

Welcome to the February 7, 2022, WDM Development & Planning Council Subcommittee

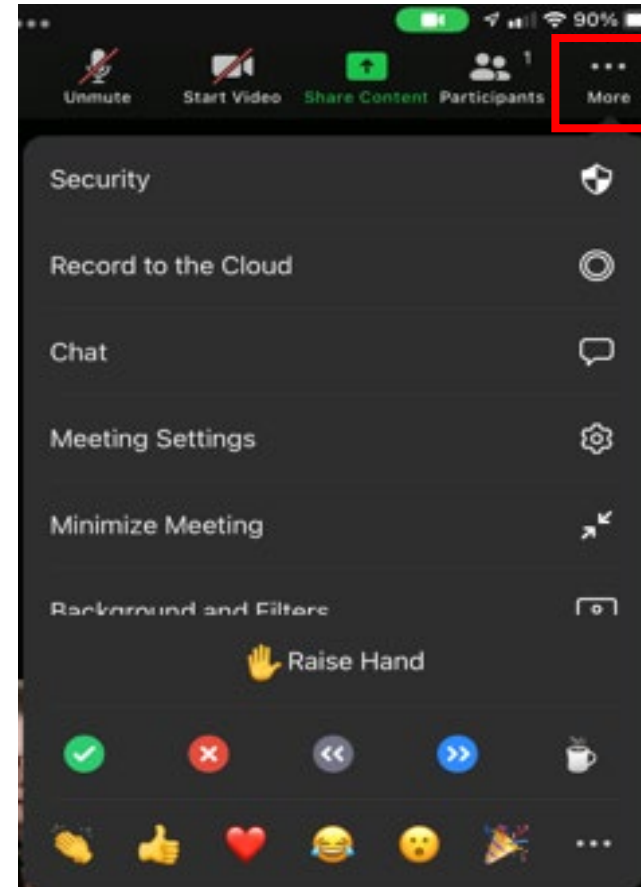
Here are a few housekeeping items before we get started:

- You will be muted by default when joining the meeting. The Commission Chair will first ask for the applicant's and then staff's presentation on an agenda item. After the applicant and staff have presented, the Chair will ask for public comment. At this point, please raise your hand to indicate you wish to speak. The Chair will then call on you and you will be unmuted.
- **If you are participating by phone, dial *9 to raise or lower your hand, dial *6 to unmute or mute**
- **If you are participating by computer or tablet:**



Raise Hand:

Depending on your device, Raise Hand can be found in the Reactions or the More (...) button on the Zoom toolbar:



Item 1 – Mixed Attached & Detached Residential Developments

To participate on this item:

- The Chair will first have staff present explain the project.
- Please "raise your hand" to indicate that you wish to speak.
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When you unmute – please state your name and address for the record before you make your comments.

Item 1: *Mixed Attached & Detached Rental Residential Development -- Concept*

“Part of the American dream has always been to have your own home. The fact that many cannot afford to own, or have chosen to rent, has left them with one choice, a typical apartment.

Now, with single family rental communities, everyone has the opportunity to “have their ‘own’ home” but it happens to be a rental. Also, unlike random single-family rentals, these SFR communities have the advantage of professional management, i.e., all snow, lawn, repairs, etc. are taken care of and INCLUDED in the rent. The community also provides amenities such as green space, dog parks, resort-like pool and fitness facility.

One can see how SFR communities sit perfectly between conventional multi-family and true home ownership, which drives the demand for this type of development.”

Jerry M Slusky, Founder

- **“A New Way to Live with luxury single-family rental homes in planned communities with resort-style amenities.”**

(Christopher Todd Communities website)

- Aimed at residents who can't afford to purchase a home but want a traditional home lifestyle
- Alternative to 'apartment' living
- Less dense than traditional multi-family
- Walkable
- No one living above or below
- Private backyards
- Amenities: Community pool, fitness center, event lawn & parks/open areas



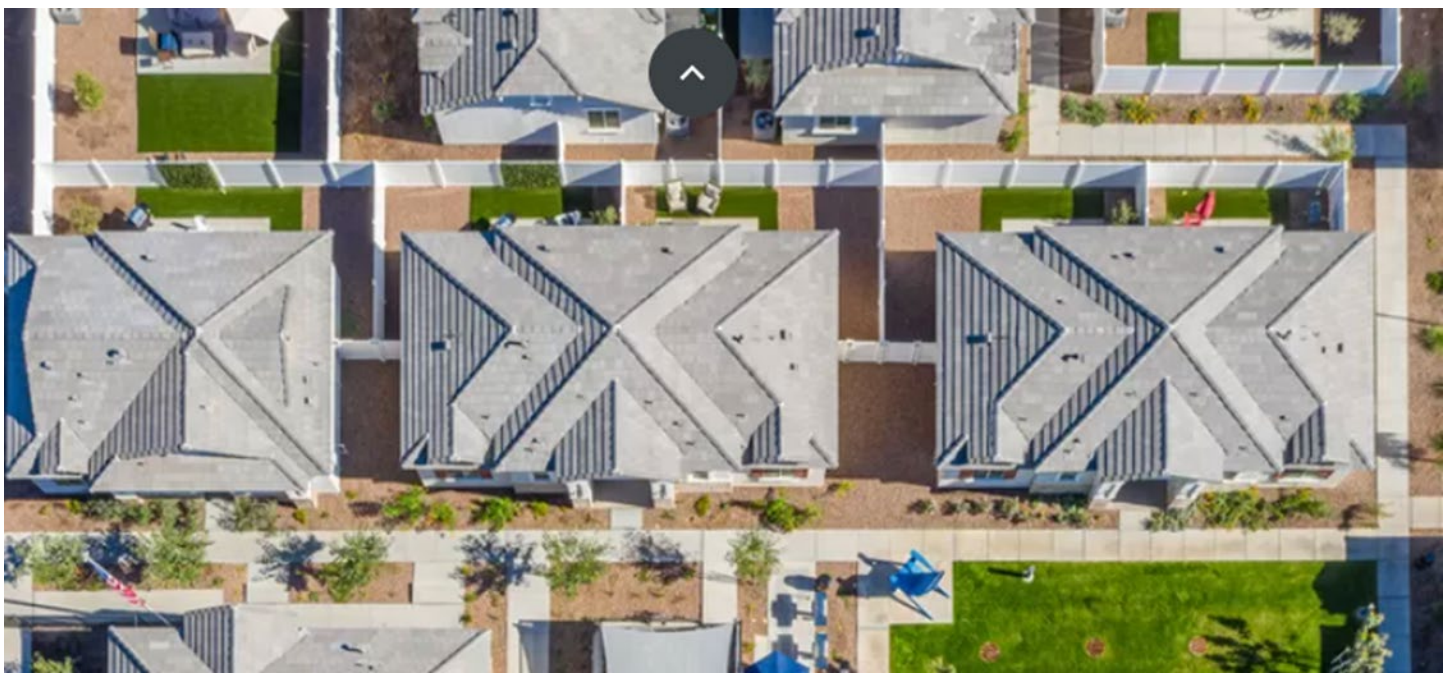
Mix of detached & bi-attached homes on one large common lot

- Often a gated community
- Typically surface parked
- All maintenance by HOA





High # of Amenities included:
event lawn & parks/open areas, community pool,
fitness center, gated development



10' to 20' Fenced Private Patios for each unit

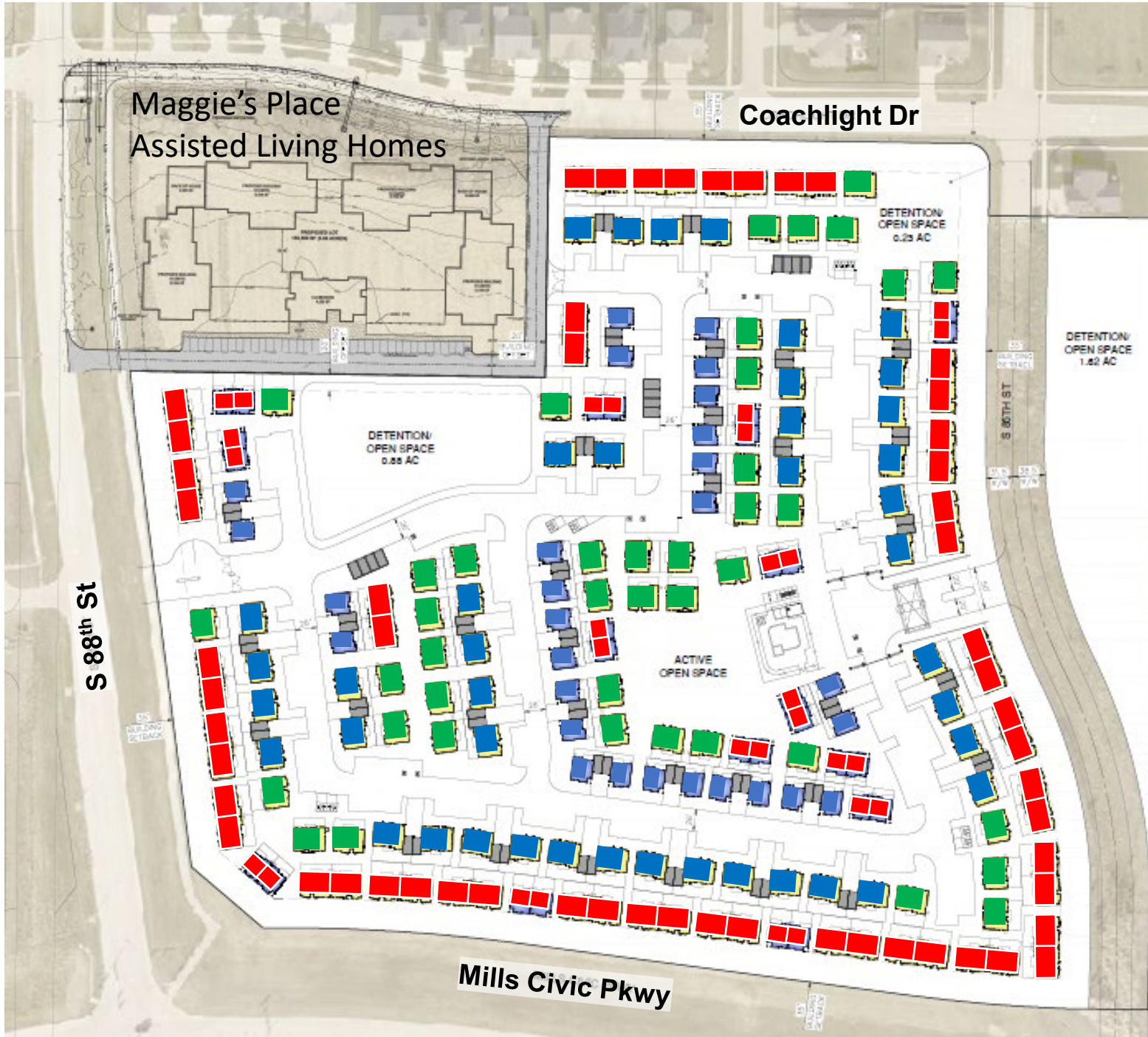




Staff has been approached about two potential developments:

- NW corner of Mills Civic & S 85th St
- High Pointe within the Superblock area

Mills Civic & S 88th Street



195 Dwellings

- Attached via garage - 70
- Detached - 41
- Attached side by side - 84

SITE DATA	
GROSS ACRES	22.92
NET ACRES	21.38
GROSS DU/AC	8.51
NET DU/AC	9.12

Item 1: *Mixed Attached & Detached Rental Residential Development -- City Code Conflicts*

Building Type

- Building Types are currently described in the zoning ordinance along with typical ownership arrangement to assist in determining bulk regulations and to describe the variations in form and scale (and therefore, character) of residential development.
 - **The proposed development building types and ownership arrangement are not currently recognized in the building types described in code.**
- Staff is supportive of the concept and consideration of other building types
 - Provide flexibility to accommodate market demand and to respond to unique site characteristics.
 - A variety of building types can support provisions for attainable housing.
 - Envisioned with the updated Comp Plan via “Mixed Residential” land use category and aligns with goals within the upcoming Comp Plan update.
 - Baby step introduction into mix of dwelling types in a neighborhood.

Building Form -- Detached Dwelling Structures

1 Single Family Detached – Single Family Home

- One unit, no attachment / **One dwelling per unit property** / Unit property (lot) size complies with code for specific single family zoning districts / **Ownership of unit structure and real property**

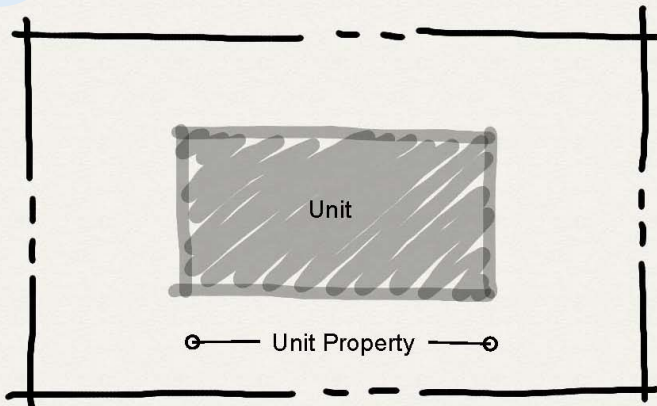
2 Multi Family Detached – Townhome (footprint lots)

- One unit, no attachment / **One dwelling per unit property** / Multiple unit properties are allowed within the development's common property / Unit Property size complies with bulk regulations for footprint lots -- Common Property size complies with bulk regulations for the Multifamily zoning district / **Ownership of unit structure and real property (unit property)**

3 Multi Family Detached – Rental (common lot) – Need to enable in code

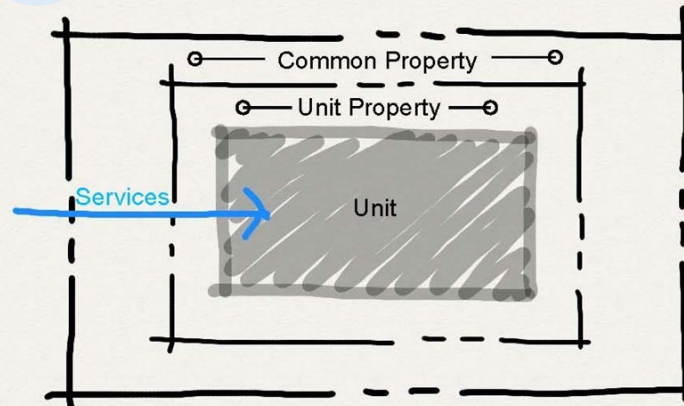
- One unit, **no attachment** / Multiple units are allowed within the development's common property / Common Property size complies with bulk regulations for the Multifamily zoning district / No real property associated with unit / **One owner of all units and common property, no individual unit ownership**

1 **Single Family Detached (SF-D)**



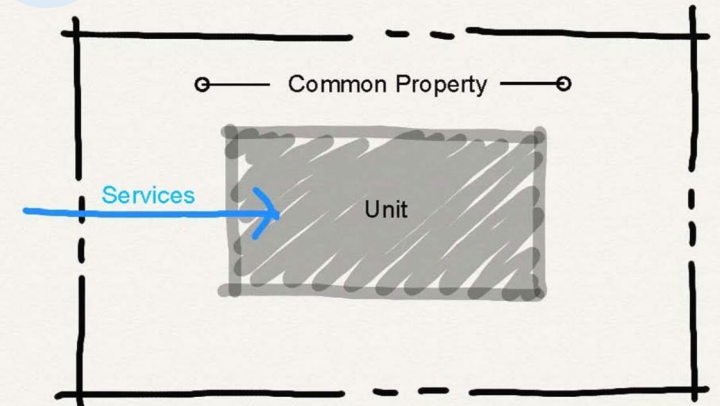
Single-Family Zoning

2 **Multi Family Detached (MF-D)**
Property associated with Unit



Single-Family & Multi-Family Zoning

3 **Multi Family Detached (MF-D)**
No Real Property Ownership Associated with Unit



Multi-Family Zoning

Building Form – Attached Dwelling Structures

1

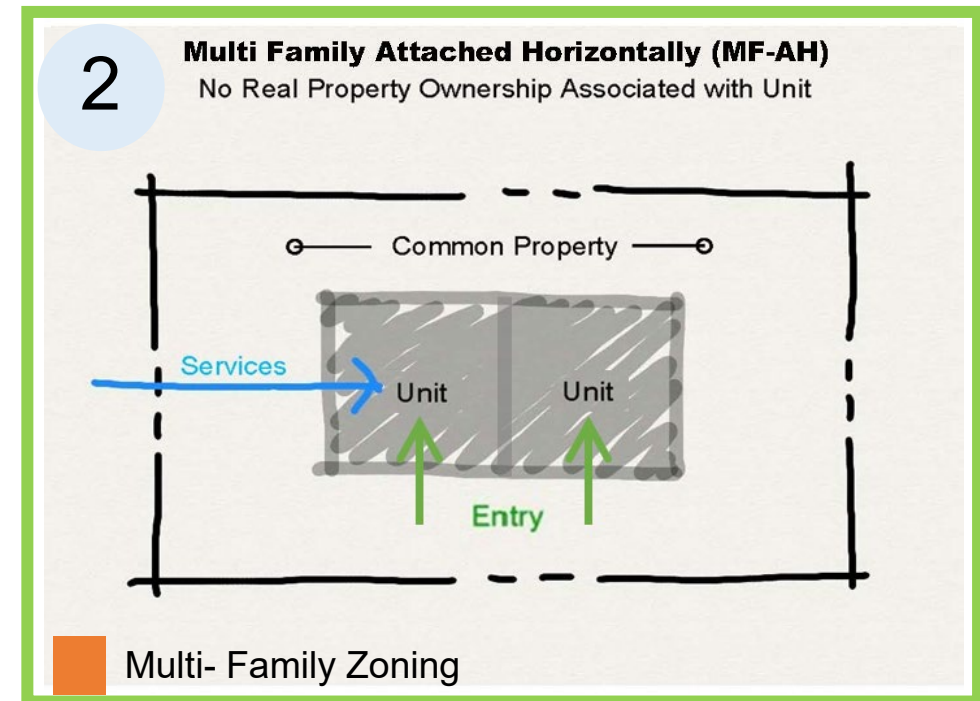
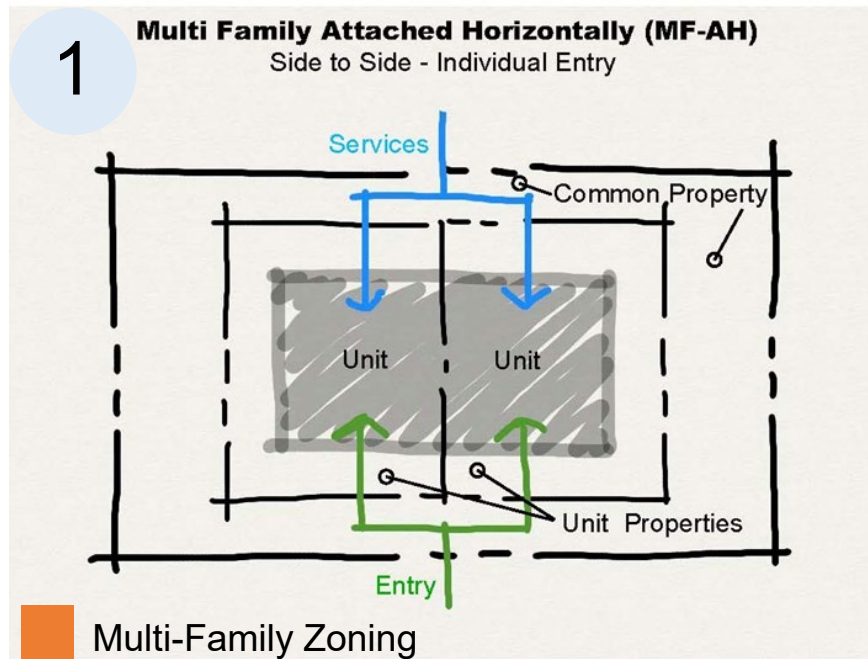
Multi Family Attached Horizontal – Townhome (footprint lots)

- Multiple units, horizontally attached / **One dwelling per unit property** / Multiple unit properties and buildings are allowed within the development's common property / Unit Property size complies with bulk regulations for footprint lots -- Common Property size complies with bulk regulations for Multifamily zoning districts / **Ownership of unit structure and real property (unit property)**

2

Multi Family Attached Horizontal – Rental (common lot) – Need to enable in code

- Multiple units, horizontally attached / Multiple units/buildings allowed within the development's common property / No real property associated with unit / **One owner of units and common property, no individual unit ownership**



Item 1: *Mixed Attached & Detached Rental Residential Development – Garage Requirement*

City Code 9-10-4B states:

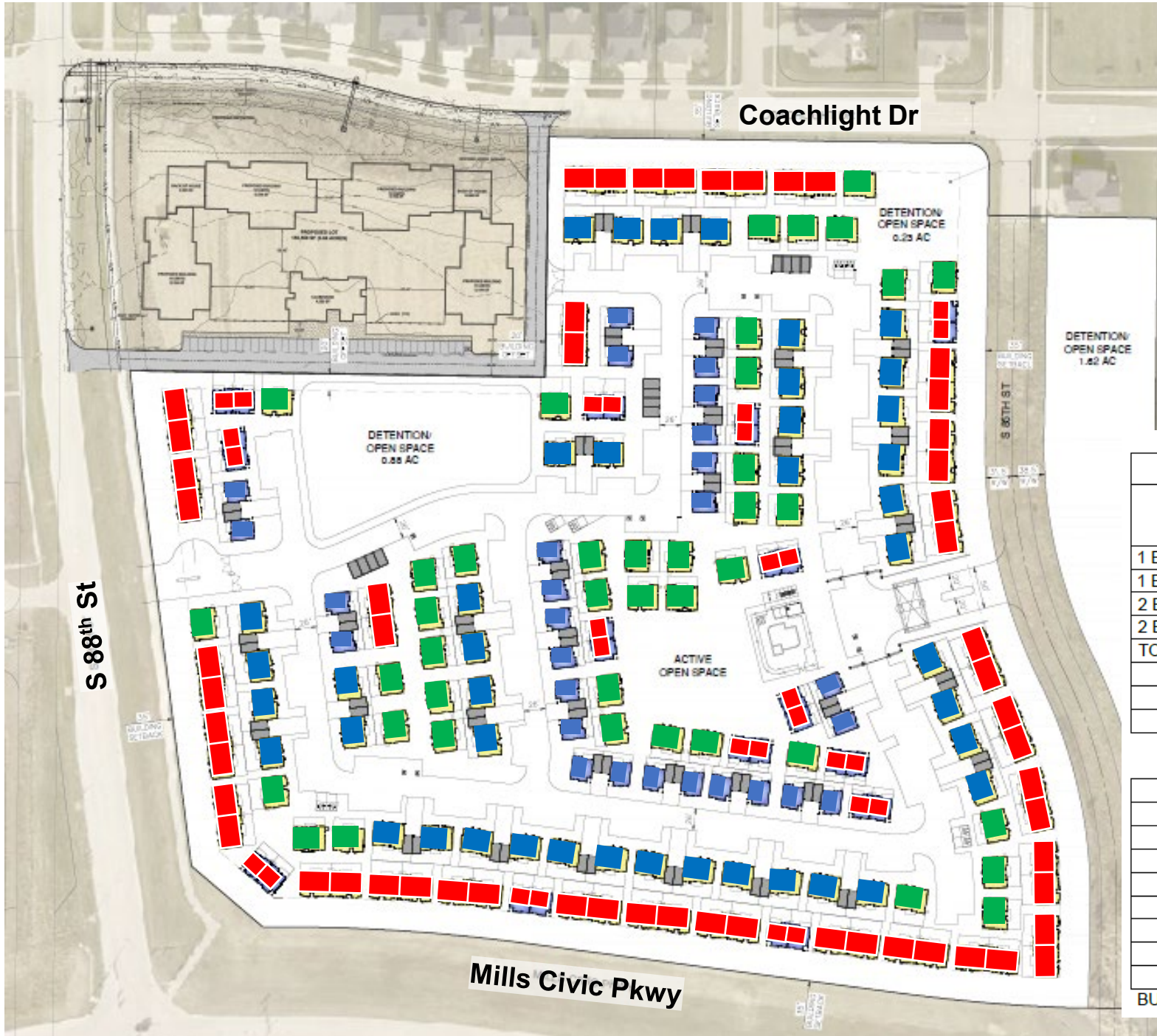
The Following Standards **Shall Apply To All Residential Districts:**

1. For the purpose of this subsection an "enclosed parking space" or reference to a "garage" shall mean a covered space fully surrounded by walls, including windows, doors and similar openings or architectural features.
2. ... unless a waiver is granted by the City, **for any detached single-family residential dwelling**, a minimum of **one enclosed garage parking space shall be required** for the use. This garage may be attached or detached but shall be of **a minimum twenty foot by fourteen-foot (20' x 14') size** to accommodate **one vehicle and additional storage**.

- **Staff believes the provision is not so much about having a place for the car, but rather intended towards addressing visual clutter by having a place to store (hide from street & neighbors views) bikes, mowers, toys, garbage cans, etc...**
- **It is also believed that this assumed that the detached single-family dwelling would have real property associated with the unit which can easily accommodate a garage structure**
- **If this is indeed the intent, are there acceptable alternatives to provide dwellings with a place to store 'outside' materials?**

Code does go on to provide the following when an affordable housing:

- a. A **waiver from the garage requirement** may be authorized ... if consistent with all of the following:
 - (1) The dwelling structure **does not exceed one thousand six hundred (1,600) square feet** in size.
 - (2) The home is **owned & occupied by an individual or household** with an annual gross income ... **at or below 80% of the Area Median Income (AMI)**
 - (3) A **minimum ten foot by ten foot (10' x 10') detached shed is provided** within the rear yard of the subject property, **or a 100 square foot indoor area dedicated to storage is constructed on or within the back of the home, accessed directly from the exterior and includes a minimum 4' wide access door.**
 - (4) A minimum 15' side yard setback ... is provided on one side of the dwelling structure
 - (5) Off-street parking stalls as required per chapter 15 of this title are provided within the subject property.
 - (6) A deed restriction is recorded against the property establishing a retention period in which the home must be occupied by an individual or household at or below 80% AMI. The home may not be owned or rented to an individual or household that is not at or below the eighty percent (80%) AMI.

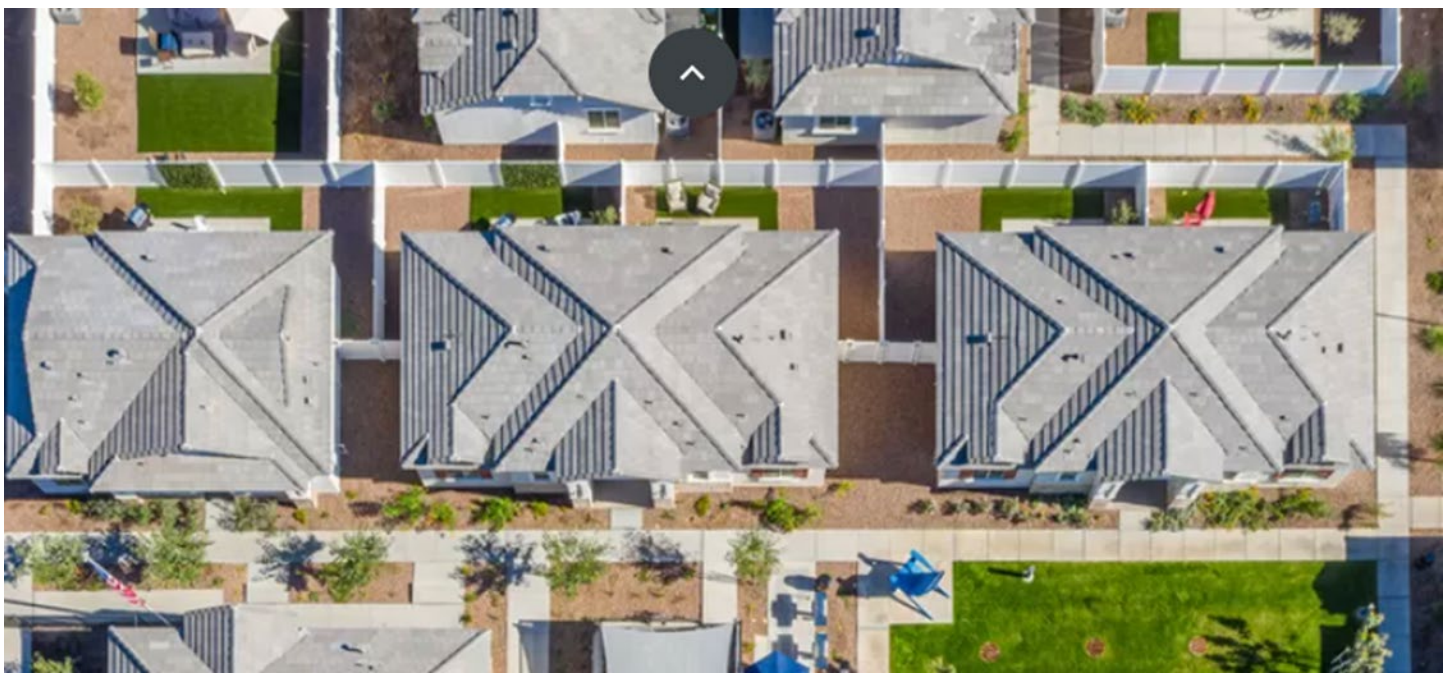


- Detached w/ garage
- Detached NO garage provided
- Attached Dwelling – No Garage Required

UNITS AND PARKING				
	NUMBER OF UNITS	MIX %	PARKING REQUIRED PER UNIT	TOTAL PARKING REQUIRED
1 BEDROOM	28	29%	1.8	49
1 BEDROOM W/GARAGE	28		1.8	49
2 BEDROOM	97	71%	1.8	170
2 BEDROOM W/GARAGE	42		1.8	74
TOTALS	195	100%		
REQUIRED MINIMUM BY CITY				361
REQUIRED GUEST PARKING				20
TOTAL REQUIRED PARKING BY CITY				380

PARKING PROVIDED	
COVERED PARKING (NON-ADA)	0
COVERED PARKING (ADA)	0
UNCOVERED PARKING (NON-ADA)	241
UNCOVERED PARKING (ADA)	9
ATTACHED GARAGES	70
RESERVED DRIVEWAY SPACES	70
RESERVED DRIVEWAY ACCESS SPACES	40
DETACHED GARAGES	12
OVERALL PARKING PROVIDED	442

BUILDING HEIGHT: 15'6"



10' to 20' Fenced Private Patios – does this satisfy storage aspect?? Precedent??



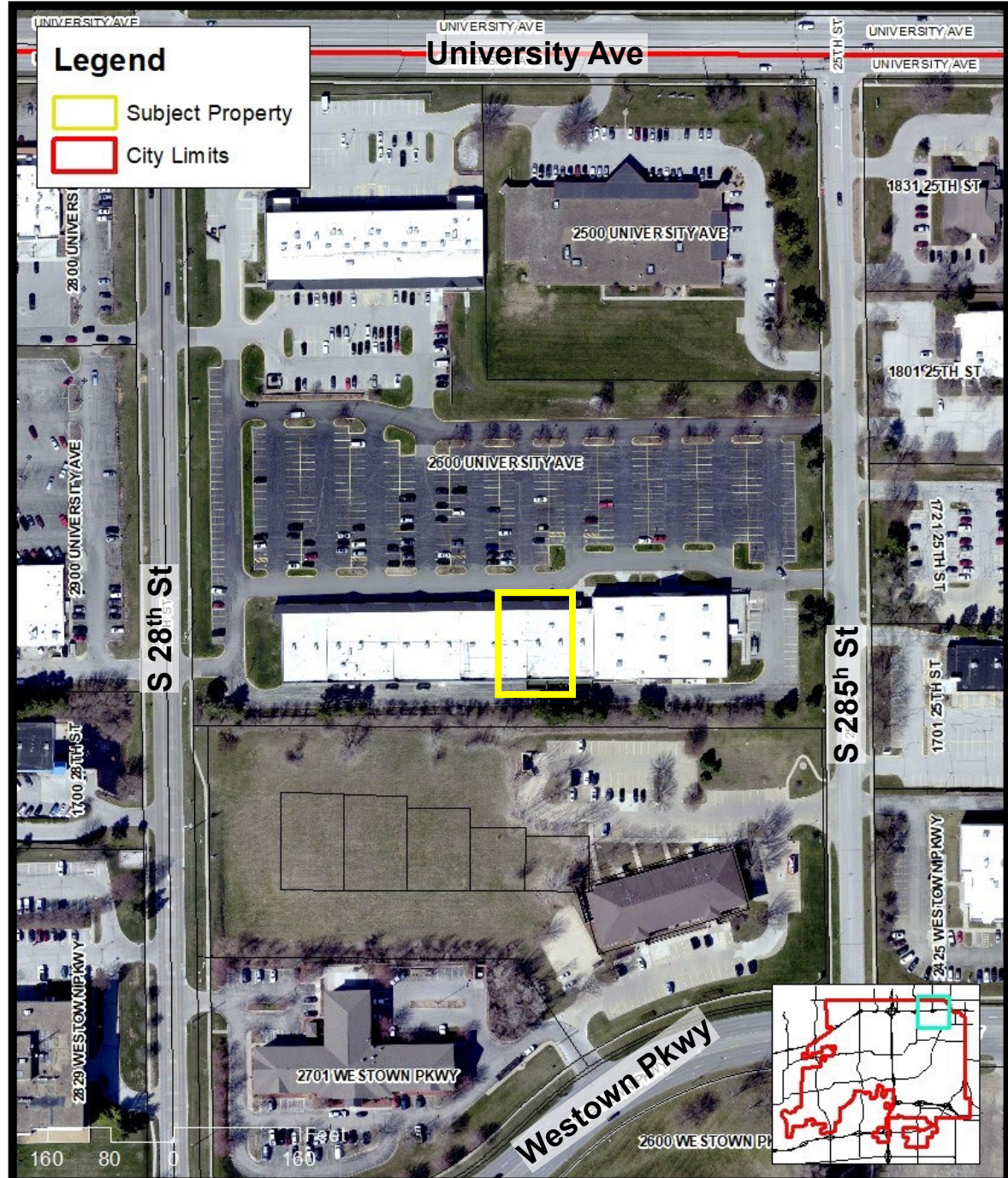
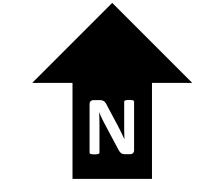
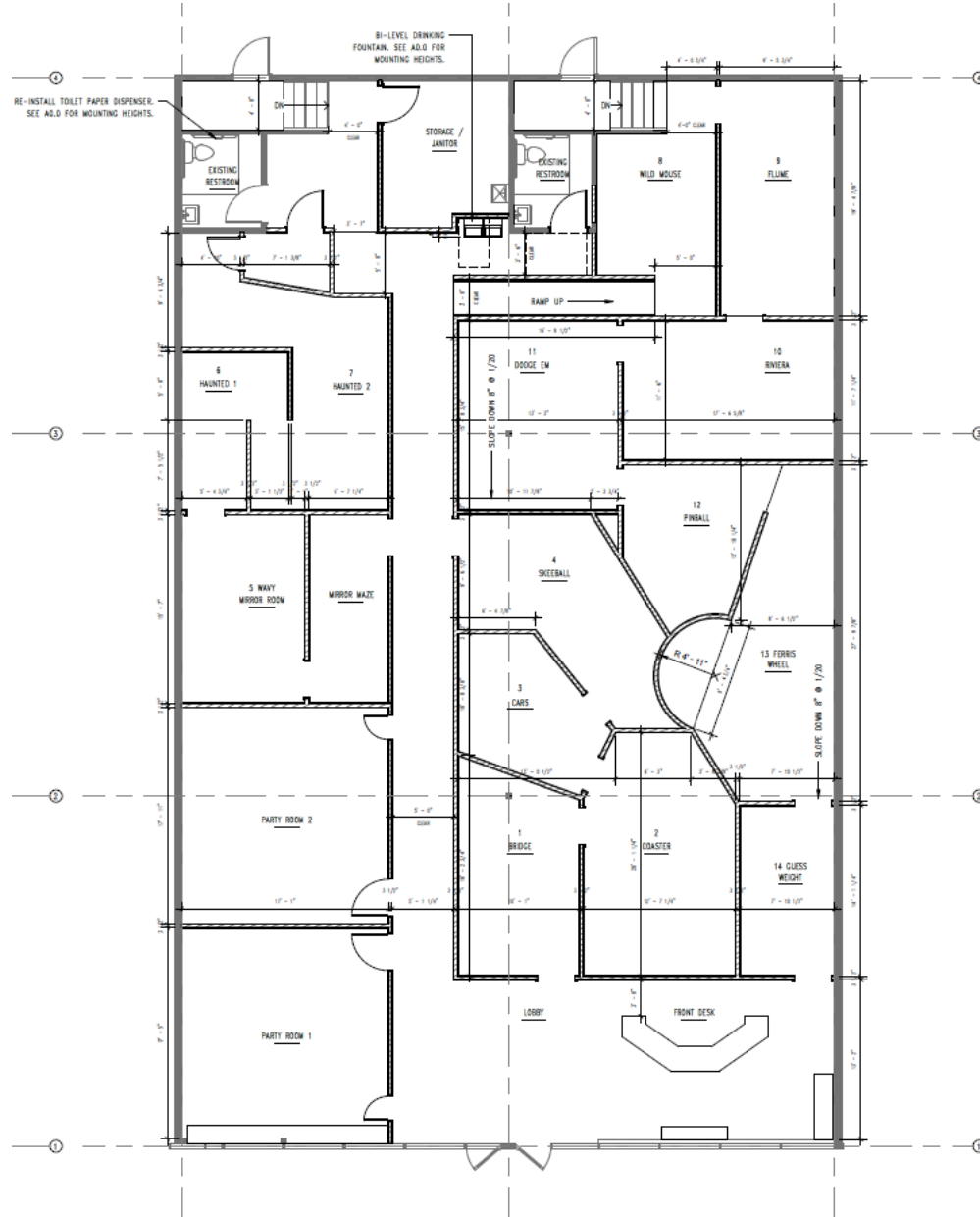
Upcoming Projects

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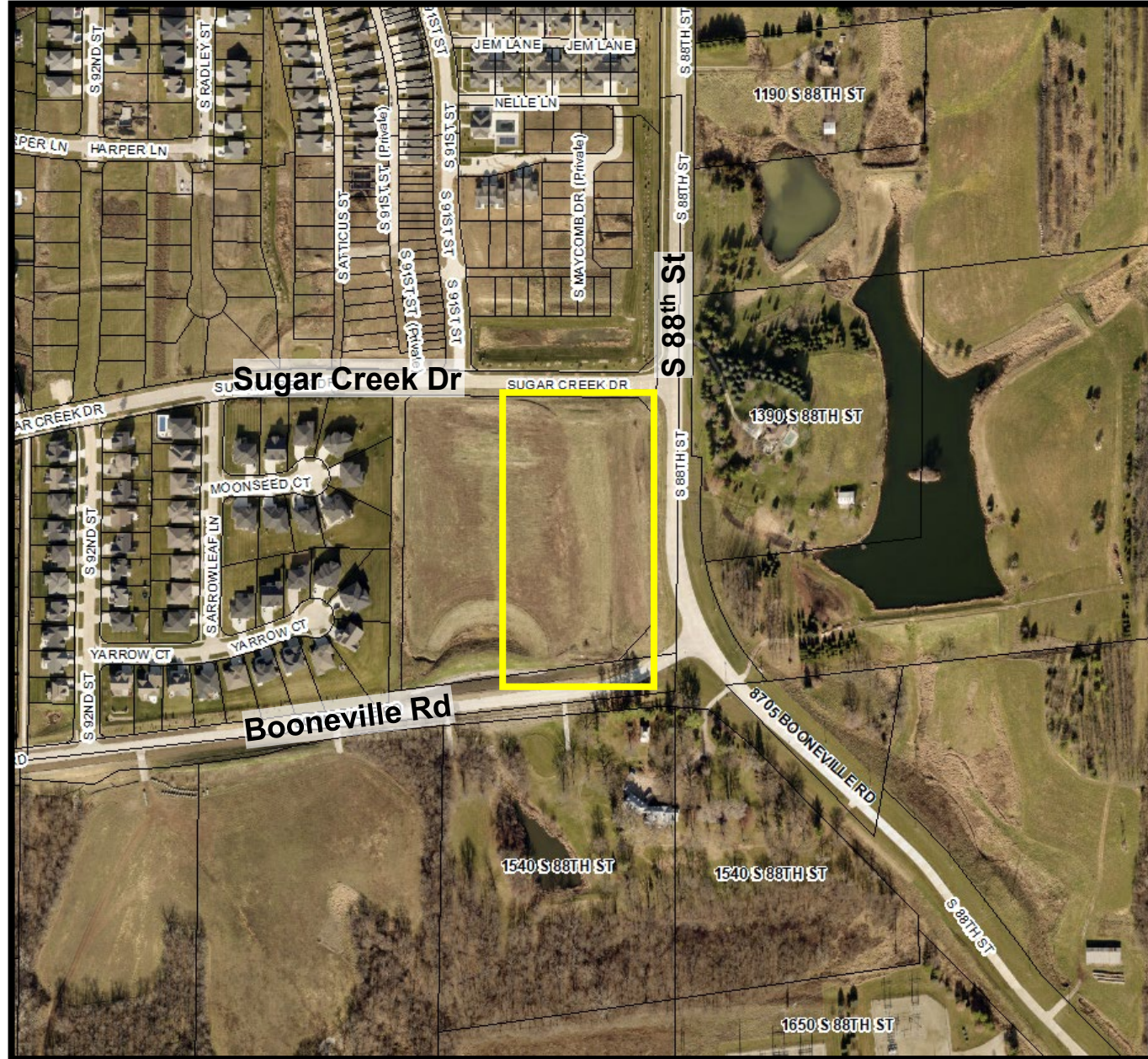
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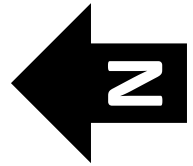
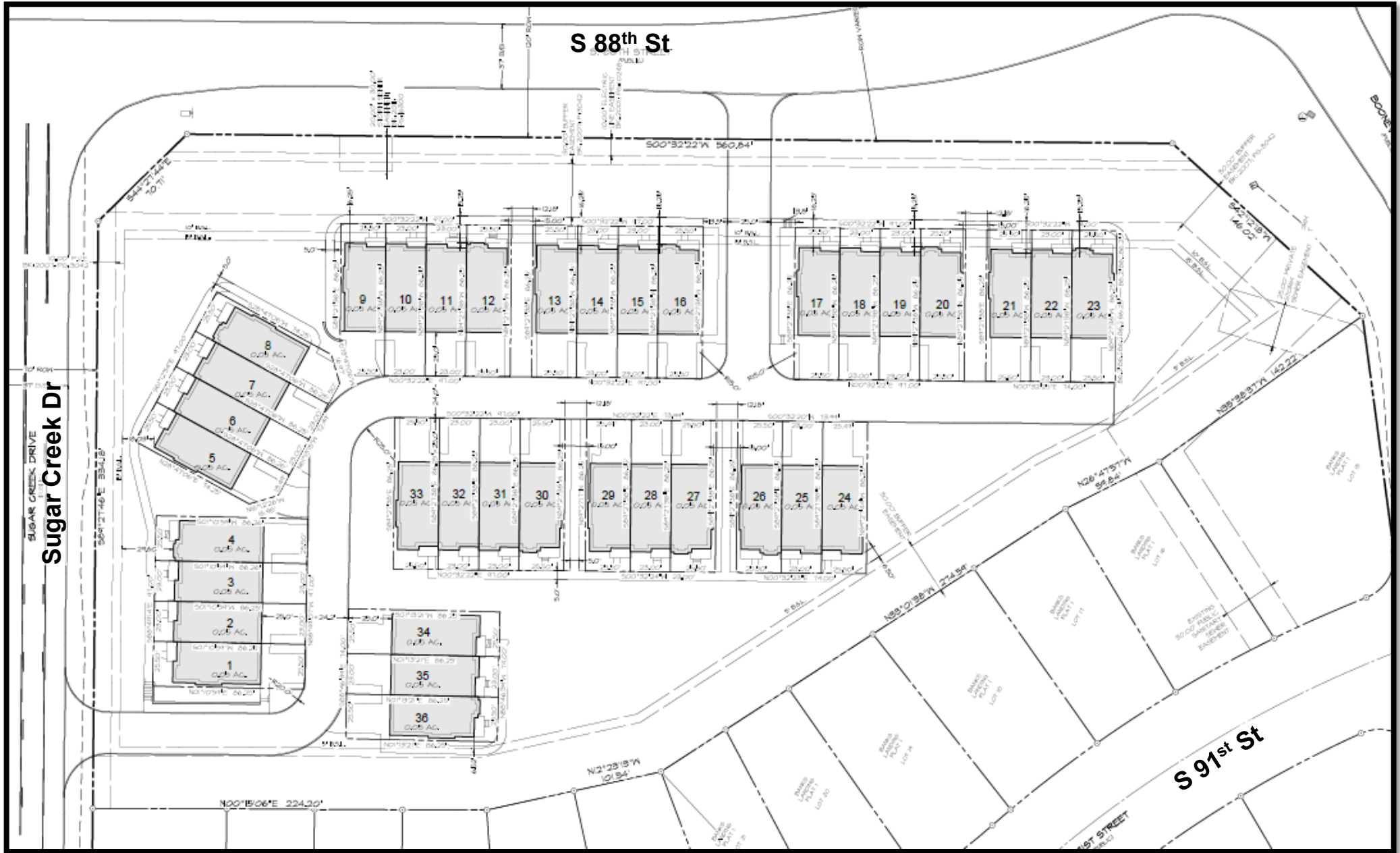
Item a: Birdies Indoor Mini Golf Permitted Conditional Use



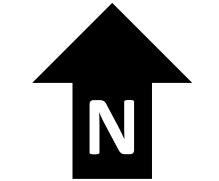
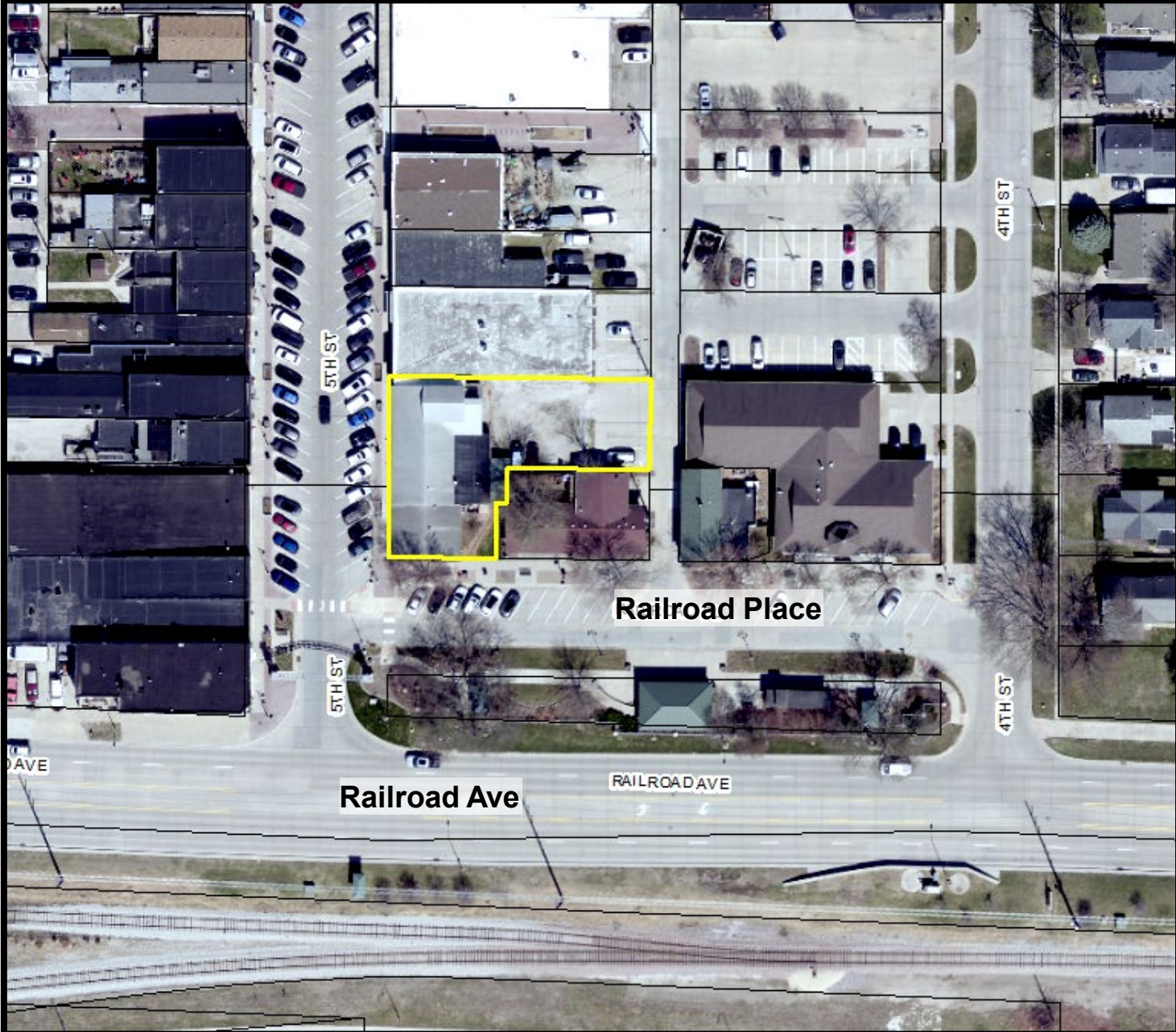
Item b: *Banks Landing Attached Townhomes Preliminary Plat/Site Plan*



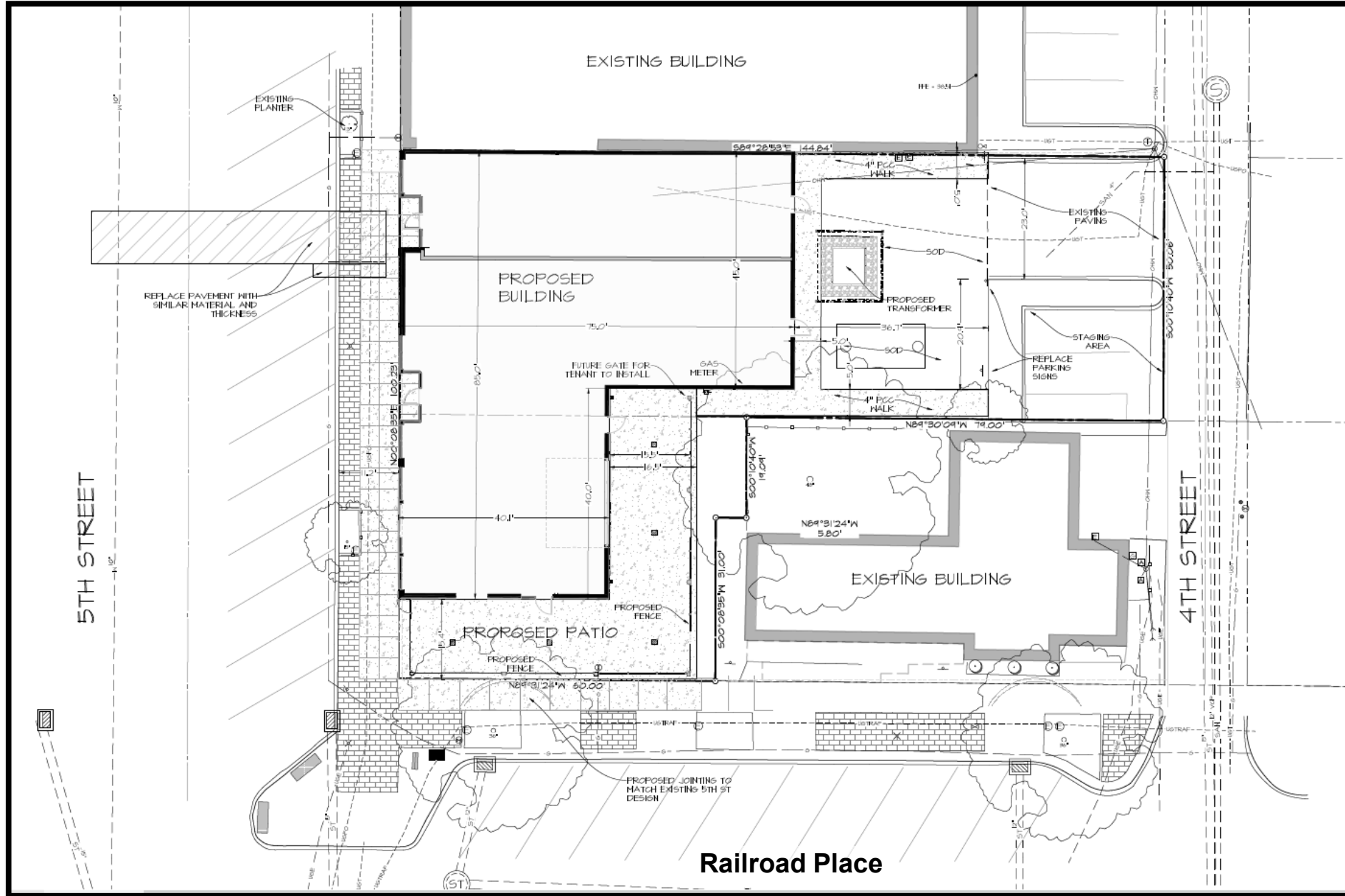
Item b: Banks Landing Attached Townhomes Preliminary Plat/Site Plan



Item c: 111 5th Street Redevelopment (Retail and Restaurant w/ Patio)



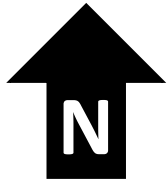
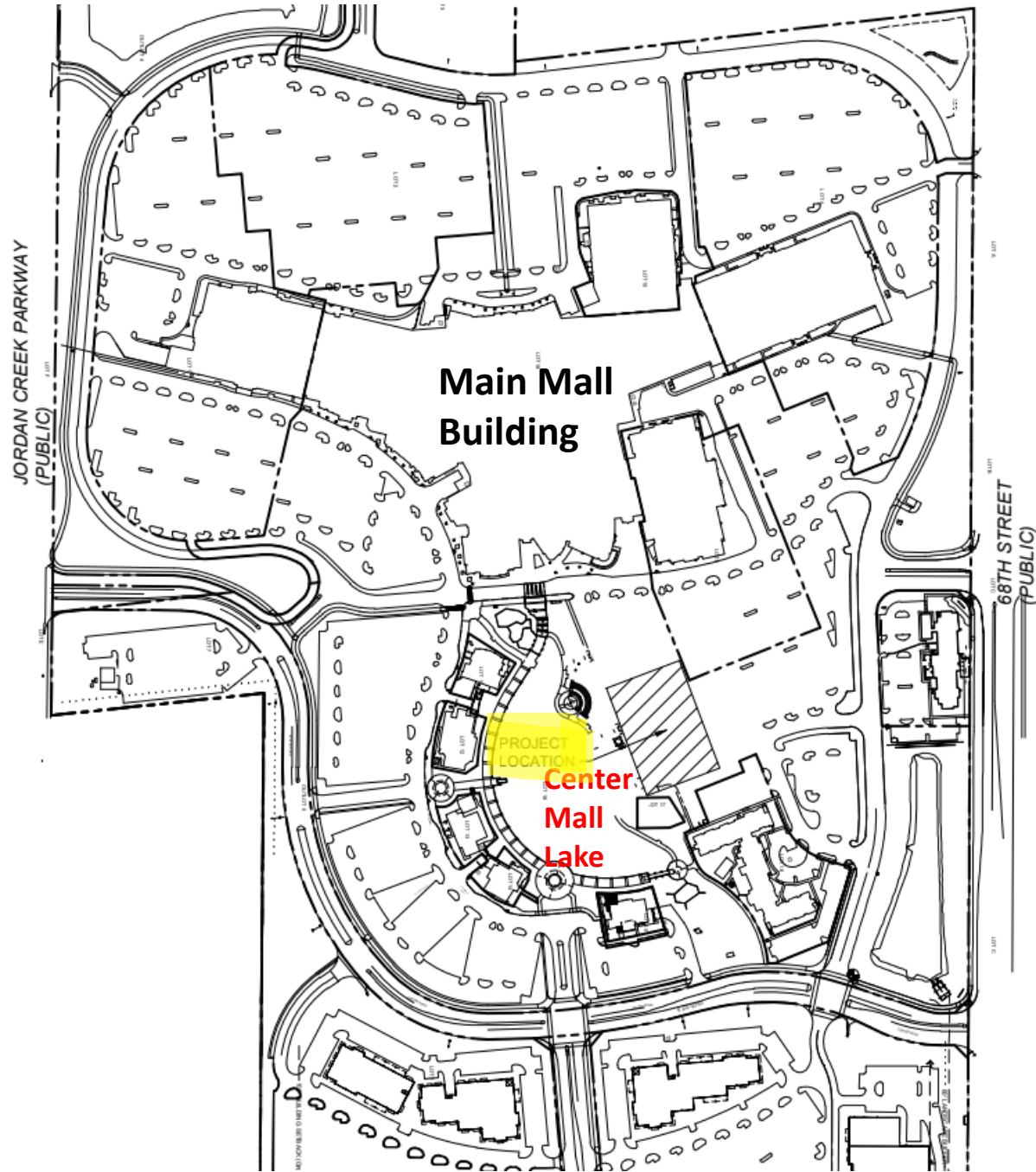
Item c: 111 5th Street Redevelopment (Retail and Restaurant w/ Patio)

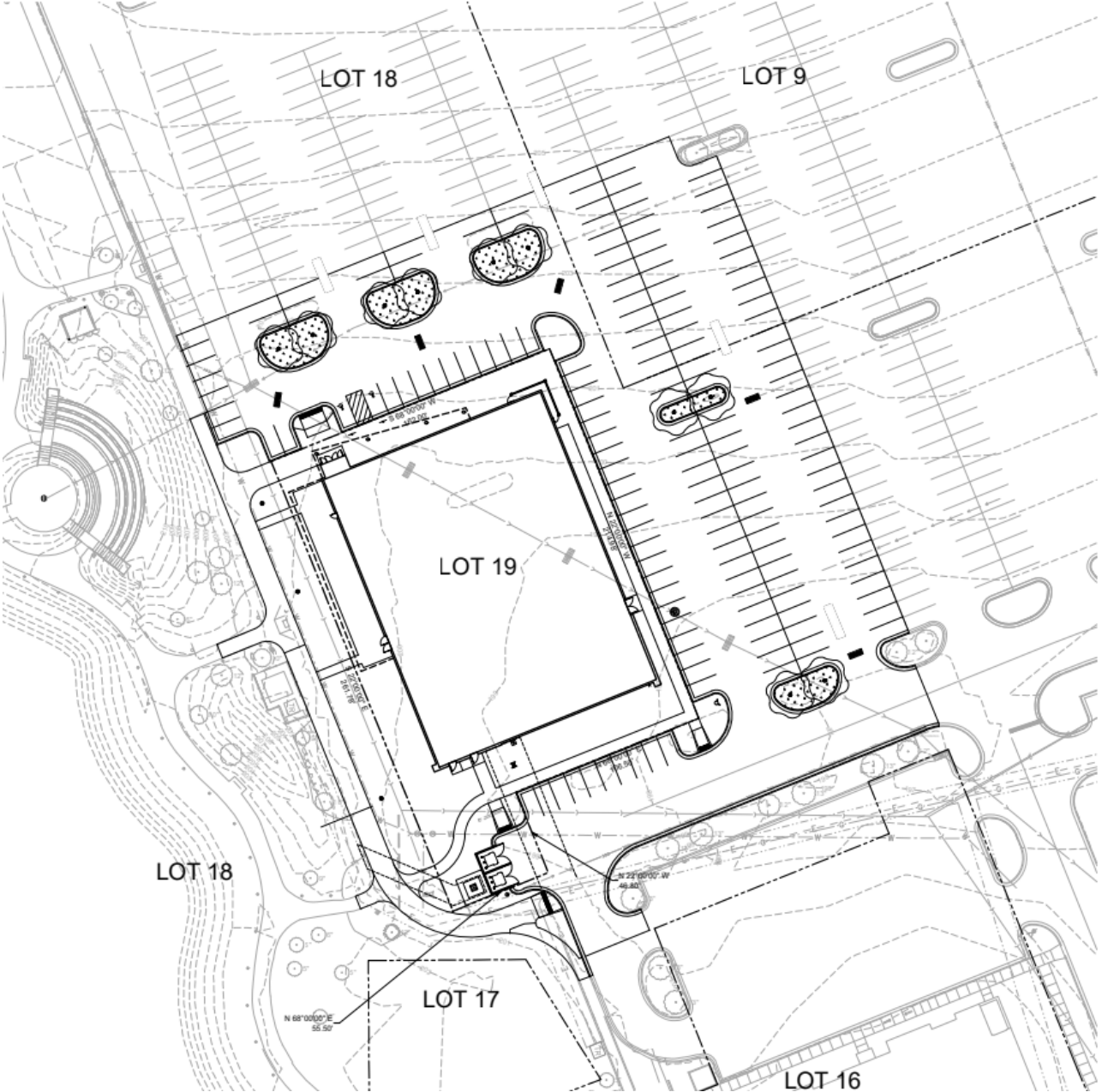


Item c: 111 5th Street Redevelopment (Retail and Restaurant w/ Patio)



Item d: *Dave & Buster's*

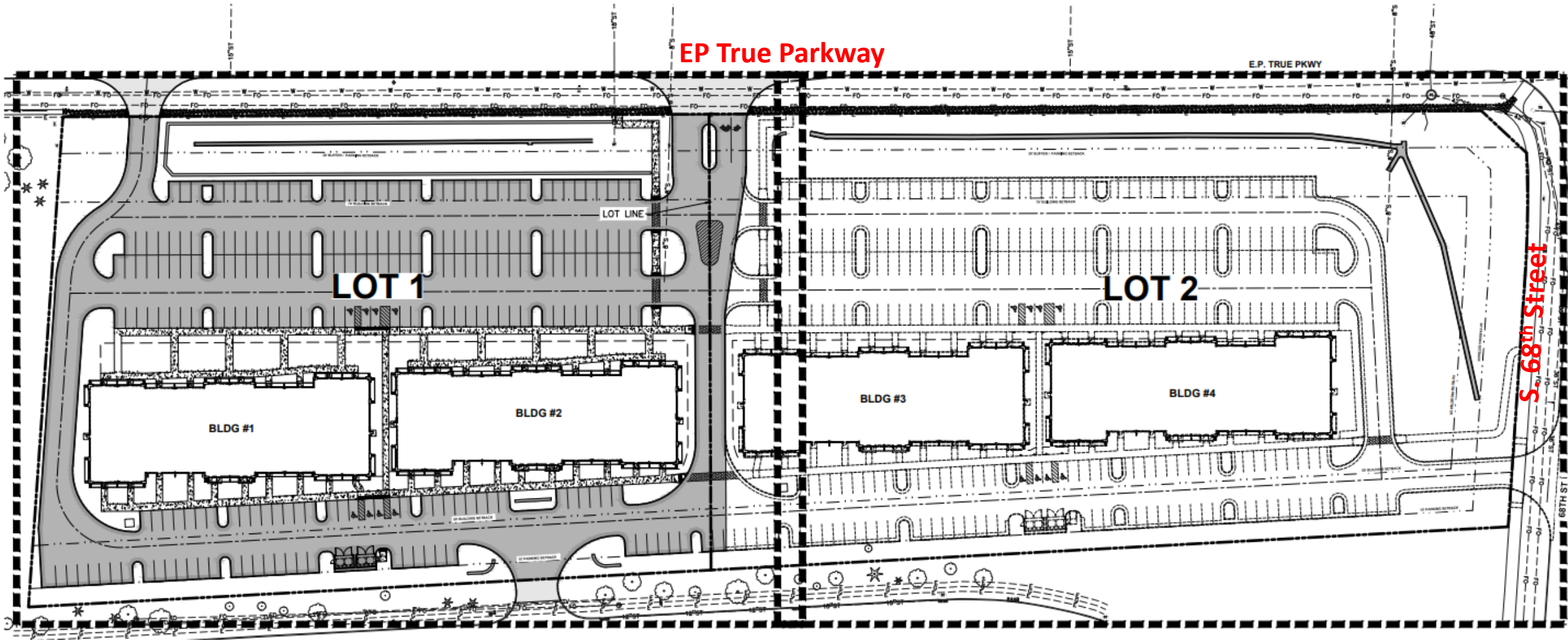




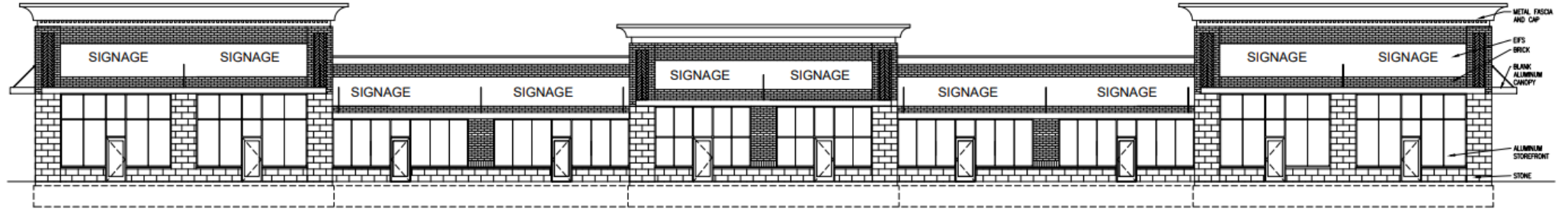
Item e: Jordan Creek Point



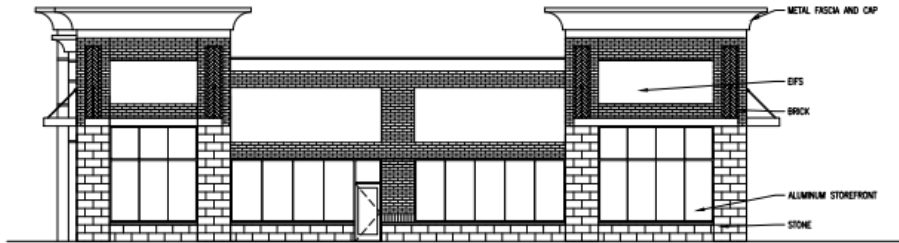
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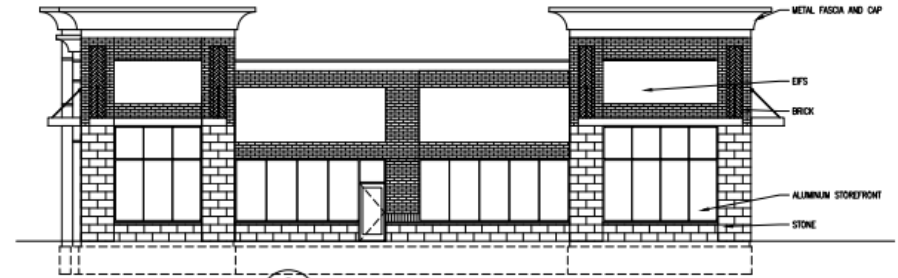
Item e: Jordan Creek Point



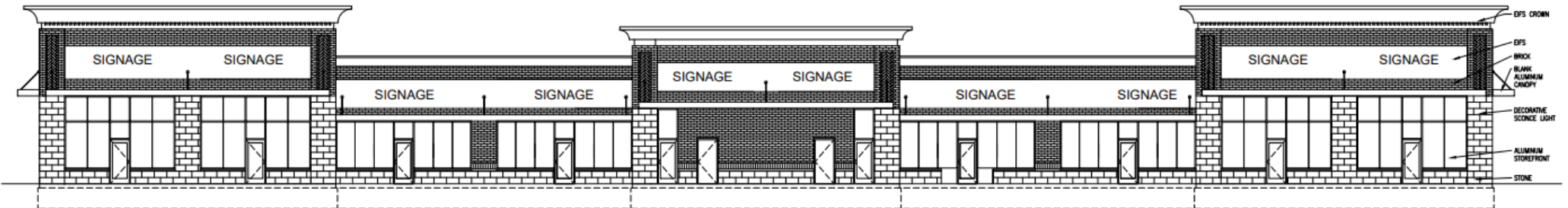
1 NORTH ELEVATION
A2.1 1/8" = 1'-0"



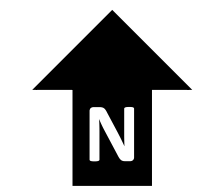
2 EAST ELEVATION
A2.1 1/8" = 1'-0"



3 WEST ELEVATION
A2.1 1/8" = 1'-0"



Item f: *Tommy's Car Wash & Hyper Energy Bar*



Item f: Tommy's Car Wash & Hyper Energy Bar

