parking spaces are required. The site plan identifies a total of 251 spaces being provided. This total includes 48 spaces within garages.

SIDEWALKS/TRAILS

A five-foot wide sidewalk will be installed along the south side of NW Sunrise Drive, adjacent to the site. Several private internal sidewalks will be provided throughout the development in order to provide pedestrian access throughout.

UTILITIES

All units will be serviced with private utilities extended through the development. Stormwater detention will be provided in a pond at the north side of the site. The owner will be responsible for the maintenance of the pond and private utilities.

EASEMENTS

All proposed easements have been indicated on the final plat. Landscape buffers will be installed at the north and east sides of the site.

LANDSCAPING & OPEN SPACE

A minimum of 20% of the project area is required to be open space. The total amount of open space proposed is 38%.

Plantings are being provided throughout the site in compliance with the Landscape & Open Space Ordinance.

PARKLAND DEDICATION

Parkland dedication will be satisfied with a fee in lieu of land dedication.

ELEVATIONS

The elevations of the buildings will be constructed of mostly brick, stone, fiber cement siding, and glazing. The roofing material is proposed to be asphalt shingles. Elevations of the proposed buildings have been provided for review.

PHOTOMETRIC PLAN

The applicant has provided a lighting plan which meets the requirements of the Site and Building Development Standards.

STAFF RECOMMENDATION

The preliminary plat, final plat and site plan are in general conformance with the Zoning Ordinance, Subdivision Ordinance, Site Plan Ordinance, and Comprehensive Plan. Staff recommends approval of the preliminary plat, final plat, and site plan for Brandon Estates subject to any remaining staff comments and review of the legal documents.