

# **Prineville Apartments**

## **Design Review/Type II Conditional Use**



A Pre-Application Meeting (PA-2019-100) for the subject property was held January 10, 2019, with the applicant's representatives and City staff to discuss the development of the site.

At the Pre-Application Meeting it was determined that apartments are permitted as a Type II Conditional Use in the R2 zone.

### **PROPOSAL:**

The subject property is 6.16 acres in size and zoned R2 (General Residential). The applicant is applying for a Type II Conditional Use permit for the construction of a 135-unit apartment complex.

### **CRITERIA:**

#### **153.009 (Compliance with Other Rules and Regulations)**

Findings: The applicant will obtain all required approvals and permits from applicable local and State agencies.

#### **153.014 (General Criteria)**

Findings (A): The City's adopted Comprehensive Plan Policies implement Urbanization through its Statewide Planning Goals. The subject property is within the City of Prineville and located within the UGB.

The subject property is within a developing area of the City and does not convert the urban areas beyond the City limits. Specific development triggers specific facilities that are required to be connected to existing systems for looped service. Police, fire and applicable government services can be provided via the increase in property taxes as a result of new development. The proposal permits efficient, compact development to contain sprawl and preserves the land by developing under the requirements of the Code.

#### Residential Zone Values and Policies

\*The applicant's proposal is to develop 6.16 acres of R2 zoned property as a 135-unit apartment complex with pedestrian paths, open space, adequate parking, and children play areas. Therefore, promoting family living environment and a place where residents can raise their families.

\*The subject property is surrounded by existing residential dwellings and existing vacant residential land. The design standards within the Code, help to implement compatibility. The proposed development will meet the requirements of the Code and provide compatibility with the existing surrounding residential uses.

\*The proposed multi-family development is permitted within the R2 zone as a Type II Conditional Use.

\*The applicant has analyzed all impacts to the existing neighborhood. Adequate parking, access, circulation and pedestrian paths are being provided. A TIA is being provided as part of this submittal as well. The TIA will outline any needed mitigation to reduce impacts to the new and existing uses in the neighborhood.

\*Six-foot wide paved sidewalks are proposed throughout the development. The sidewalks will provide walk ability to the existing street system and adjacent neighborhoods as shown on the site plan.

Findings (B): The proposed development is in compliance with the requirements of the R2 zone.

Density: The site being developed is 6.16 acres in size. Development of a 135-unit complex in an R2 zone shall have a minimum of 4.75 acres

If required, prior to development of the site, the applicant will adjust the common property line in order to create one parcel of land. The development is in compliance with the minimum acres required.

Setbacks: All minimum setbacks to property lines, between buildings and distances to the entrances are met as shown on the tentative plan. Therefore, all setback requirements have been met. Setbacks are shown on the tentative plan.

North: 13-foot setback  
East: 12-foot setback  
West: 36 to 42-foot setbacks  
South: 13-foot setback

Maximum Height: Maximum building height allowed in the R2 zone is 35'. All proposed buildings are in compliance with the requirements of the Code.

\*Building 1 (recreation building) is 23.2 feet in height (measured to the highest point)

\*Buildings 2 & 3 are 34.7 feet in height (measured to the highest point)

\*Buildings 4 & 6 are 35 feet in height (measured to the highest point)

\*Building 7 is 35 feet in height (measured to the highest point)

\*Buildings 8, 11, & 12 are 35 feet in height (measured to the highest point)

\*Building 5 is 34.7 feet in height (measured to the highest point)

\*Buildings 9 & 10 are 34.11 feet in height (measured to the highest point)

Therefore, the buildings are in compliance with the building height requirement.

Lot Coverage: The buildings on the site cover 19% (51,672sq.ft.) of the lot. Therefore, lot coverage is under the 35% maximum allowed and in compliance with code.

Stormwater: As stated on the Grading and Drainage Plan, the proposal is treating at least 80% hard surface with Green Water Infrastructure. Therefore, meeting the requirements of the Public Works Department.

Findings (C): The applicant will obtain all required approvals and permits from applicable local and State agencies.

Findings (D): See (B) above. The standards set forth in the code are being met and all conditions of approval will be met as required.

Findings (E): The City maintains an infrastructure of public services that includes sewer, water, and storm drainage facilities. The City will specify any needed changes to the existing service levels at the time building permits are requested.

Findings (G): Not applicable.

Findings (H): Not applicable.

Findings (I): This requirement will be met by the site plan shown. The Fire Department will review the proposed site plan for compliance with Fire Code.

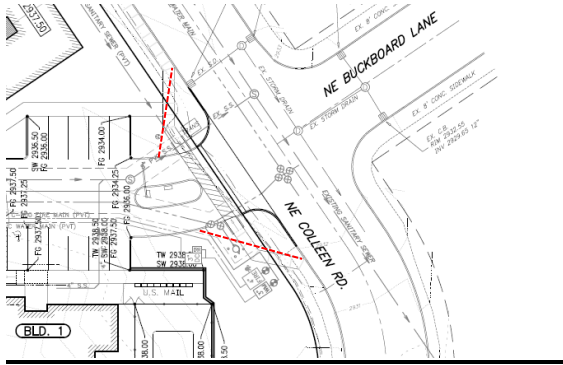
### **153.035 (Residential Use Table)**

Findings: Multi-family developments are a Type II Conditional Use in the R2 zone.

### **153.036 (Residential Dimensional Standards)**

Findings: See Findings B above under 153.014

### **153.081 (Clear Vision Areas)**



**Findings:** All vision clearance areas have been complied with along the street intersections.

### **153.082 (Onsite Lighting)**

**Findings:** Lighting has been provided as shown on the site plan. Pole lights are provided within the parking areas and located along the pedestrian paths (sidewalks). The pole lights are 5 feet to 14 feet in height. Lighting will also be mounted the front of the buildings.

### **153.083 (Standards for Specific Uses)**

**Findings (H) (Multi-Family Dwelling Complex):**

- (1) All such complexes with more than 20 dwelling units shall be so located as to have direct access onto an improved arterial or major collector street unless approved otherwise by the city.*

**Findings:** The development is for 135 dwelling units. The subject property is located off Black Bear Street and Colleen Road, both of which are designated as 'local' streets. Therefore, this criteria is not applicable.

- (2) All such complexes shall provide both an improved ingress and egress.*

**Findings:** As shown on the site plan, improved ingress and egress is being provided onto Black Bear Street to the south and Buck Board Lane to the north.

- (3) Each access road permitting two-way traffic and intersecting a public street shall have a minimum surface width of not less than 30 feet, and not less than 16 feet in width for single-lane, one-way traffic. Interior complex driveways shall not be less than 24 feet in width for two-way traffic, and not less than 12 feet in width for single-lane traffic. For interior driveways providing on-street parking, an additional eight feet of width shall be added for each parking lane or area. All access roads, driveways and parking facilities shall be improved and maintained with "durable and dustless surfaces" as defined in 153.086, and as approved by the City Superintendent of Streets.*

Findings: *The main accessway is located along the south property line onto Black Bear Street. The accessway is 34 feet in width and is a two-way accessway.*

*As shown on the site plan, all driveways and parking areas will be improved to City standards. Driveways are designed to provide adequate maneuvering and circulation throughout the site.*

- (4) Sidewalks, walkways, bicycle paths and other pedestrian ways may be required. The walks, paths and ways shall not be less than four feet in width and shall be surfaced with concrete, asphalt, asphaltic concrete or paving bricks as approved by the City Superintendent of Streets.*

Findings: Sidewalks are provided throughout the development. All sidewalks are a minimum of 6 feet in width and provide pedestrian access throughout the site. The paved sidewalks also provide access to the existing adjacent neighborhoods and existing sidewalks.

- (5) The complexes may be required to provide storage facilities and/or extra parking spaces as deemed necessary to provide for tenant storage of household goods, equipment, extra furnishings and/or recreation vehicles.*

Findings: All units within the development have a storage area located directly off their patio or deck. See attached floor plans.

- (6) Each complex, and each individual unit contained therein, shall be serviced with public water and sewer, electrical power, receptacles for garbage disposal and collection service, and fire hydrants shall be installed as deemed necessary by the City Fire Department.*

Findings: All units will be serviced by public water, sewer, electrical, and garbage. There are three trash enclosures provided for the development. The trash enclosures are convenient for all residents via paved sidewalks and driveways.

- (7) Facilities for incoming and outgoing mail shall be installed in accordance with the requirements of the U.S. Postal Service.*

Findings: Mail boxes for the residents will be located in a central location within the development. These mail boxes will be accessible for all residents via the proposed internal sidewalks and driveways as shown on the site plan.

- (8) *The overall density of the complex shall not exceed the dimensional standards set forth by the applicable zone, except as approved otherwise by the city in accordance with the following factors. (a) An increase of 5% in the maximum allowable density for dedicated and improved open space equaling 25% or more of the total land area of the development. (b) An increase of 5% in the maximum allowable density for the development and maintenance of an approved recreation and/or common use building or other indoor facility. (c) An increase of 5% for a developed playground area. (d) An increase of 5% for a developed recreation area including a covered picnic area, basketball and/or tennis court facilities and the like. (e) As an incentive for development excellent, a total increase of 25% may be permitted if three or more of the foregoing are provided.*

Findings: The site being developed is 6.16 acres in size. Development of a 135-unit complex in an R2 zone shall have a minimum of 4.75 acres. The development is in compliance with the minimum acres required.

- (9) *A complex shall provide recreational space of at least 2,500 square feet plus 50 square feet for each unit in the complex. The recreational space shall be improved with landscaping to provide open recreation and shall be secured from driveways and parking areas. Facilities such as picnic tables, barbecues and playground equipment are recommended.*

Findings: The proposal is for a 135-units, therefore requiring a total of 9,250 square feet of recreational space on the site. The development provides a 2,646 square foot recreation building along with 49,842 square feet of usable open space, which includes the pool and usable landscaped area as shown on the site plan. Therefore, there will be a total of 52,488 square feet of usable recreation space available for all residents within the development.

- (10) *For any complex permitting tenants to have recreation vehicles, camp trailers, boats and similar recreational equipment, there shall be provided a separate, designated parking area for such uses at a ratio of one space per each three units in the complex.*

Findings: Recreations vehicles and trailers are not permitted within this development. Therefore, this criteria is not applicable.

- (11) *If each unit in the complex is not provided with clothes washing and drying facilities, and there is not a private commercial coin-operated laundry facility within a reasonable walking distance, then there shall be provided within the complex a separate laundry facility providing not less than one washer and one dryer for each six units in the complex.*

Findings: All units are provided with washer and drying facilities as shown on the floor plans.

- (12) *The total land area of the complex may be required to be surrounded, except at entry and exit locations, by a sight-obscuring fence or hedge not less than six feet in height.*

Findings: If required the applicant will provide a sight-obscuring fence along the boundary of the development.

**153.085 (Off-Street Parking and Loading) and 153.086 (Off-Street Parking and Loading: Design/Improvement Standards)**

Findings: As stated in the Code, 1.5 spaces are required for the first 8 units; 1.25 spaces required per unit thereafter, plus 2 spaces for owner/manager. Therefore, 173 vehicle parking spaces are required on-site.

As shown on the site plan, the development is providing 256 total vehicle parking spaces.

256 Parking Stalls  
244 Standard Stalls  
4 Compact Stalls  
8 Handicap Stalls

All parking areas, driveways, maneuvering areas are paved and designed to City standards. In order to take into consideration circulation, pedestrian access, landscaping, and the requirements of the code, the parking areas have been carefully designed. All parking areas are landscaped and separated by landscaped bays. The parking areas and landscaped areas provide for visually appealing apartment grounds.

If required, the applicant will provide a loading space on-site.

Bike parking is being providing under the stairwells. 23 bike parking spaces are being provided.

**153.087 (Landscaping Requirements)**

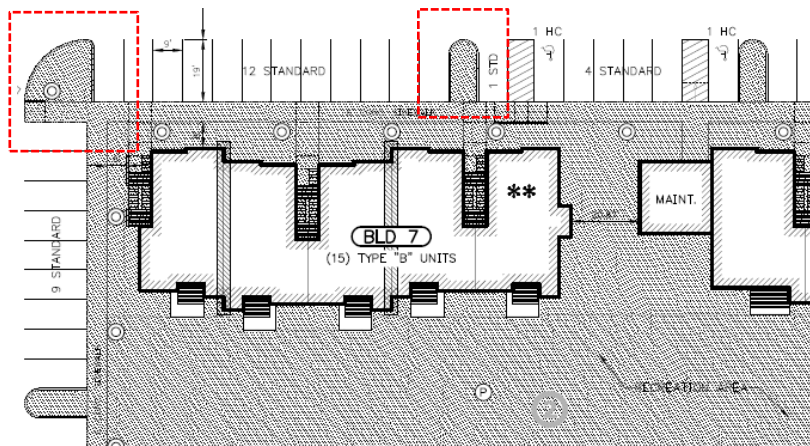
Findings: Multi-family developments require 20% landscaped area throughout the site. As shown on the site plans, 100,507 square feet of landscaped area is being provided throughout the development. This means 37% of the site is landscaped and meets this requirement.

Landscape plans have been provided to show how the landscaping requirements will be met and what types of landscape is being provided. All required setbacks and landscaping are being provided. The exterior of the buildings will be landscaped to provide a visually appealing development. Trees and shrubs will be planted in front of and around all buildings as shown on the landscape plans. This will help to provide shading and privacy for residents.

Each unit will have private open space as required by code. All private open space areas are located contiguous to the dwelling unit and will be screened with landscaping and/or fencing. This private open space includes the patios and balconies/decks.

Safety of the residents is very important, and all requirements are met to assure safety and compliance with code. There are no fences or plant materials located in areas within the development that obstruct visibility. All landscaping adjacent to recreation/open space areas will not exceed any height limits. Recreation areas will be lite for safety.

All parking areas are landscaped with the required planter bays and plantings. See attached landscaped plans.



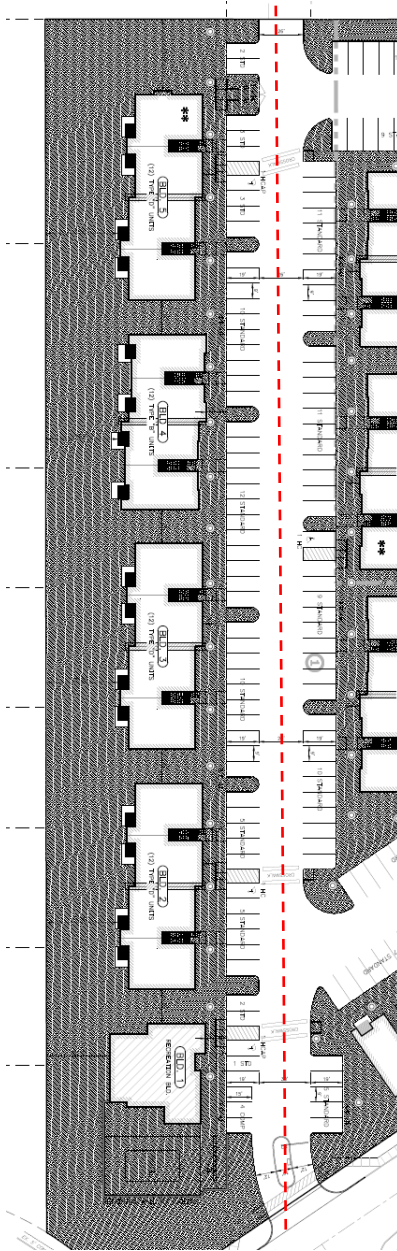


### **153.089 (Cutting and Filling)**

Findings: Grading plans have been provided to show how this criteria is being met.

### **153.194 (Streets and Other Public Facilities)**

Findings: Buck Board Lane is proposed to extend through the subject property north/south. There are not internal streets/right-of-way proposed within the development. However, access to and from the site is provided via a two-way driveway to the south onto Black Bear Street and to the north onto Buck Board Lane.



If required by staff, the applicant will propose the vacation of the right-of-way extension through the development.

### **CONCLUSION**

The requested Apartment development is appropriate for the subject property and has met all the required clear and objective standards as described above. The proposal is consistent and in compliance with the current R2 zoning designation.

The materials submitted address all the relevant City criteria for this development. For these reasons, we believe that the proposal is warranted and that the City has sufficient findings to grant the proposal as requested.