

# City Council Site Plan Approval

Scattered Site  
Affordable Housing Project

**Alexandra Pucciarelli**

**Planning Development Manager**





# Site Plan Approval

## Scattered Site Affordable Housing Project

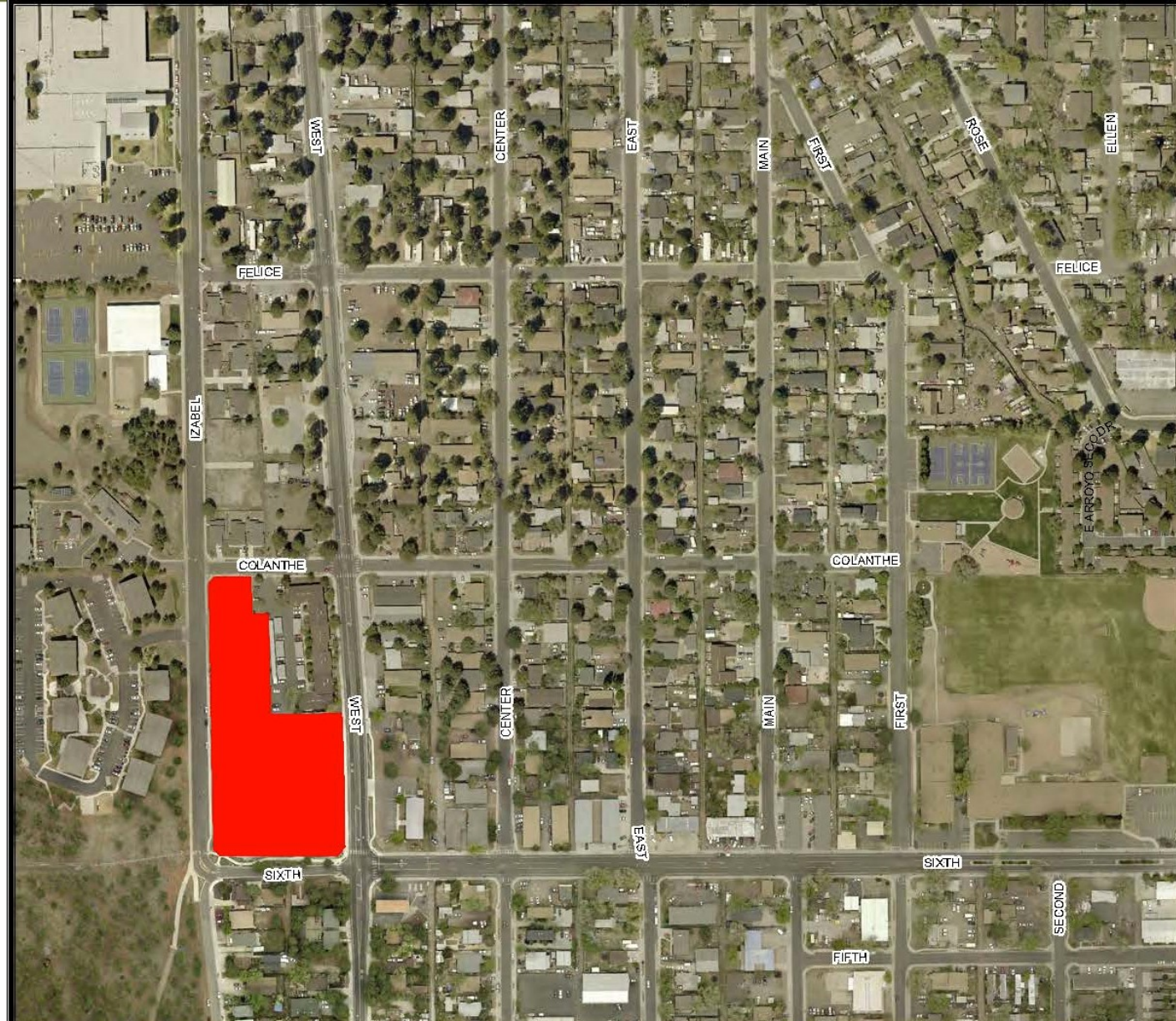
- Three Sites:
  - Site 1: 1700 East Sixth Avenue
  - Site 2: 3050 North West Street
  - Site 3: 303 South Lone Tree Road
- 80 total new units
- 144 total new bedrooms
- Requires City Council Approval
  - Sites 1 and 2: condition of the Concept Plan Rezoning
  - Sites 1, 2, and 3: condition of the purchase agreement
- All three sites have received Site Plan Approval through IDS staff review process



# Site Plan Approval

## Site 1: 1700 E Sixth Ave

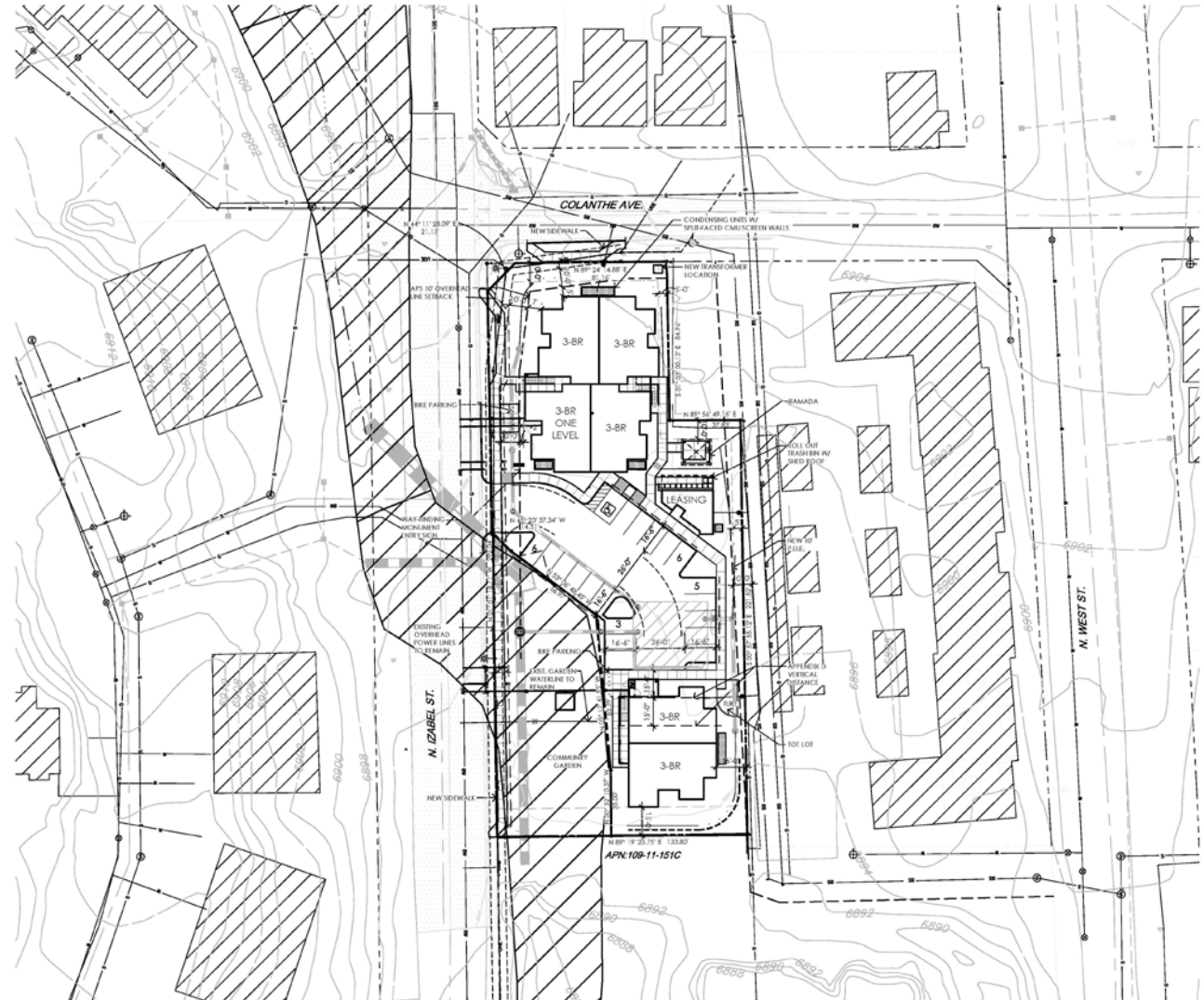
- Vicinity Map:



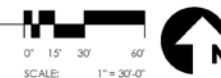
# Site Plan Approval

## IDS Approved Site Plan:

- (11) 3 bedroom units
- 33 bedrooms
- 20 required parking spaces
- Exceeds open space requirements
- Community Garden located in adjacent floodplain



1700 E. SIXTH AVE.  
CONCEPTUAL SITE PLAN





# Site Plan Approval



## Building 1 Elevations:

- Located at north end of site
- Contains 7 units
- Two-story



**BUILDING TYPE 1  
NORTH ELEVATION - COLANTHE AVENUE**

3/32" = 1'-0"



**BUILDING TYPE 1  
WEST ELEVATION - IZABEL STREET**

3/32" = 1'-0"



**BUILDING TYPE 1  
SOUTH ELEVATION**

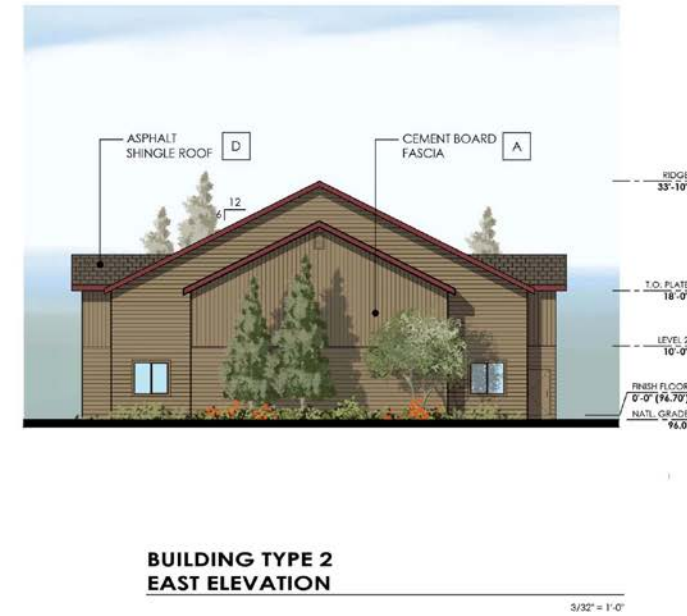
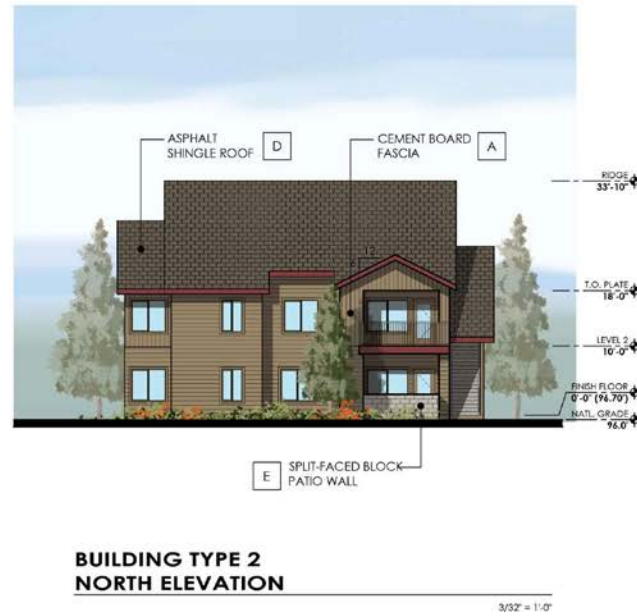
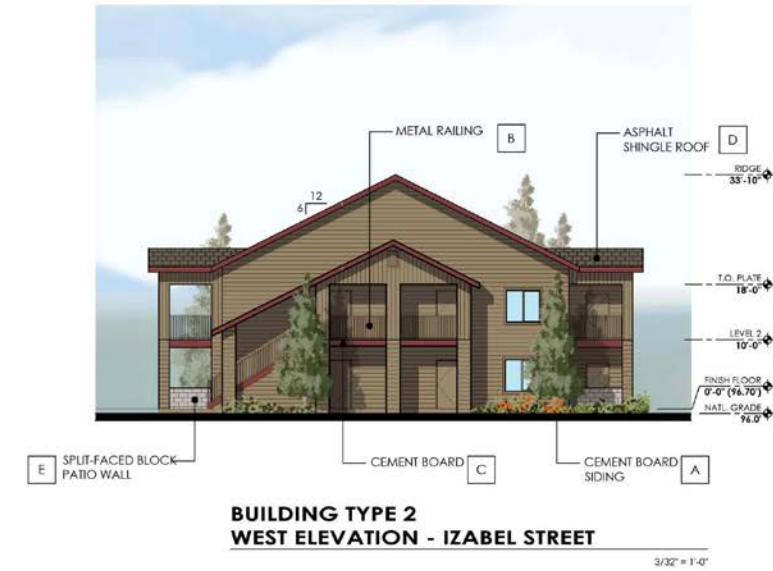
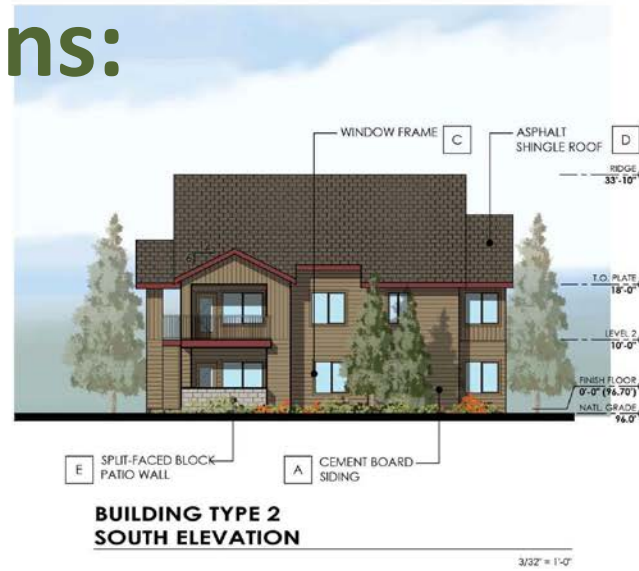


**BUILDING TYPE 1  
EAST ELEVATION**

# Site Plan Approval

## Building 2 Elevations:

- Located at south end of site
- Contains 4 units
- Two-story



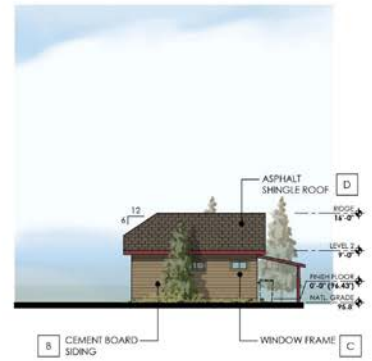
# Site Plan Approval

## Building 3 Elevations:

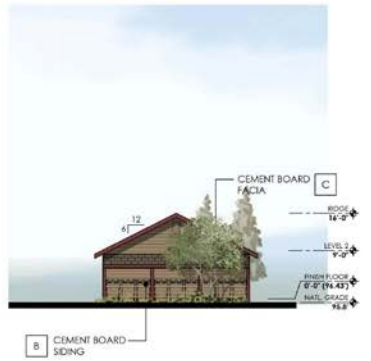
- Located at center of site
- Contains leasing office
- One-story



**BUILDING TYPE 3 SOUTH ELEVATION**  
3/32" = 1'-0"



**BUILDING TYPE 3 EAST ELEVATION**  
3/32" = 1'-0"



**BUILDING TYPE 3 NORTH ELEVATION**  
3/32" = 1'-0"

LEGEND	
	A COLOR :SW 9105 "ALMOND ROCA" MFR: SHERWIN-WILLIAMS LRV-25%
	B COLOR :SW 7068 "GRIZZLE GRAY" MFR: SHERWIN-WILLIAMS
	C COLOR :SW 7578 "BORSCHT" MFR: SHERWIN-WILLIAMS LRV-6%
	D ASPHALT SHINGLES
	E SPLIT FACED CMU - GREY



# Site Plan Approval

## Site 2: 3050 N West St

- Vicinity Map:

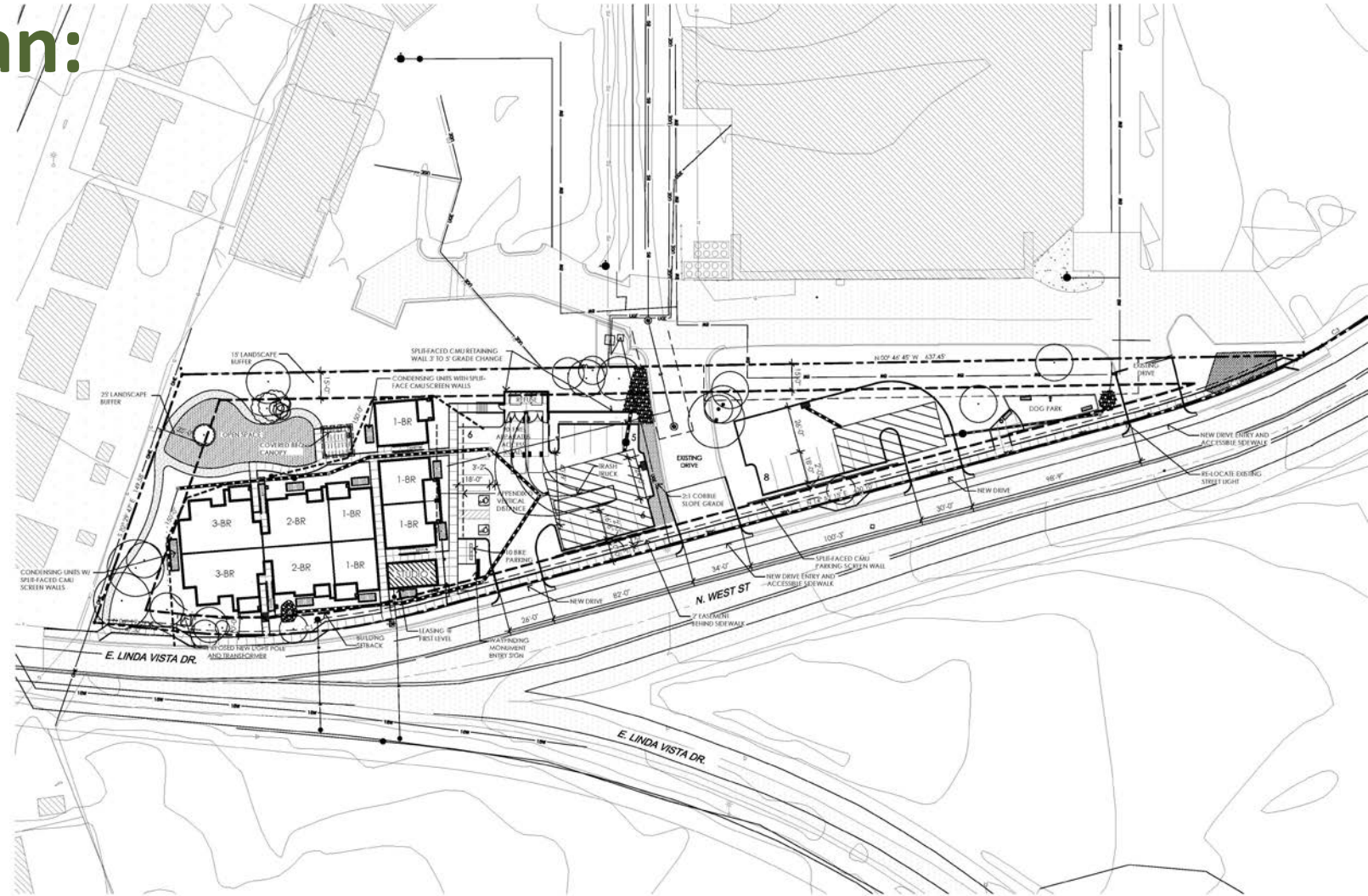


# Site Plan Approval

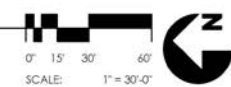


## IDS Approved Site Plan:

- 19 units / 31 bedrms
  - 1 studio
  - 10 one-bedroom
  - 4 two-bedroom
  - 4 three-bedroom
- 25 required parking spaces



3050 N. WEST ST.  
SITE PLAN



CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CORD BEARING	CORD LENGTH
C1	21°06'28"	375.01'	138.04'	N:64°19'37" W	137.27'
C2	12°57'44"	416.97'	94.33'	N:21°11'26" W	94.13'
C3	08°07'43"	416.97'	44.60'	N:31°06'20" W	44.58'



# Site Plan Approval

## Building Elevations:

- Contains 19 units and leasing office
- Two-story



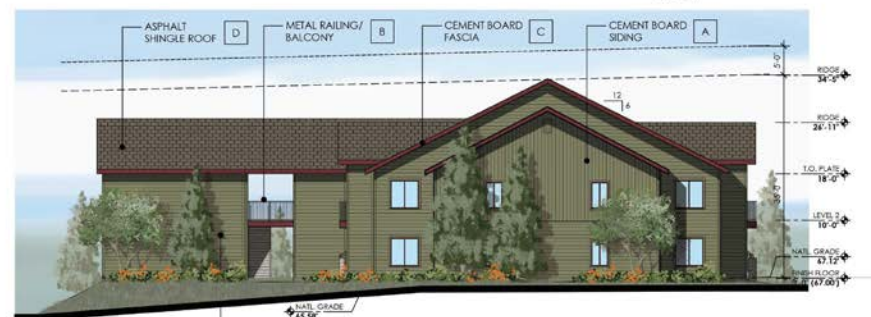
WEST ELEVATION - N. WEST STREET



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

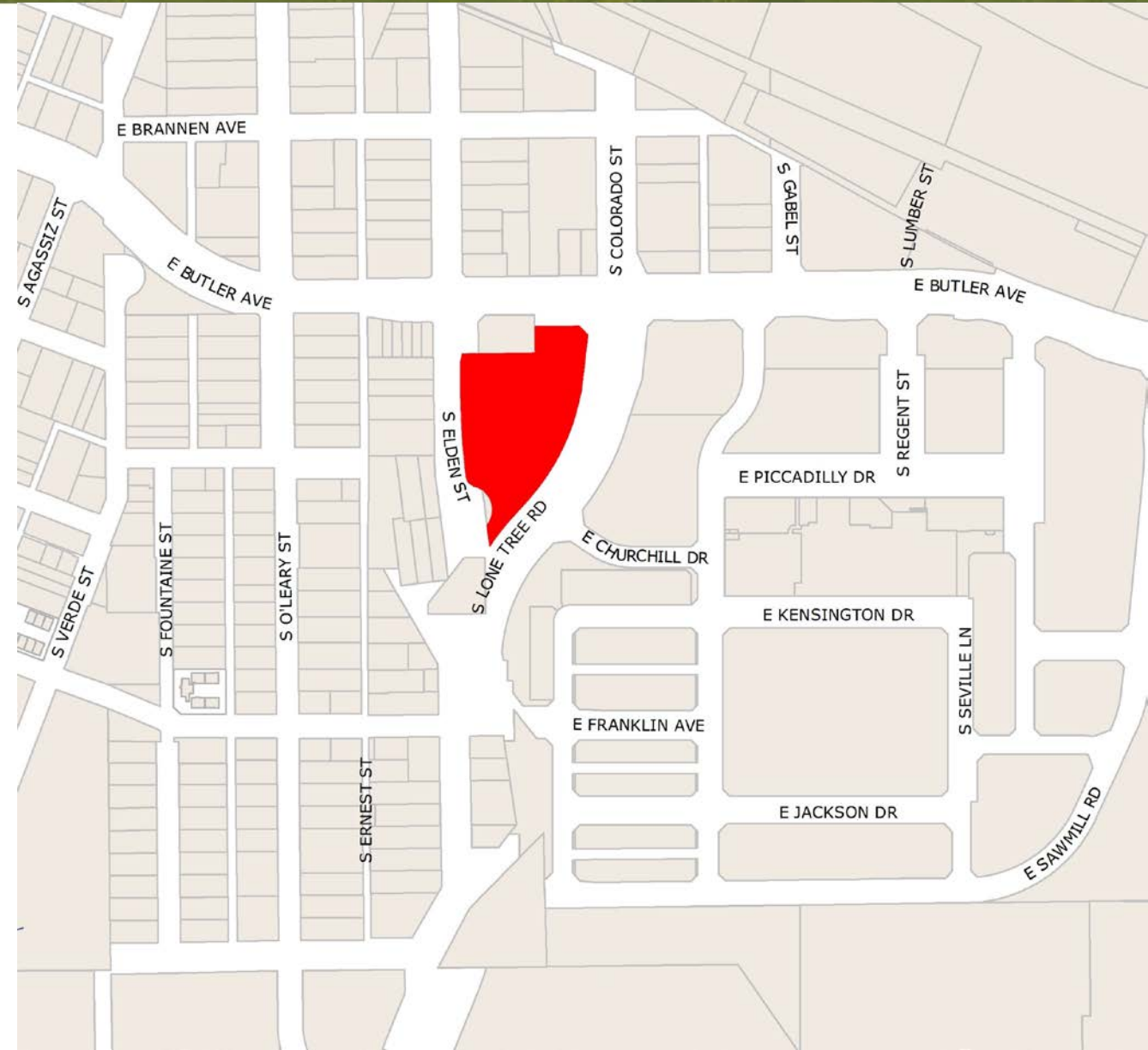
LEGEND	
	A COLOR :SW6097 "ARTICHOKE" MFR: SHERWIN-WILLIAMS LRV-21%
	B COLOR :SW 7068 "GRIZZLE GRAY" MFR: SHERWIN-WILLIAMS
	C COLOR :SW 7578 "BORSCHT" MFR: SHERWIN-WILLIAMS LRV-6%
	D ASPHALT SHINGLES
	E SPLIT FACED CMU - GREY



# Site Plan Approval

## Site 3: 303 S Lone Tree Rd

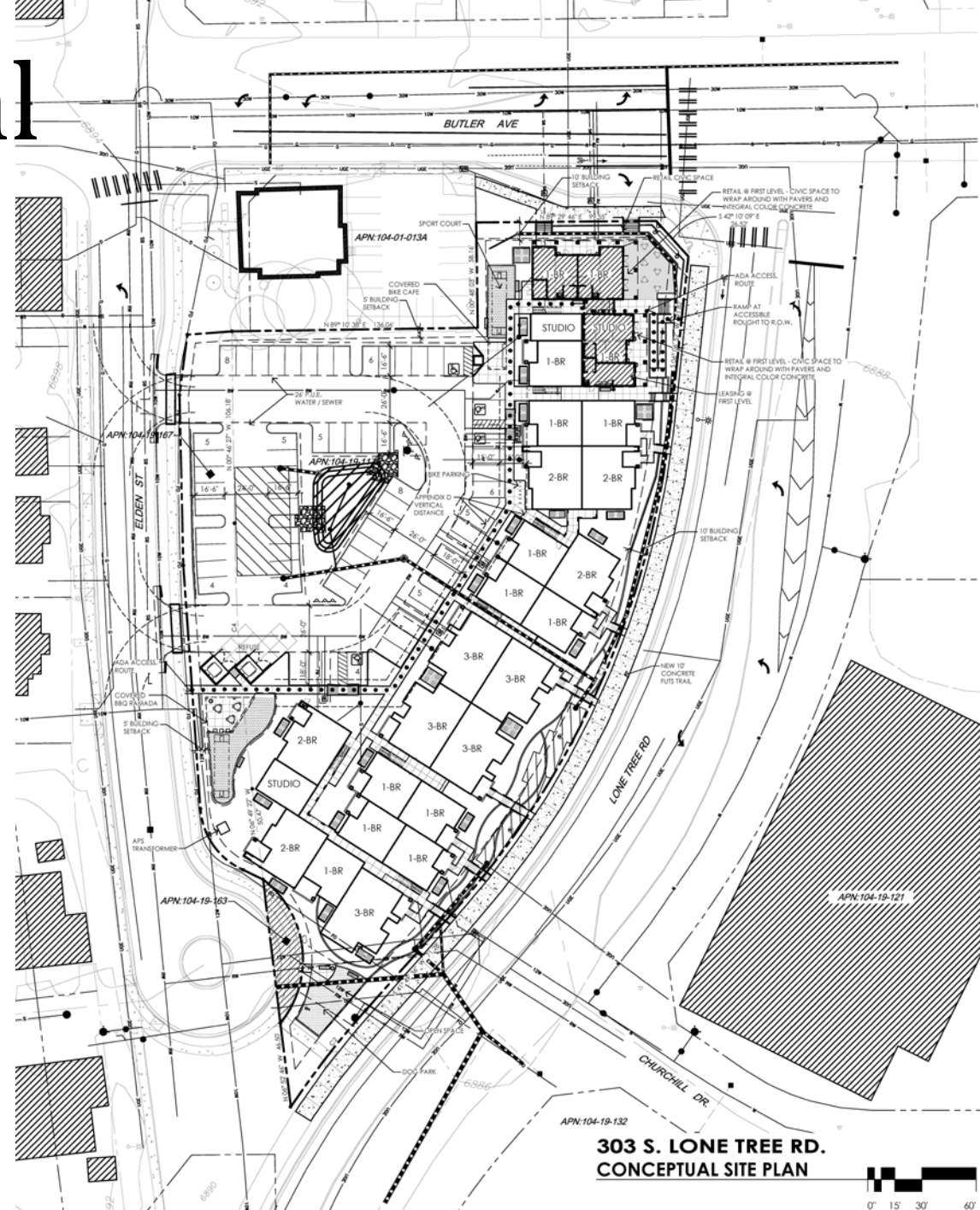
- Vicinity Map:



# Site Plan Approval

## IDS Approved Site Plan:

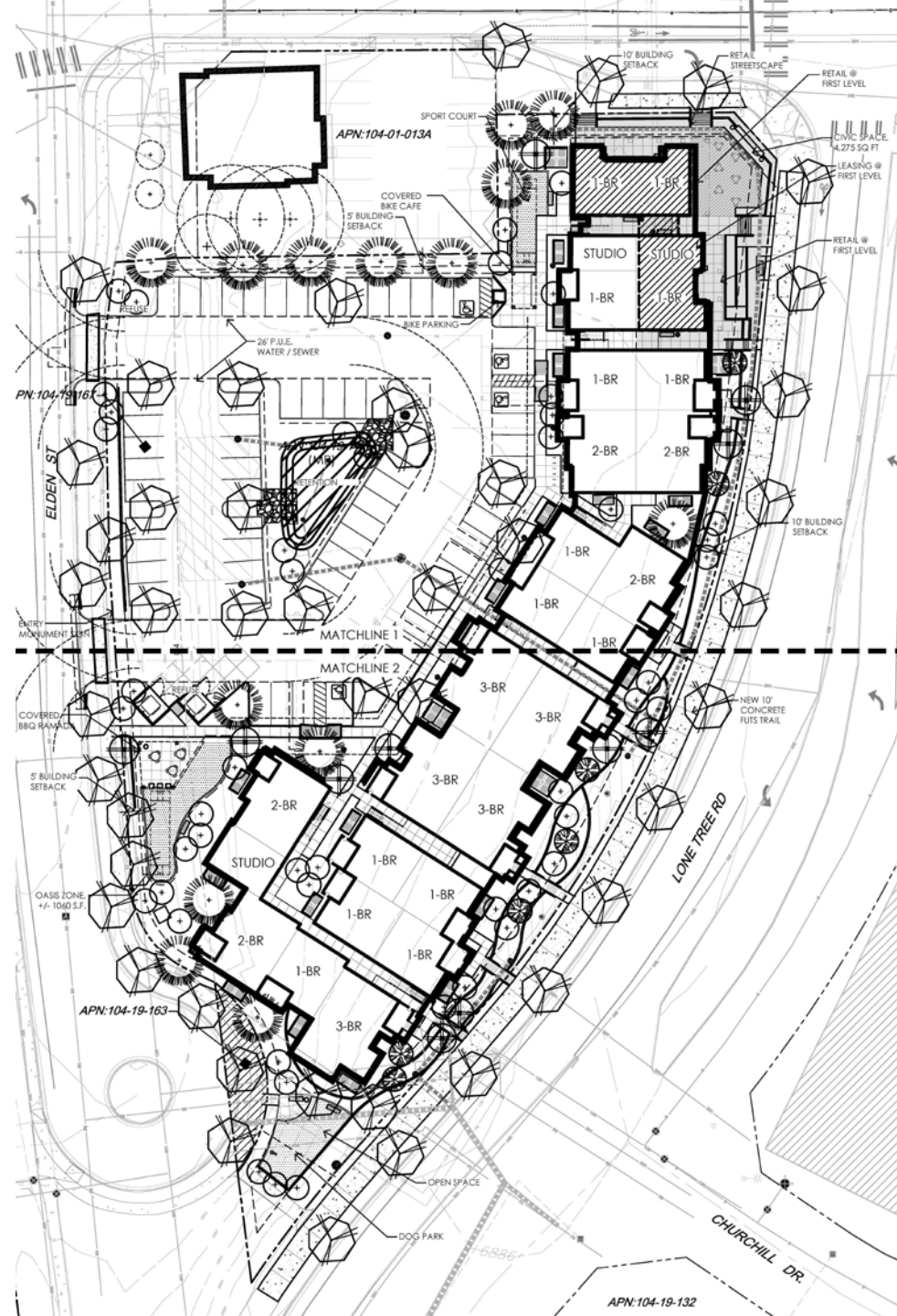
- 50 units / 80 bedrms
  - 5 studio
  - 25 one-bedroom
  - 10 two-bedroom
  - 10 three-bedroom
- 3,000 sq. ft. commercial space
- 65 provided parking spaces



# Site Plan Approval

## Landscape Plan:

- Includes new parkway trees along Elden St, Butler, and Lone Tree Rd
- Existing asphalt FUTS to be reconstructed with concrete



# Site Plan Approval

## Building Elevations:

- Contains 50 units
- Commercial space
- Two-story



LEGEND	
	A COLOR :SW 9105 "ALMOND ROCA" MFR: SHERWIN-WILLIAMS LRV-25%
	B COLOR :SW 6179 "ARTICHOKE" MFR: SHERWIN-WILLIAMS LRV-21%
	C COLOR :SW 7578 "BORSCHT" MFR: SHERWIN-WILLIAMS LRV-6%
	D ASPHALT SHINGLES
	E SPLIT FACED CMU - GREY
	F COLOR :SW 7068 "GRIZZLE GRAY" MFR: SHERWIN-WILLIAMS

# Site Plan Approval

## Building Elevations:



# Site Plan Approval

## Building Elevations:





# Site Plan Approval



## Scattered Site Affordable Housing Project

- Council Options:
  - Approve the Site Plans as proposed
  - Approve the Site Plans with modified conditions
  - Deny the Site Plans