

West Ridge at the Lake Request for Modifications

Modification #1 – Increased density to 14.76 units per acre from 12 units / acre

Based on market competition and similar projects in the area, a higher density is needed for economic viability. We are limiting the buildings to three stories, have minimized the requested increase as much as is feasible and feel our density is below the densities of other apartment projects recently approved in the city.

Modification #2 – Reduce the building setback from NE Jamestown Road for the clubhouse to 10 feet from 20 feet

Part of the overall design theme of the project is to provide a modern, urban style product through the architecture of the buildings and site plan features. Portions of the site plan contain parallel parking near the front of the buildings and the clubhouse / amenity area is laid out to provide a “tight” connection between the building and the street sidewalk. In addition, positioning the building a bit closer to NE Jamestown Road frees up additional interior space for the amenity. This would allow perhaps a larger pool, outdoor cooking area, additional interior greenspace, etc... which are all important features to highlight when marketing the project. One item to note as well is a large portion of the building is setback 12 to 15 feet from the street and only one corner location has been reduced to 10 feet.

Modification #3 – Reduce the parking setback to 15 feet from 20 feet near Building 9

Given the topography of the site, the alignment was somewhat challenging for NE Jamestown Road. The alignment was pushed to the northeast as much as possible while still meeting city design requirements as well as minimizing the height of the retaining wall. Those constraints led to one location where a parking corner was reduced to a 15 foot setback. This allowed for the addition of several additional parking spaces which are at a premium on the site.

Modification #4 – Reduce the building setback from the south boundary to 15 feet for Building 7

Our project is adjacent to the approved preliminary plat for Monticello, a residential subdivision to our south. The parking lot along our south line is proposed at 20 feet per city requirements, however near Building 15 we have one building corner that is at 15 feet. That corner is adjacent to an open space / detention tract so the perceived setback for the project to the south will be much greater than just 15 feet. This will also allow additional separation between Buildings 7 and 8 to provide room for the storm sewer extension to the detention basin and for sidewalk access into the lower level storm shelter of Building 7.

Modification #5 – Revise high impact buffer to heavier landscaping instead of vinyl fence with columns.

We don't feel the commercial use to the west has an adverse impact to our site even though it is a more intense use. In our opinion, it does not justify the need for a fence for two reasons:

1. The fence would not provide any benefit to the residents on the second and third floors.
2. The developer intends to maintain ownership and feels the long term maintenance of the fence plus landscaping on both sides would be more difficult and more costly. He would prefer to invest the additional funds in a heavier landscape buffer of some sort of continuous hedge with shade trees. As it matures, it will provide a nice solid screen.

On the south property line, the bulk of our site backs up to Monticello's open space / detention tract which is higher in elevation than our site. Therefore, we do not feel the fence in that location provides any additional screening benefit. In the southwest corner of our site however, there is one proposed residential lot that backs to our parking and we would propose to increase the landscaping at that location to provide additional screening for that one resident.