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**Agenda Item:** Village at Trestle Crossing Plat 1 Site Plan  
**Report Date:** September 14, 2016 *ESC*  
**Prepared by:** Emily Bodeker  
Associate Planner

**Staff Recommendation:**

That the Plan and Zoning Commission approves the Village at Trestle Crossing Plat 1 Site Plan.

**Project Summary:**

Village at Trestle Crossing Plat 1 is a 14.85 acre development located on the northeast corner of NW Irvinedale Drive and NW 18<sup>th</sup> Street. The site plan consists of 44 attached townhome units and three 16-plex apartment units with associated infrastructure. Lots 1-47 are zoned R-3, Multiple Family Residence District restricted to 8 units/acre, and Outlot Y is zoned C-1, Neighborhood Retail Commercial District with Taverns and Lounges removed from the allowable C-1 uses.

The general layout of this development includes a network of private streets. The attached townhomes located on the north side of the site will mainly have access off of NW 18<sup>th</sup> Street. The three 16-plexes will have access off of NW Irvinedale Drive and NW 18<sup>th</sup> Street.

Eight inch water main and sanitary sewer will be extended throughout the development. The developer is proposing to provide park site dedication through payment in lieu of dedication.

A landscaping plan has been submitted as part of the site plan. Open space, landscaping, and screening requirements have been met.

**Site Plan Worksheet  
Village at Trestle Crossing Plat 1**

The site plan regulations in the zoning code have a variety of design standards and factors for review. The following worksheet is intended to provide staff's comments related to this project and those items.

**A. Site Development**

- 1. The orientation, alignment, spacing, and placement of a building, driveway, parking area and/or service area on the site shall be compatible with and complimentary to buildings and sites in the neighboring area.**

The proposed buildings meet all setback requirements. The attached townhomes located on the north side of the development will mainly be accessed from NW 18<sup>th</sup> Street. The three 16-plexes will have access off of NW Irvinedale Drive and NW 18<sup>th</sup> Street. A compatible townhome development is located directly to the east of this project.

- 2. The site shall be planned to be compatible with the streetscape that is prevalent in the area.**

The site plan complies with the landscaping, screening, and parking lot requirements of the code. Screening to the R-1 parcel to the west and north of this parcel is provided and is shown on the landscape plan.

- 3. The site shall provide for adequate parking and circulation for vehicles, bicycles and pedestrians. This includes safe bicycle and pedestrian movement from public walks to the building and from parking areas to the building.**

There are 99 stalls required for the townhomes located on the north side of the site and 140 stalls provided. There are 132 stalls required for the 16-plex buildings, 130 parking stalls are required. The reduction in parking was approved by the Planning Department due to it being less than 10% of the required parking.

- 4. The site shall have such entrances and exits upon adjacent streets and such internal traffic circulation pattern as will not unduly increase congestion or decrease safety on the site or surrounding public streets. Studies of the traffic impact shall be provided if deemed necessary by the Community Development Director.**

The development as a whole will have access from NW 18<sup>th</sup> Street and NW Irvinedale Drive. A traffic study for this area has been completed and the developer will be required to pay for a southbound left turn lane on NW Irvinedale Drive at the newly created access point.

- 5. Parking areas shall be treated with decorative elements, building wall extensions, plantings, berms, or other means so as to reduce their impact on public ways and adjoining properties.**

Landscaping is provided to screen the development from the property zoned R-1 located west of the subject property. Additional headlight screening is being shown within the development.

- 6. Service areas; loading and unloading docks, delivery areas, dumpsters, outside storage areas and large storm water detention basins shall be treated with decorative elements, building wall extensions, plantings, berms, or other means so as to screen from view from public ways and adjoining properties.**

There are no outdoor storage areas proposed with the development. Elevations for the dumpster enclosures are included within the P&Z packet. The landscaping proposed meets the requirements of the Code.

- 7. All newly installed utility lines shall be underground and entry fixtures located away from high use areas or screened in an approved manner.**

All services will be underground.

- 8. Exterior lighting, when used, shall enhance the building design and the adjoining landscape. All lighting should be appropriate to the use of the building and surrounding properties with intensity of illumination limited to its intended use and not as an attraction to the site. Lighting shall be directed to eliminate impacts on adjoining sites.**

Site lighting will be directed away from adjoining properties and downward.

- 9. The design shall provide adequate provisions for surface and subsurface drainage. Storm water detention, drainage and storm sewer improvements shall be designed to reduce the danger of erosion, flooding, landslide or other endangerment of surrounding property.**

Storm water detention for these parcels will be provided within an existing Trestle Crossing pond located to the east of the proposed development.

- 10. Utility connections to water and sanitary sewer lines shall be designed so as to not overload existing public utility lines. Studies of system loading shall be provided if deemed necessary by the Community Development Director.**

Eight inch water main and eight inch sanitary sewer will be extended throughout the development to serve the proposed buildings.

- 11. Site design should provide open space in areas visible to the public. A majority of the required open space should be located in front and side yards.**

The site meets open space requirements.

- 12. Landscaping shall enhance architectural features and contribute to the beauty and utility of a development. Existing trees should be protected whenever possible to maintain the maturity of the site.**

The proposed landscaping conforms to the open space, parking shading, and screening requirements.

## **B. Building Design**

- 1. Buildings shall have good scale and maintain or enhance the established scale of buildings and sites of neighboring buildings and sites.**

Townhome elevations are included in the September 19<sup>th</sup> meeting packet. The proposed townhomes and 16-plexes are two stories and will be in similar scale to the surrounding properties.

- 2. Materials selected for buildings shall provide compatible textures and colors as those of neighboring buildings.**

The building materials for the 16-plexes are cultured stone, 6" vinyl siding, and vinyl shake siding. The materials for the townhomes are cultured stone, 6" vinyl siding, vinyl shake siding, and 6" fiber-cement siding.

- 3. All mechanical equipment or other utility hardware on roof, ground, or buildings, refuse and waste removal areas, service yards, storage yards, and exterior work areas shall be screened from or located as not to be visible from public view, using materials consistent with the building and site.**

There are no outdoor storage areas proposed with the development. Elevations of the dumpster enclosure are included in the meeting packet. The proposed material for the dumpster enclosure is CMU block.

- 4. Multiple buildings on the same site shall provide for compatible and complimentary design and materials.**

The townhomes and 16-plexes will generally all be made of the same materials.

**C. Signs –All signage requires sign permits and needs to comply with sign regulations of Chapter 195.**

**D. Factors for Evaluation**

**The following factors and characteristics, which affect the function and appearance of a development, should govern the Plan and Zoning Commission's evaluation of a site plan submission:**

- 1. Conformance to Design Standards and other applicable code requirements**

The plans submitted conform to the written regulations of the City.

- 2. Location of the building(s), and the relationship to the development site and neighboring buildings and sites.**

The site layout is compatible with setbacks.

- 3. Layout and utilization of building, parking, drive-ways, and open spaces.**

The buildings and proposed parking layout are appropriate.

- 4. Architectural character, including scale, style, color and type of material, of the building and signage as it relates to the neighborhood.**

The proposed townhomes and 16-plexes are two story structures and are similar to other developments in the neighborhood.

- 5. Impact on sanitary sewer, storm sewer, drainage, water, and street systems.**

It appears that the impacts on these utility systems can be accommodated adequately.