

Devonwood Apartments

General Plan Amendment #20-01

Site Utilization Plan Revision #23 to P-D #16

City Council 8/16/2021

Location

- 6.3 acres gross (includes bike path area)
- 5.94 acres net
- Bike Path is within an easement dedicated for Bike Path purposes
- Currently divided into 63 Lots
- Proposing 156 Units
- Request to change General Plan from LMD to HD
- Density
 - Gross 24.41
 - Net 26.26



RESIDENTIAL PROJECT INFORMATION

APN: N/A
 EXISTING ZONE: LOW-MED DENSITY
 PROPOSED ZONE: MED-HIGH (R3, 24 units)

PROJECT SUMMARY

GROSS AREA: +/- 5.39 ac
 NET AREA (not include existing bike trail): +/- 5.94 ac
 TOTAL UNITS: 156 units
 DENSITY: 24.4 units/acre
 NET DENSITY: 28.58 units/acre

PARKING SUMMARY

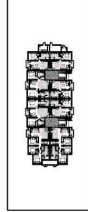
TOTAL PARKING: 249 SPACES
 - Standard Stalls: 229 spaces
 - Compact Stalls: 20 spaces
 PARKING RATIO: 1.6

PRODUCT TYPOLOGY



BUILDING TYPE A - 36 PLEX (3 LEVELS)

- A1 (10'x16a): 15 units
 - B1 (20'x20a): 12 units
 - C1 (20'x20a): 9 units



BUILDING TYPE B - 24 PLEX (3 LEVELS)

- A1 (10'x16a): 12 units
 - B1 (20'x20a): 6 units
 - C1 (20'x20a): 6 units



Developer



Meta Housing Corporation



249 Parking Spaces Provided

156 Units

All units would be affordable, rather than market rate, making them available to lower-income individuals and families.

Buildings

Bldg.	A1	B1	C1	# of Stories	# of Units/ Floor	Total Units/Bldg.	# of Bldgs.
A	15	12	9	3	12	36	3
B	12	6	6	3	8	24	2

Unit	Bed/Bath	Net Living Area	Balcony + WH Closet	Total Sq. Ft.	Total Units
A1	1 bd/1 bath	582	55	626	69
B1	2bd/2 bath	870	53	928	48
C1	3 bd/2 bath	1090	56	1156	39
				Total	156

Floor Plans are Provided at Attachment 4 of the Administrative Report

24-Unit Building - Elevations



FRONT ELEVATION



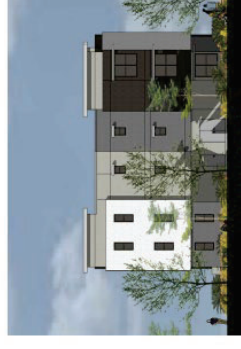
PERSPECTIVE



REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

36-Unit Building - Elevations



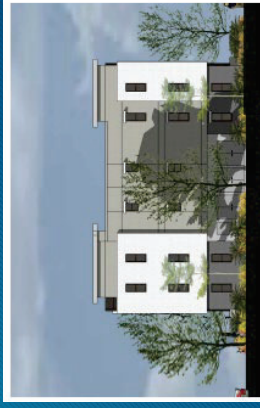
FRONT ELEVATION



REAR ELEVATION



PERSPECTIVE



RIGHT ELEVATION



LEFT ELEVATION

Standards for Planned Development

- Specific Standards are included as part of Site Utilization Plan Revision #23 (see Page 11 of Exhibit B of Planning Commission Resolution #4059).
- Most of the standards are consistent with the Zoning Ordinance for the R-4 Zone.
- Density established by the SUP Revision is 24 to 26 dwelling units/acre.
- Uses allowed in the R-4 zone are permitted.
- Compact Parking stalls are allowed to be 8.5 ft. wide by 16 feet long. This is an exception to the typical size of a parking stall, but consistent with City Standard TC-8.

Findings to Approve a Site Utilization Plan Revision

MMC Section 20.20.020(J) sets forth specific Findings required in order to approve a Site Utilization Plan Revision.

Finding B of Exhibit B of Planning Commission Resolution #4059 outlines the required findings.

These findings address:

General Plan compliance; size and shape of the project; access to the site; public services; adverse effects on the surrounding uses; and any proposed deviations from City standards.

Other Findings/Considerations

- Other Findings and Considerations are addressed in the Administrative Report, including:
 - Traffic/Circulation
 - Parking
 - Noise
 - Land Use/Density
- Neighborhood Impact - two e-mails received regarding the project. One was neutral, one was opposed to the project.

Planning Commission Action

The Planning Commission held a public hearing on July 7, 2021
No one spoke in opposition.

The Planning Commission voted to recommend approval of:

- Environmental Review #20-32 (Mitigated Negative Declaration)
- General Plan Amendment #20-01
- Site Utilization Plan Revision #23 to Planned Development (P-D) #16.

Vote: 4 Ayes, 0 Noes, 1 Absent, 2 Vacancies

City Council Action

- Hold a public hearing.
- Approve/Disapprove/Modify
 - Environmental Review #20-32 (Mitigated Negative Declaration)
 - General Plan Amendment #20-01
 - Site Utilization Plan Revision #23 to Planned Development (P-D) #16.

Questions....