

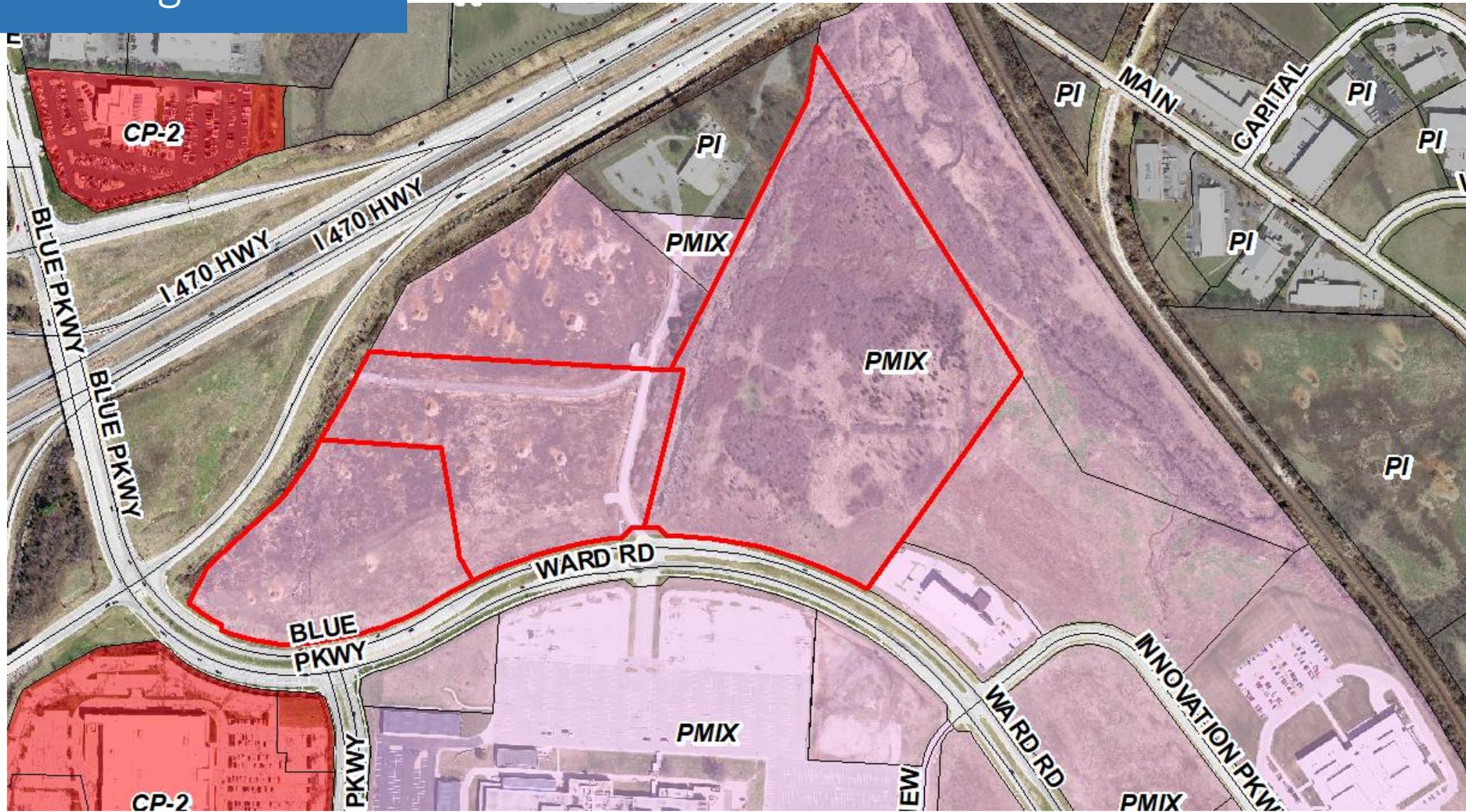
PL2023-339

Summit Orchards
North
Preliminary
Development
Plan

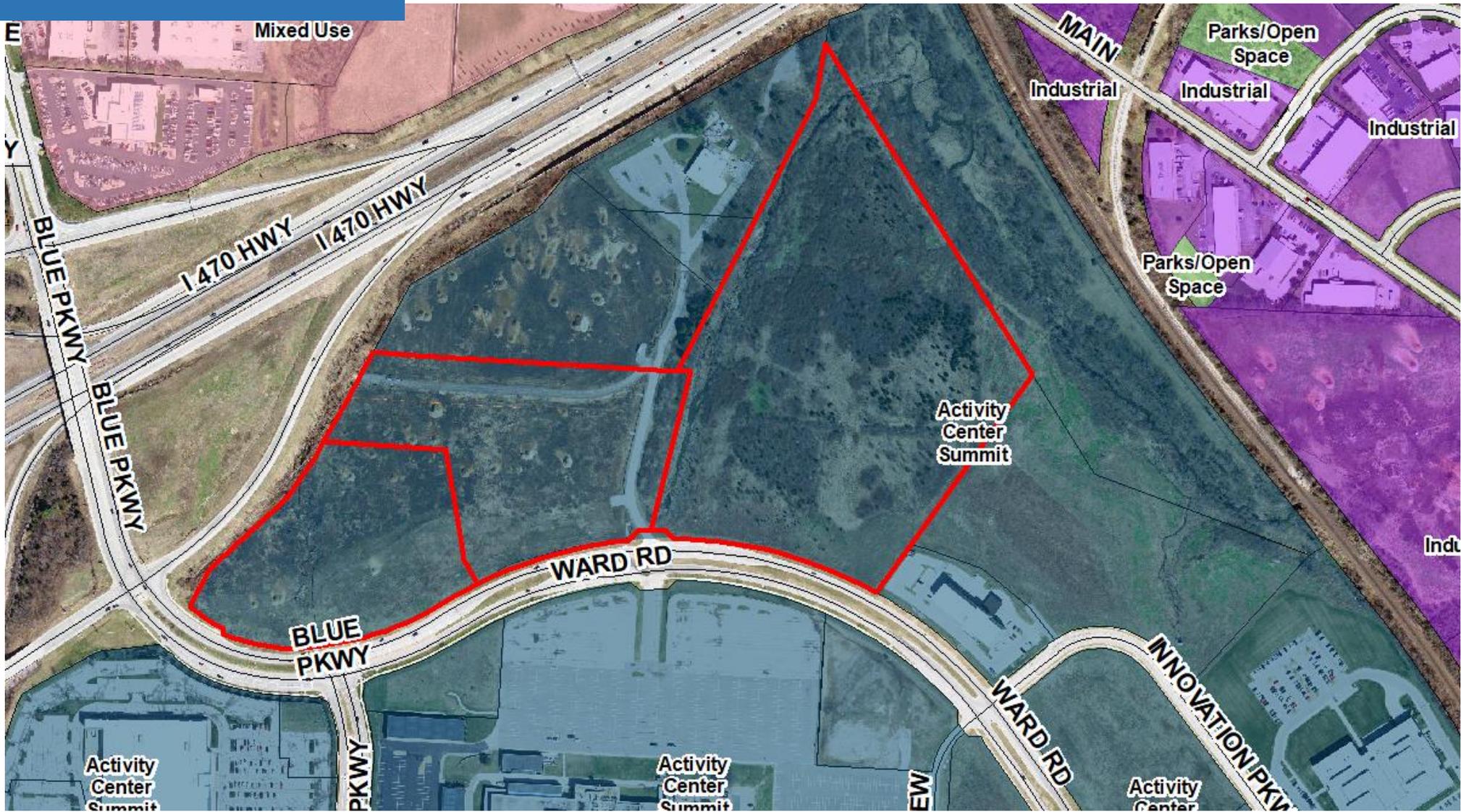


City Council – March 26, 2024

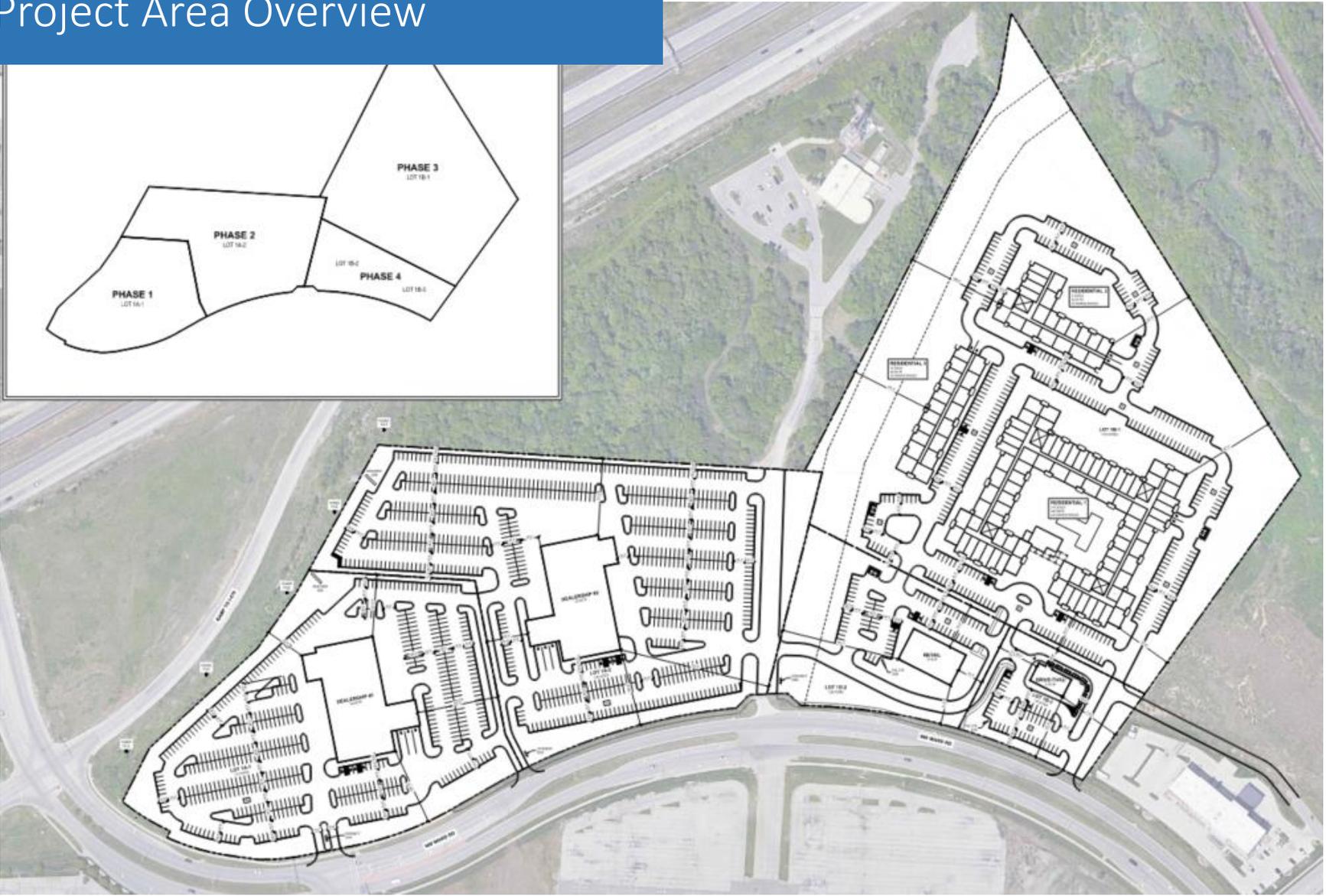
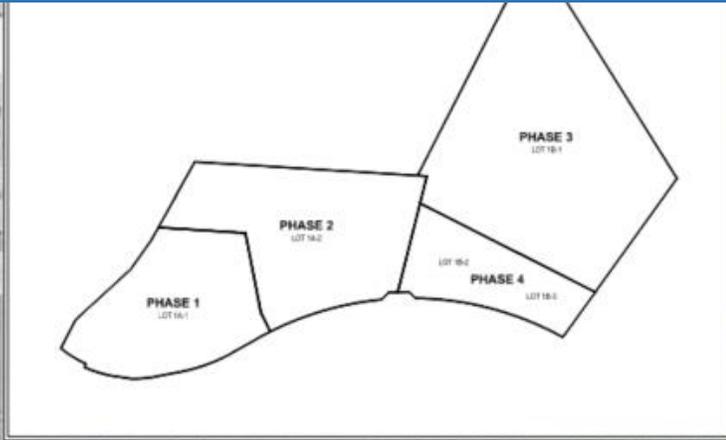
Zoning



Ignite! Land Use Map



Project Area Overview



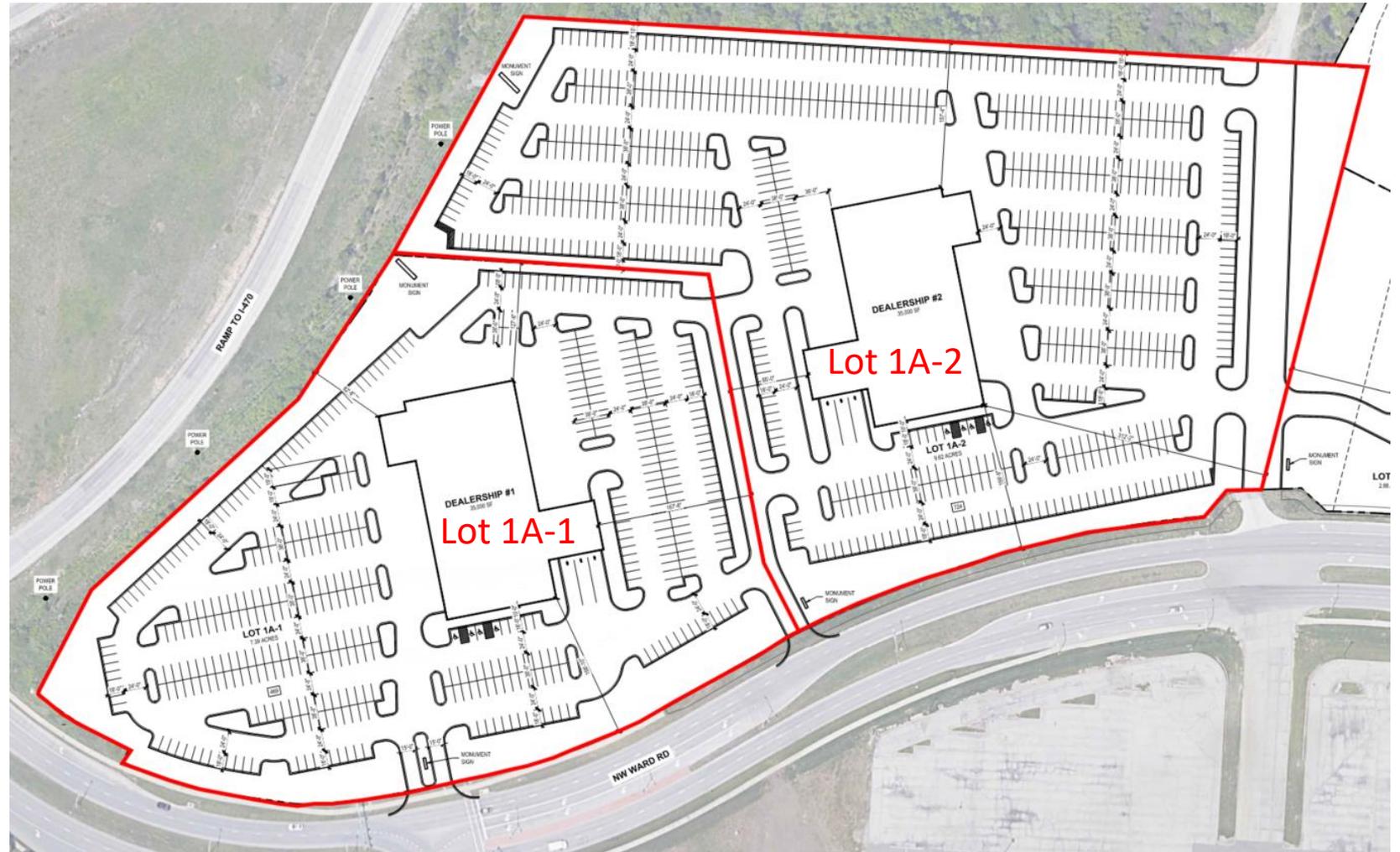
Site Plan – Lots 1A-1 & 1A-2

Lot 1A-1

- Automotive dealership
- PMIX
- 7.39 acres
- 35,000 sq. ft. building
- 470 parking + display spaces (201 min. spaces required)

Lot 1A-2

- Automotive dealership
- PMIX
- 9.62 acres
- 35,000 sq. ft. building
- 726 parking + display spaces (240 min. spaces required)



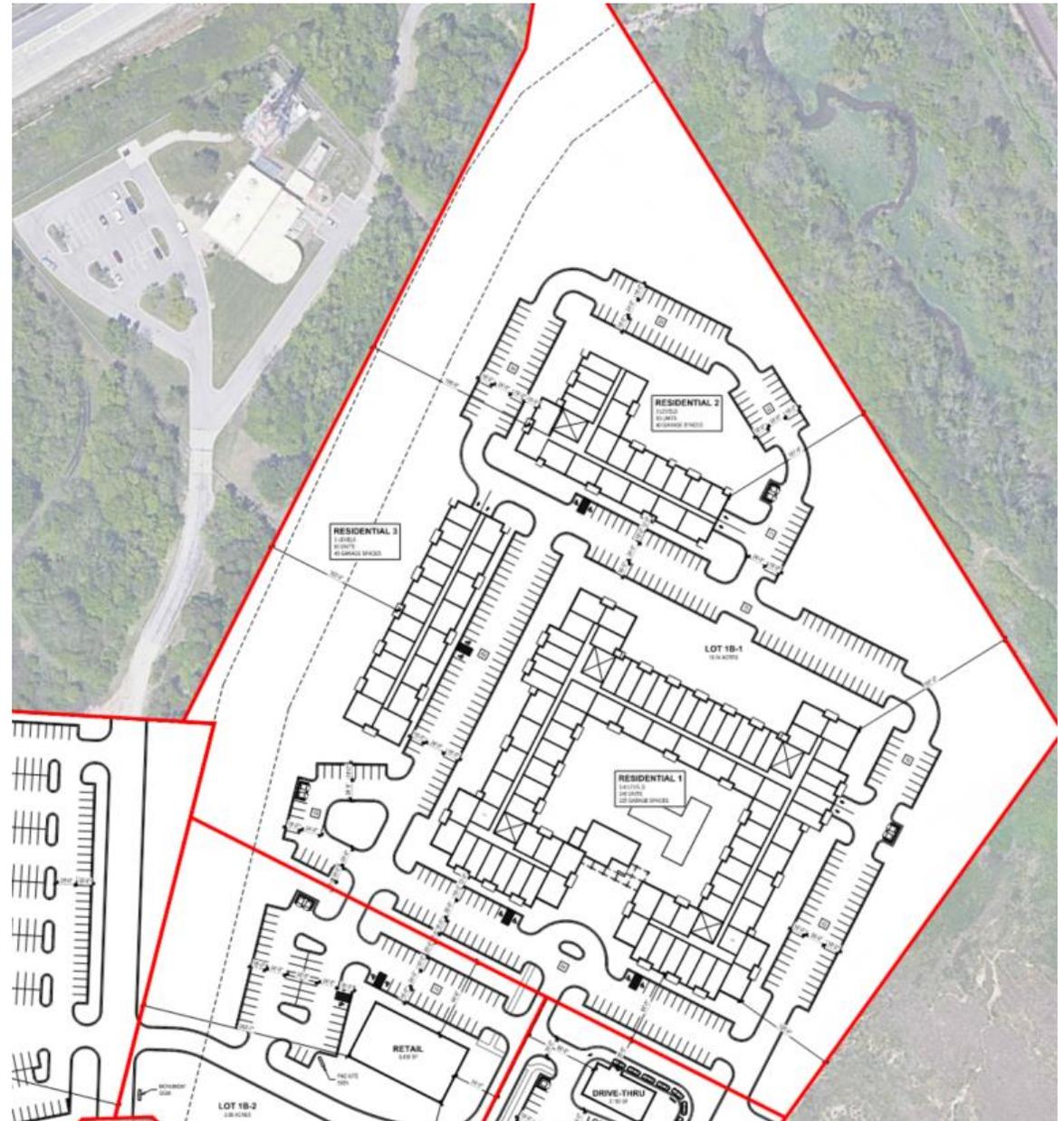
Architectural Elevations – Lots 1A-1 & 1A-2



Site Plan – Lot 1B-1

Lot 1B-1

- Apartments
- PMIX
- 16.54 acres
- 407,852 total bldg. sq. ft.
 - 280,793 sq. ft. – Bldg 1
 - 67,935 sq. ft. – Bldg 2
 - 59,124 sq. ft. – Bldg 3
- 350 total dwelling units
 - 240 units – Bldg 1
 - 50 units – Bldg 2
 - 60 units – Bldg 3
- 697 parking spaces (688 min. spaces required)
 - 377 surface spaces
 - 320 garage spaces



Architectural Elevations – Lot 1B-1



- 1. CAST STONE VENEER
- 2. COMPOSITE WOOD PANEL SYSTEM
- 3. FACE BRICK
- 4. GALVANIZED METAL RAILING SYSTEM
- 5. PAINTED CONCRETE PANEL SIDING
- 6. OPERABLE RESIDENTIAL WINDOW SYSTEM
- 7. OVERHEAD ALUMINUM GARAGE DOOR
- 8. ALUMINUM STOREFRONT SYSTEM
- 9. PAINTED STEEL TRELLIS
- 10. STANDING SEAM METAL ROOF
- 11. COMPOSITE METAL PANEL SYSTEM

Metal Panel Usage: 18.4% - Front; 7.3% - Side; 10.3% - Rear

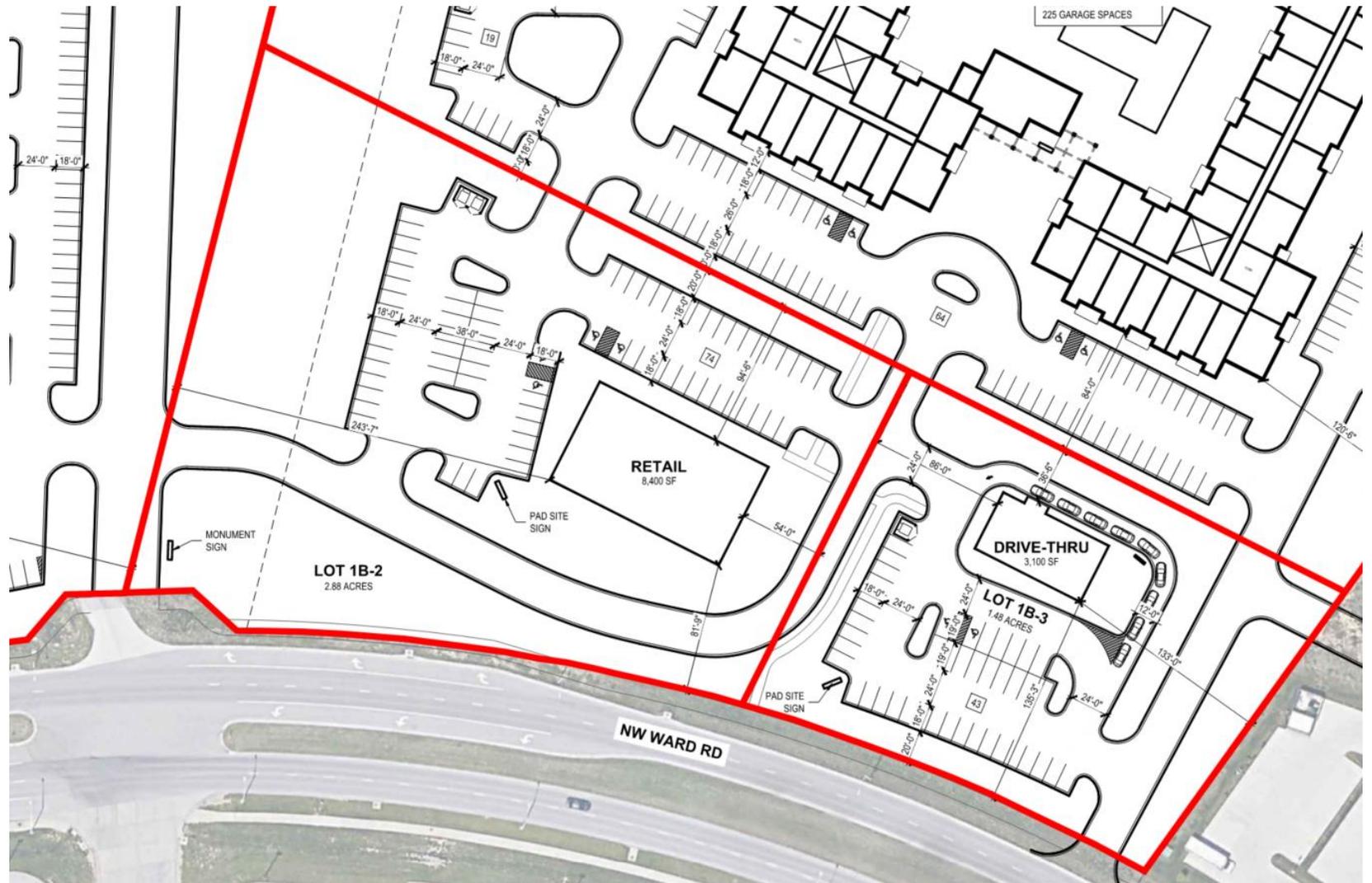
Site Plan – Lots 1B-2 & 1B-3

Lot 1B-2

- Inline retail
- PMIX
- 2.88 acres
- 8,400 sq. ft. building
- 74 parking (42 min. spaces required)

Lot 1B-3

- Drive-through restaurant
- PMIX
- 1.48 acres
- 3,100 sq. ft. building
- 43 parking + display spaces (42 min. spaces required)



Architectural Elevations – Lots 1B-2 & 1B-3



1. PAINTED STEEL CANOPY.



2. EIFS WALL FINISH, LIGHT PAINT.



3. EIFS WALL FINISH, DARK PAINT.



4. FACE BRICK, DARK IRONSPOT.



5. CAST STONE VENEER.



6. ALUMINUM STOREFRONT SYSTEM.



7. METAL COPING.



8. FIBER CEMENT BOARD SIDING.

Sign Standards

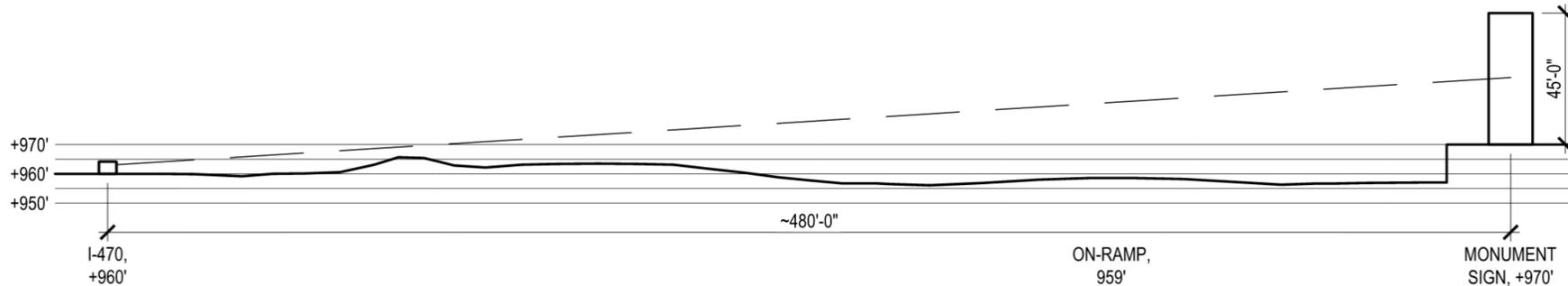
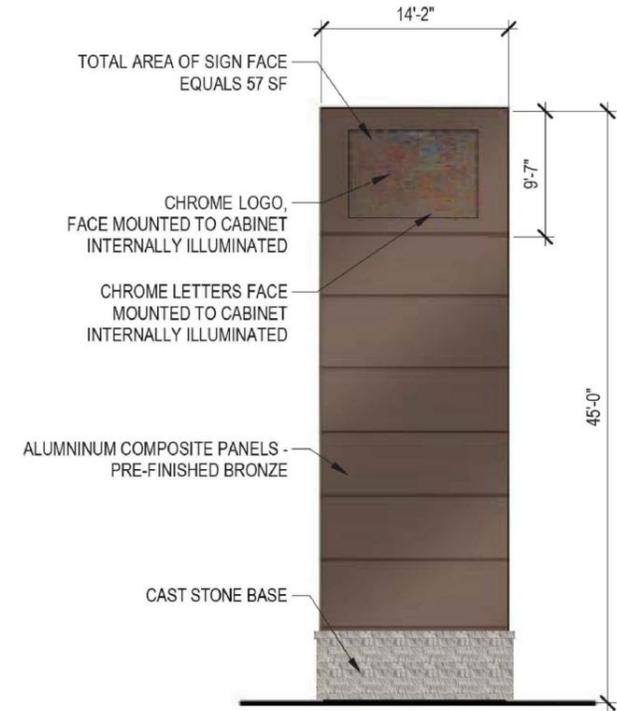
Existing UDO Wall Sign Standards – PMIX zoning district

| Tenant Space Size | Number of Wall Signs | Sign Area | Sign Location | Max. Letter Height |
|-------------------|---|-------------------------|---------------|--------------------|
| N/A | 3 per building (single-tenant bldg.); or 2 per tenant (multi-tenant bldg.) | 10% max. of façade area | Any façade | 6' |

Proposed Wall Sign Standards

| Tenant Space Size | Number of Wall Signs | Sign Area | Sign Location | Max. Letter Height |
|-------------------|--|-------------------------|----------------------------------|--------------------|
| 5,000 sq. ft. + | <u>Primary wall sign</u> - 1 per distinct store elevation; max. of 2 | 10% max. of façade area | Main entry façade(s) | 6' |
| | <u>Secondary wall sign</u> - 1 | | Tenant space side or rear façade | 3' |
| < 5,000 sf. Ft. | 1 wall sign per façade; max. of 3 | 10% max. of façade area | Any tenant space façade | 4' |
| All | 1 projecting sign (for pedestrian wayfinding) | 6 sq. ft. max. | Over or under canopy | - |

Monument Signs – Lots 1B-1 & 1B-2



Approval Conditions

1. Development of **Lot 1A-1 and Lot 1A-2 (Phase 1)** shall be in accordance with the preliminary development plan dated January 23, 2024, inclusive of the development standards (i.e., lot coverage, setbacks, building height, density/FAR, land use, parking standards, etc.) and building elevations contained therein. **(condition amended by Staff)**
2. Road improvements shall be constructed as recommended in the Transportation Impact Analysis conducted by staff dated February 13, 2024.
3. Signage standards shall be subject to the Tenant Sign Criteria handbook with an upload date of December 7, 2024.
4. Approval of Lots 1B-1, 1B-2 and 1B-3 (Phase 2) shall be conceptual only. Development of said lots shall not occur until a new preliminary development plan is approved under a separate application. **(condition added by the Planning Commission)**

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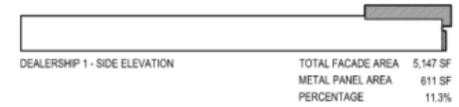
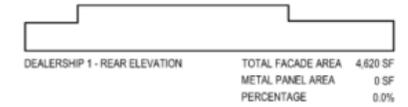
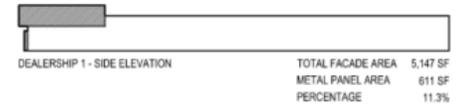
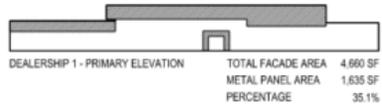
Multi-family Density Comparison

| Project Name | Total Number of Units | Lot Acreage | Density |
|---|-----------------------|-------------|------------------------|
| Summit Orchards North Apts. (proposed) | 350 | 16.5 | 21.2 units/acre |
| Clover Communities | 128 | 7.0 | 19.6 units/acre |
| Douglas and Tudor Apartments | 358 | 13.0 | 27.5 units/acre |
| New Longview Apts. (AMLI) | 206 | 8.1 | 25.4 units/acre |
| The Fairways at Lakewood | 272 | 13.0 | 21.1 units/acre |
| The Residences at Echelon | 243 | 11.5 | 21.8 units/acre |
| Streets of West Pryor Apartments | 250 | 6.9 | 36.2 units/acre |
| Streets of West Pryor Senior Living | 165 | 6.8 | 24.2 units/acre |
| Aria | 480 | 61.9 | 21.3 units/acre |
| Chapel Ridge Apartments (Phase 1) | 276 | 12.0 | 23.1 units/acre |
| Chapel Ridge Apartments (Phase 2) | 120 | 4.6 | 26.0 units/acre |

Multi-family Parking Breakdown

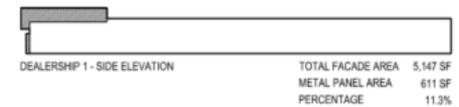
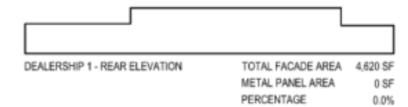
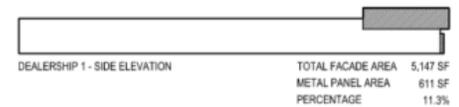
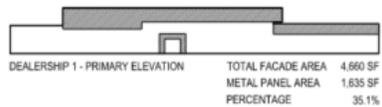
| MULTIFAMILY UNIT MIX & PARKING SUMMARY | | | | | | | | |
|---|------------|------------|------------|-----------------|-------------------------|---------------|---------------|------------------|
| UNIT TYPE & PARKING SUMMARY | | | | | PARKING REQUIRED | | | |
| UNIT TYPES | BUILDING 1 | BUILDING 2 | BUILDING 3 | UNIT TYPE TOTAL | | PARKING RATIO | VISITOR RATIO | PARKING REQUIRED |
| STUDIO | 38 | 0 | 3 | 41 | | 1 | 0.5 | 62 |
| 1-BEDROOM | 102 | 20 | 27 | 149 | | 1.5 | 0.5 | 298 |
| 2-BEDROOM | 88 | 25 | 30 | 143 | | 1.5 | 0.5 | 286 |
| 3-BEDROOM | 12 | 5 | 0 | 17 | | 2 | 0.5 | 43 |
| | | | | | | | | |
| BUILDING TOTALS | 240 | 50 | 60 | 350 | | | | 688 |
| | | | | | | | | |
| PARKING PROVIDED | | | | | | | | |
| SURFACE | 230 | 97 | 50 | 377 | | | | |
| GARAGE | 225 | 50 | 45 | 320 | | | | |
| | | | | | | | | |
| PARKING TOTALS | 455 | 147 | 95 | 697 | | | | |

Material Calculations - metal



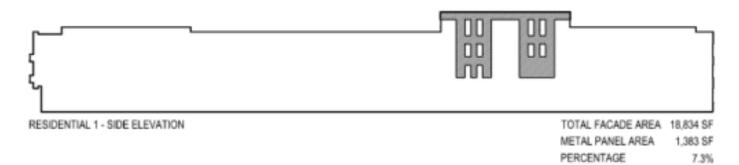
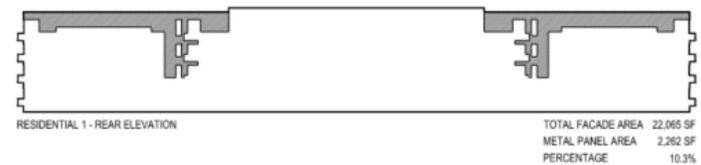
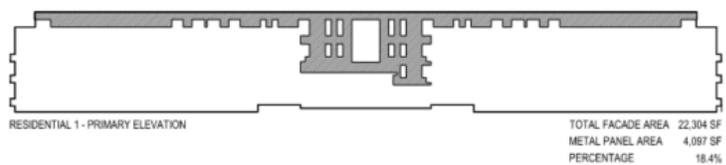
Dealership #2 - Material Calculations

1" = 50'



Dealership #1 - Material Calculations

1" = 50'



Residential #1 - Material Calculations

1" = 50'