

Docket Item No. 8

Case No. CD-CPC-2021-00125

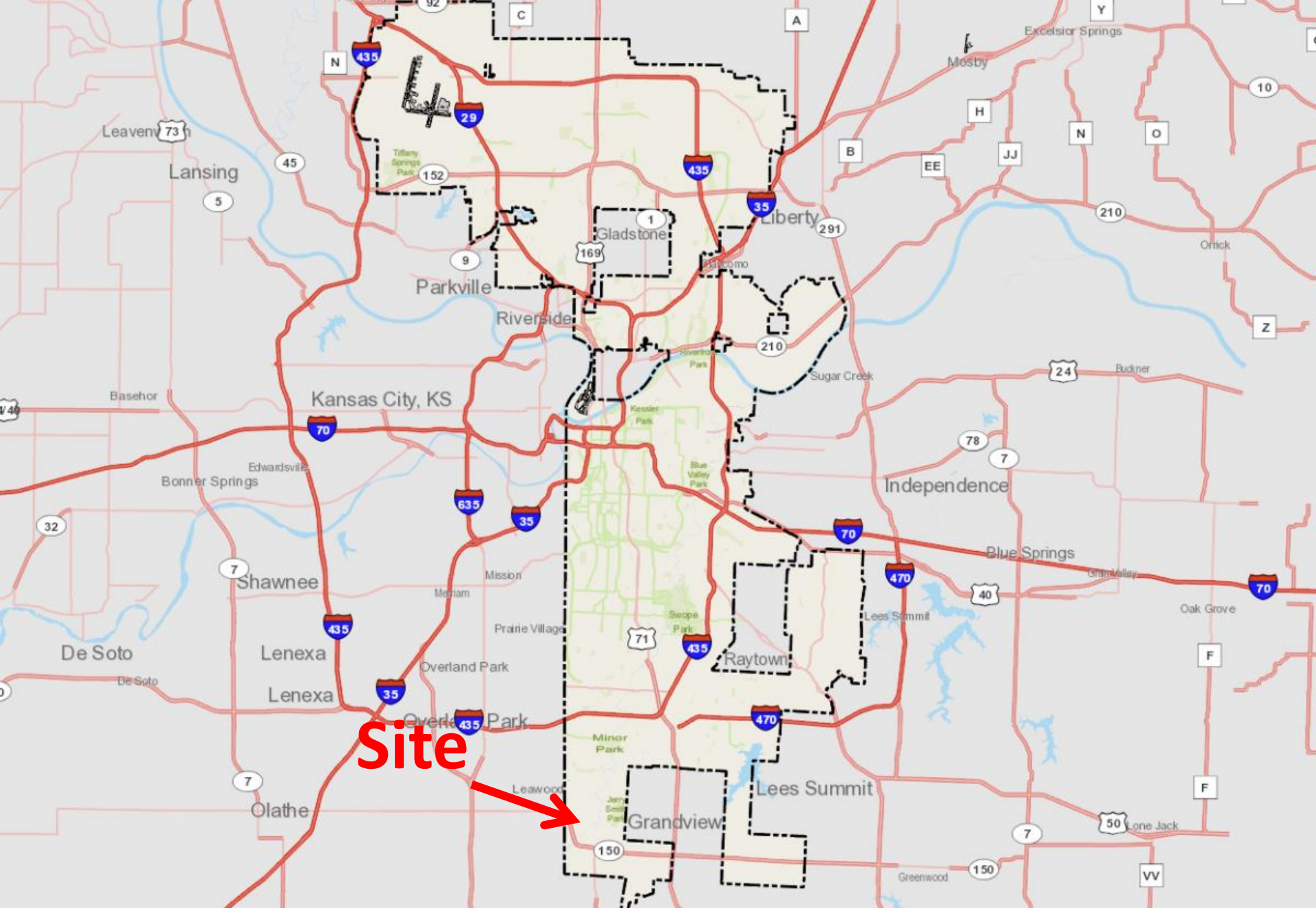
Martin City Apartments



October 5, 2021

Applicant Team:

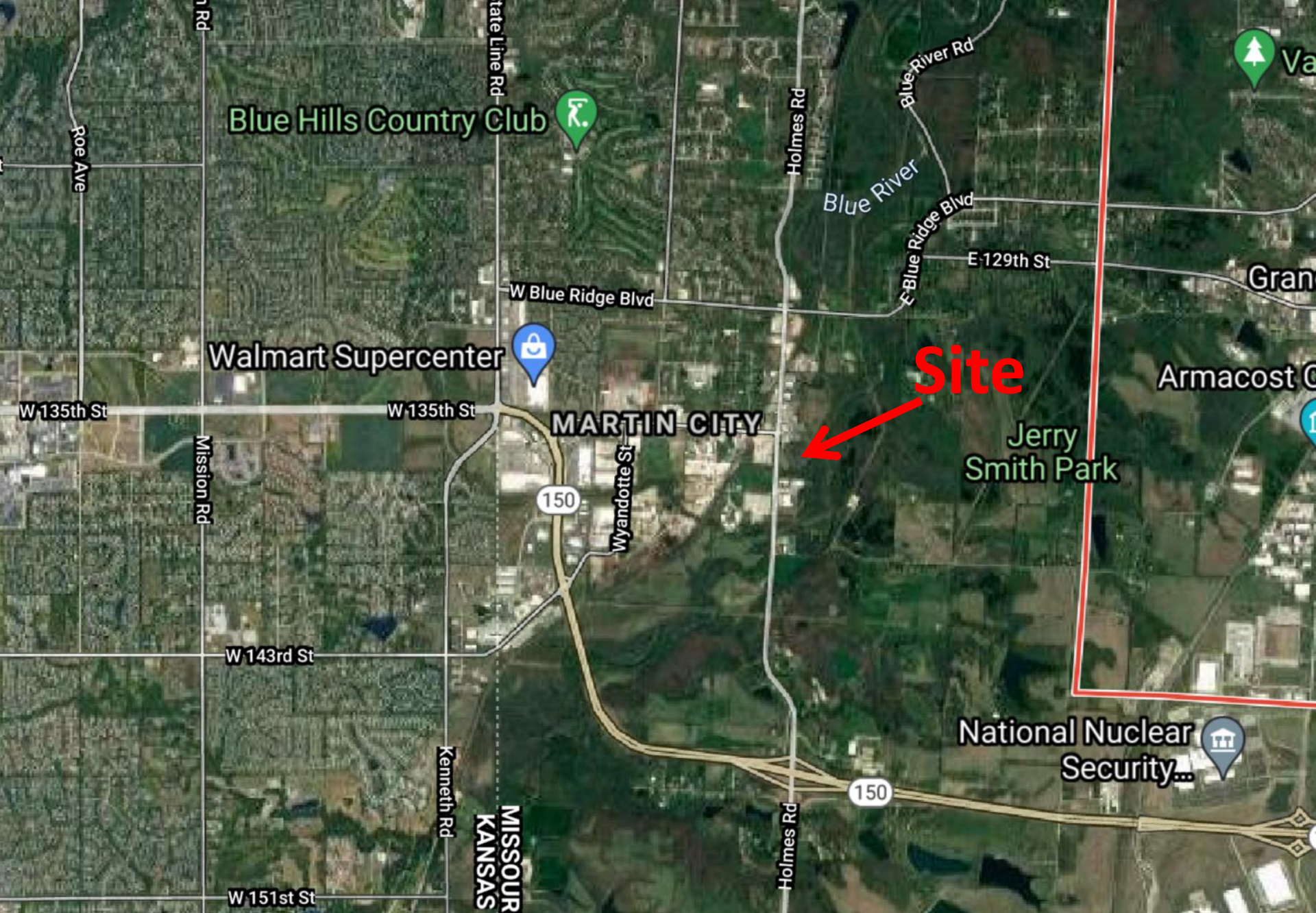
- Lamin Nyang
- Eric Motley, Miller Commerce



Site



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Site





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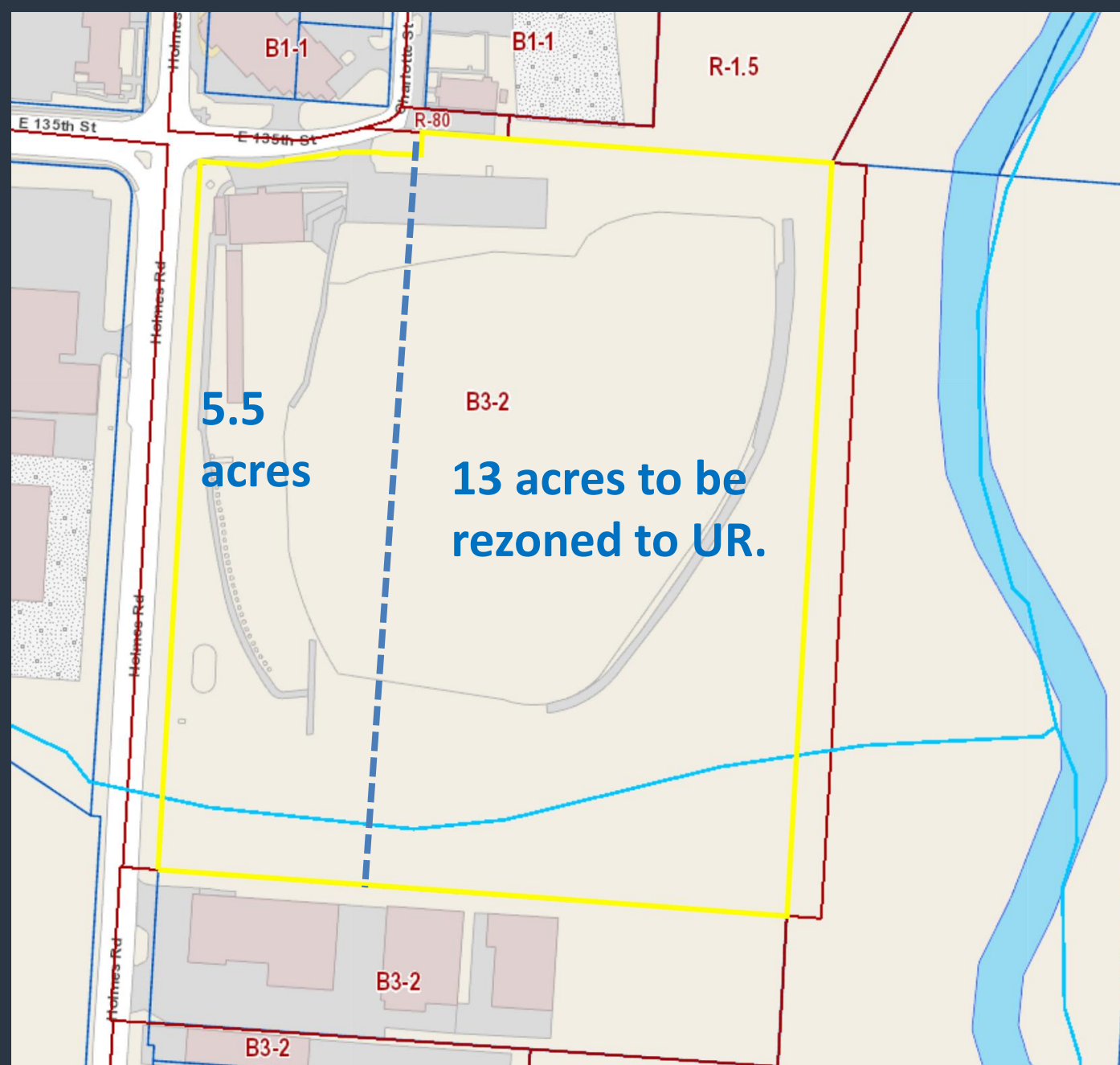


Lot split of 19 acres.

PWD currently working on Holmes Rd.

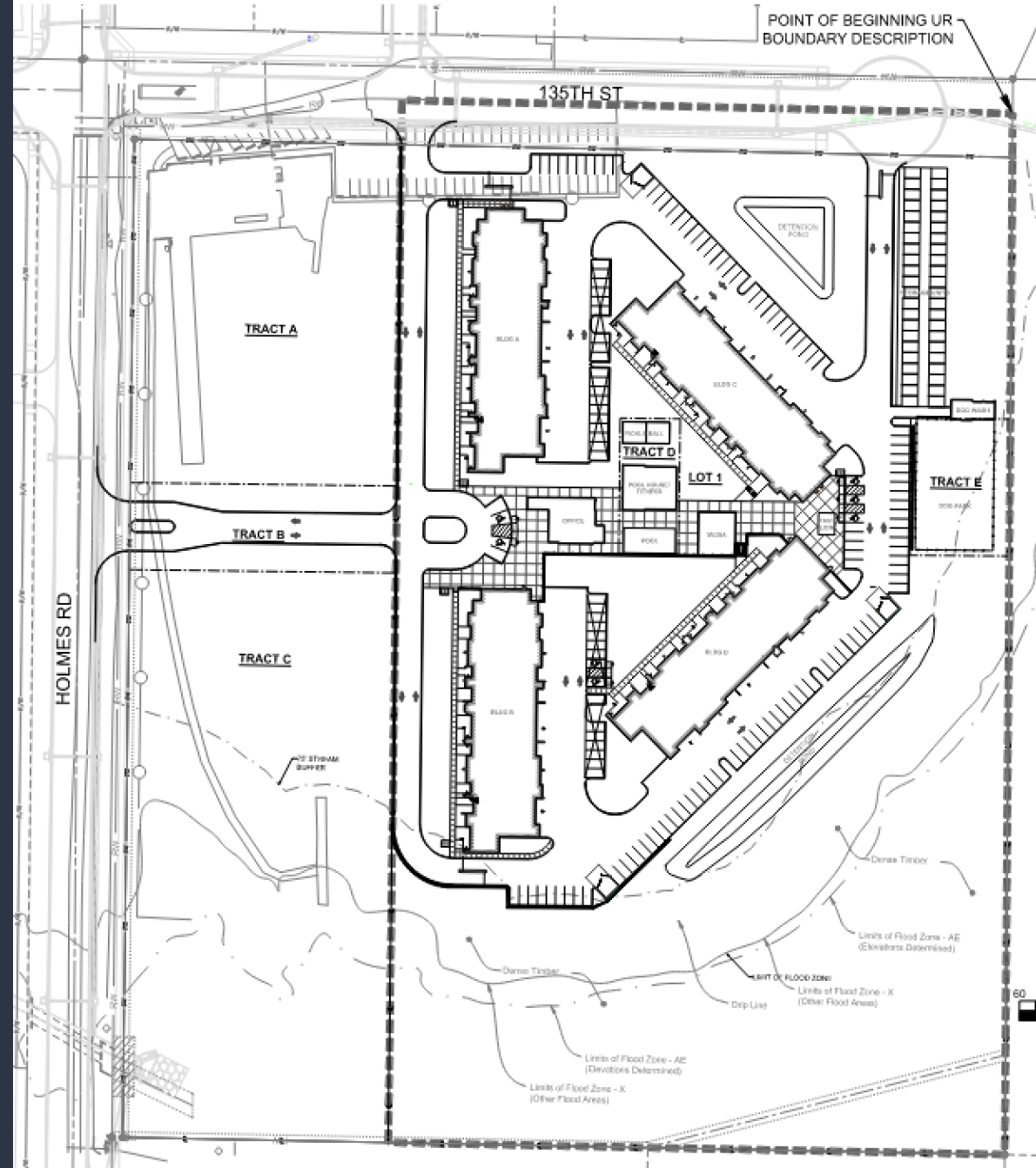
Construction of E. 135th St.

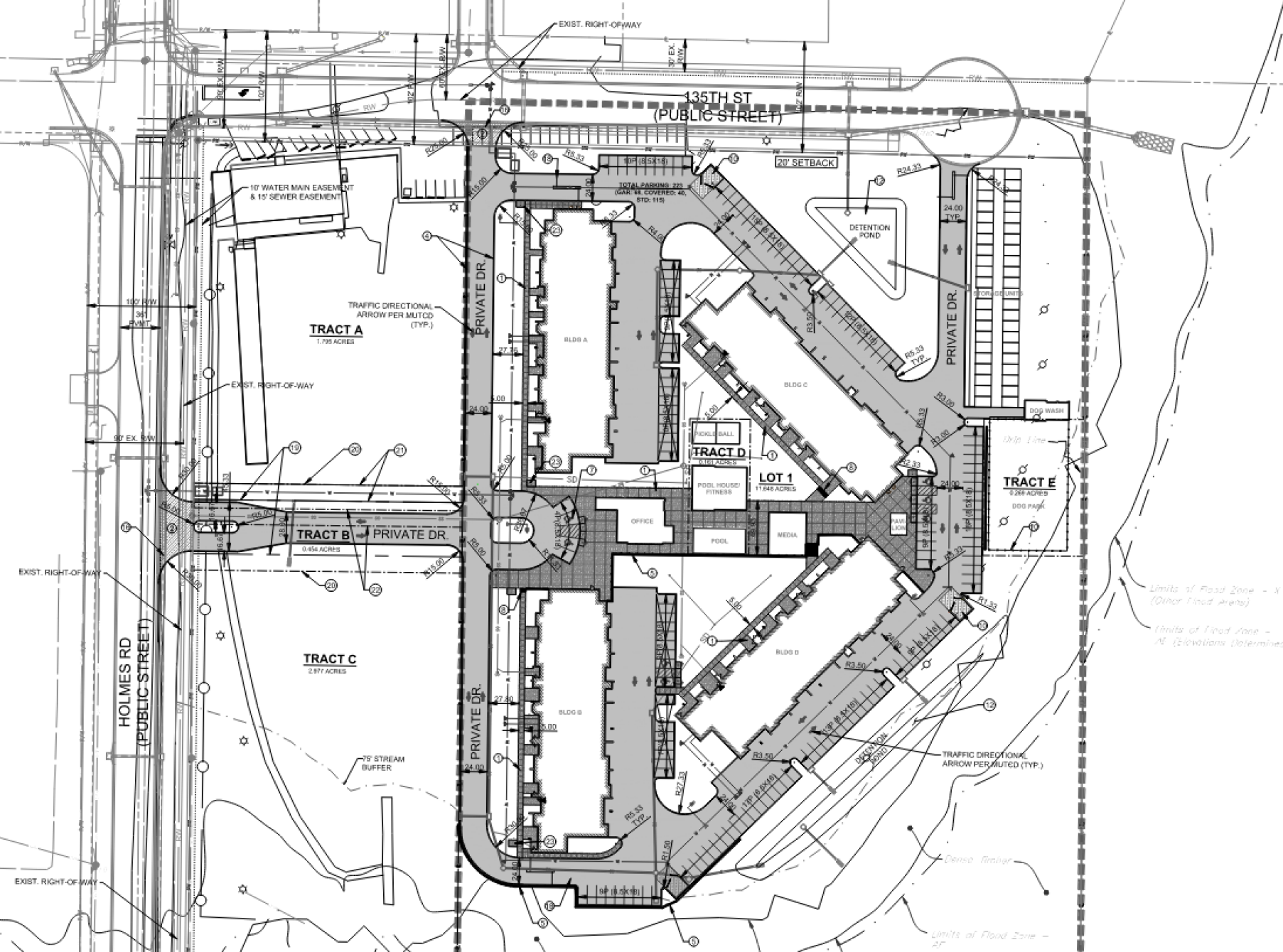
Blue River to the east.



- ✓ About 13 acres
- ✓ Zoned B3-2
- ✓ Location: SEC of Holmes & E 135th.

- A request to rezone from B3-2 to District UR.
- 180 units in 4 buildings.
- 218 parking spaces
- Pool & clubhouse, fitness, media, dog park, pickleball.
- A preliminary plat
- Single Phase





Limits of Flood Zone - X
 (Other Flood Areas)
 Limits of Flood Zone - A
 (Elevations Determined)

EXTERIOR ELEVATION LEGEND

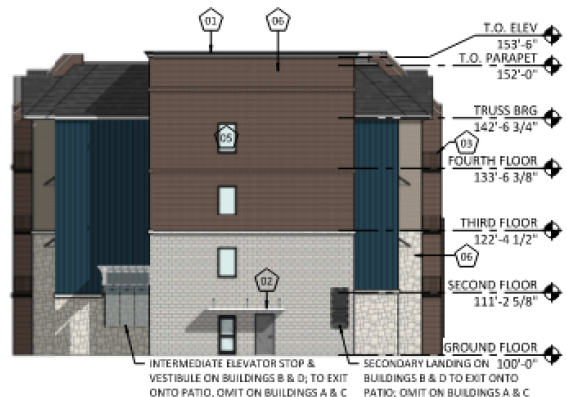
- EIFS WITH BLOCK PATTERN PER SPECS. COLOR SHOWN FOR REVIEW; FINAL COLOR TBD BY OWNER
- EIFS WITH RUNNING BOND BRICK PATTERN PER SPECS. COLOR SHOWN FOR REVIEW; FINAL COLOR TBD BY OWNER
- EIFS WITH STACK BOND BRICK PATTERN PER SPECS. COLOR SHOWN FOR REVIEW; FINAL COLOR TBD BY OWNER
- EIFS PER SPECS. COLOR SHOWN FOR REVIEW; FINAL COLOR TBD BY OWNER
- HORIZONTAL SIDING PER SPECS. FINAL COLOR TBD BY OWNER
- VERTICAL SIDING PER SPECS. COLOR SHOWN FOR REVIEW; FINAL COLOR TBD BY OWNER
- STONE PER SPECS. COLOR/PATTERN SHOWN FOR REVIEW; FINAL COLOR TBD BY OWNER

PROPOSED MATERIAL PALETTE

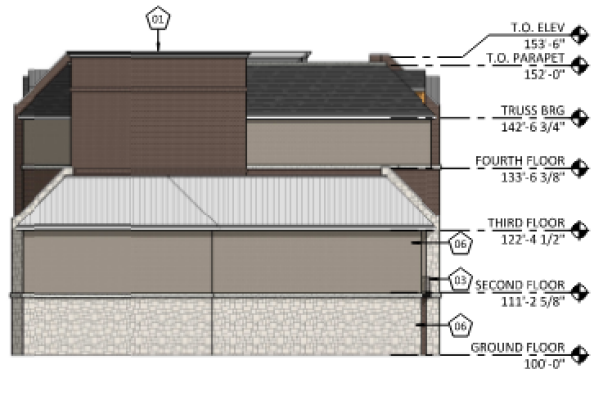
PROPOSED ACCENT COLORS

MARTIN CITY DESIGN GUIDELINES	
NO.	DESCRIPTION

- 01 SIGNIFICANT DEPARTURES IN HEIGHT AND MASS CAN BE VISUALLY DISRUPTIVE. BUILDING PROPORTIONS SHOULD STRIVE FOR A COHESIVE RHYTHM.
- 02 USE THE HIGHEST LEVEL OF ARCHITECTURAL DETAIL AND INCORPORATE HUMAN SCALE ELEMENTS NEAR STREETS AND ENTRIES, AND AROUND THE GROUND FLOOR.
- 03 INCORPORATE BUILDING ENTRY DETAILS LIKE PORCHES AND RECESSES, OCCUPIED SPACES LIKE BAY WINDOWS AND BALCONIES
- 04 VARY BUILDING FORM WITH RECESSED OR PROJECTING BAYS AND CHANGES IN MATERIALS, DETAILS, SURFACE RELIEF, COLOR, AND TEXTURE.
- 05 WINDOWS AND OTHER OPENINGS SHOULD RELIEVE BLANK WALLS WHERE POSSIBLE, ADDING VISUAL INTEREST, IMPROVING PEDESTRIANS' SENSE OF SECURITY, AND INTRODUCING A HUMAN SCALE TO STREET-LEVEL BUILDING FRONTS.
- 06 ARCHITECTURAL MATERIALS SHOULD COMPLEMENT THE CHARACTER OF THE EXISTING BUILT ENVIRONMENT.
- 07 WINDOWS AT THE STREET LEVEL OF ALL BUILDINGS SHOULD BE TRANSPARENT.
- 08 WINDOWS AND DOORS ON STREET-FRONTING FACADES SHALL BE VERTICALLY PROPORTIONED THAT ARE SIMILAR IN SIZE AND SHAPE TO ADJACENT BUILDINGS.



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



4 BUILDING B - SOUTH ELEVATION
3/32" = 1'-0"



2 BUILDING B - EAST ELEVATION
3/32" = 1'-0"



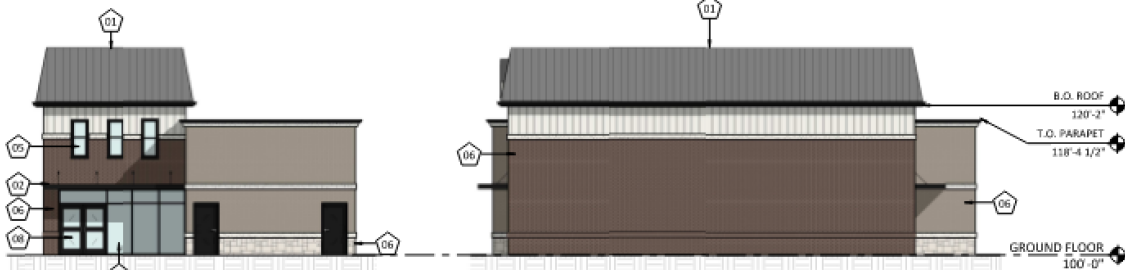
1 BUILDING B - WEST ELEVATION
3/32" = 1'-0"

EXTERIOR ELEVATION LEGEND

-  EIFS WITH BLOCK PATTERN PER SPECS. COLOR SHOWN FOR REVIEW; FINAL COLOR TBD BY OWNER
-  EIFS WITH RUNNING BOND BRICK PATTERN PER SPECS. COLOR SHOWN FOR REVIEW; FINAL COLOR TBD BY OWNER
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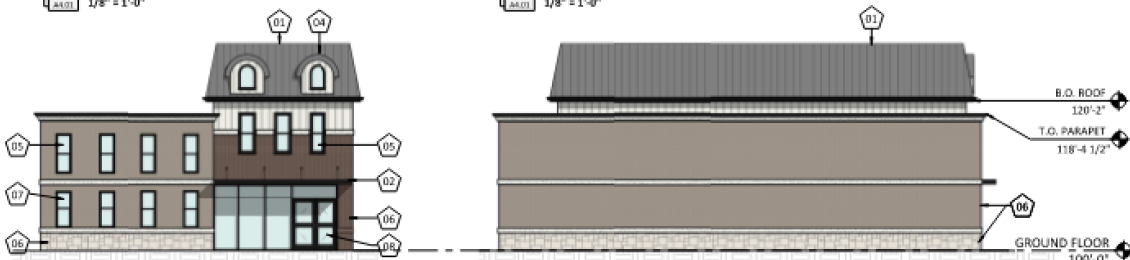
MARTIN CITY DESIGN GUIDELINES

NO.	DESCRIPTION
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02	USE THE HIGHEST LEVEL OF ARCHITECTURAL DETAIL AND INCORPORATE HUMAN SCALE ELEMENTS NEAR STREETS AND ENTRIES, AND AROUND THE GROUND FLOOR.
04	VARY BUILDING FORM WITH RECESSED OR PROJECTING BAYS AND CHANGES IN MATERIALS, DETAILS, SURFACE RELIEF, COLOR, AND TEXTURE.
05	WINDOWS AND OTHER OPENINGS SHOULD RELIEVE BLANK WALLS WHERE POSSIBLE, ADDING VISUAL INTEREST, IMPROVING PEDESTRIANS' SENSE OF SECURITY, AND INTRODUCING A HUMAN SCALE TO STREET-LEVEL BUILDING FRONTAGES.
06	ARCHITECTURAL MATERIALS SHOULD COMPLEMENT THE CHARACTER OF THE EXISTING BUILT ENVIRONMENT.
07	WINDOWS AT THE STREET LEVEL OF ALL BUILDINGS SHOULD BE TRANSPARENT.
08	WINDOWS AND DOORS ON STREET-FRONTING FACADES SHALL BE VERTICALLY PROPORTIONED THAT ARE SIMILAR IN SIZE AND SHAPE TO ADJACENT BUILDINGS.



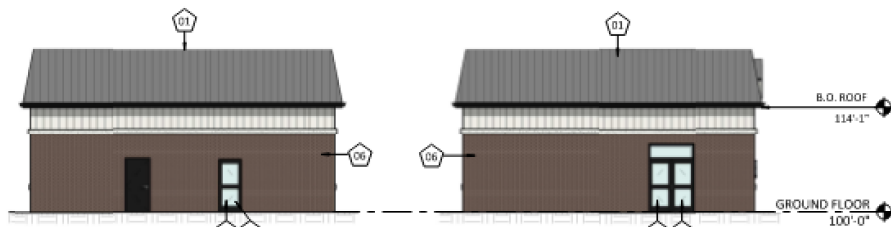
4 CLUBHOUSE EAST ELEVATION
1/8" = 1'-0"

3 CLUBHOUSE SOUTH ELEVATION
1/8" = 1'-0"



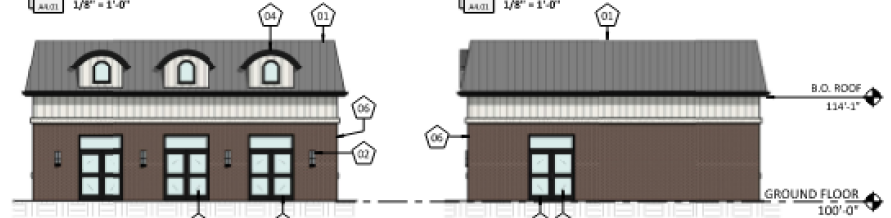
1 CLUBHOUSE - WEST ELEVATION
1/8" = 1'-0"

2 CLUBHOUSE - NORTH ELEVATION
1/8" = 1'-0"



8 FITNESS / POOL HOUSE - SOUTH ELEVATION
1/8" = 1'-0"

7 FITNESS / POOL HOUSE - EAST ELEVATION
1/8" = 1'-0"



6 FITNESS / POOL HOUSE - NORTH ELEVATION
1/8" = 1'-0"

5 FITNESS / POOL HOUSE - WEST ELEVATION
1/8" = 1'-0"



13 DOG WASH - WEST ELEVATION
1/8" = 1'-0"

14 DOG WASH - NORTH ELEVATION
1/8" = 1'-0"



15 DOG WASH - EAST ELEVATION
1/8" = 1'-0"

16 DOG WASH - SOUTH ELEVATION
1/8" = 1'-0"

DRC Recommendation:

Case No. CD-CPC-2021-00125

Approval subject to the 38 conditions



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DEVELOPMENT SUMMARY TABLE

Building No./ID	Occupancy	Uses	Building Height*	Elevation	No. Floors	Flr. No.	Area (sf)	Total Area (sf) All floors, All Bldgs	Units/Flr	Total Units per Bldg	Total Units	Parking Spaces Required	Parking Spaces Provided on Site
Clubhouse	B - Business	Support	19'-1"	863.17	1	1	2450	2,450	n/a	n/a	n/a	1	218 (includes ground level garage parking)
Buildings A, B, C & D	R-2 Residential	Residential	53'-6"	935.75	4	1	15,315	228,720	7	45	180	180	
				925.75		2	15,465		14				
				934.50		3	13,200		12				
				925.75		4	13,200		12				
Fitness / Poolhouse	B - Business	Support	14'-1"	863.17	1	1	1,575	1,575	n/a	n/a	n/a	0	
Dog Wash	B - Business	Support	14'-1"	859.92	1	1	740	740	n/a	n/a	n/a	0	
Totals								233,485		45	180	181	

1. Height above grade is measured from 1st floor elevation to top of roof.
2. Total Area (sf) per zoning requirements.
3. Building Coverage = 61,604 SF

DENSITY

1. GROSS DENSITY: 9.68 UNITS / AC (BASED ON TOTAL LAND AREA)
2. NET DENSITY: 10.40 UNITS / AC (NET LAND AREA)

PROJECT TIMELINE:

CONSTRUCTION START: FALL 2021
 CONSTRUCTION END: FALL 2022
 THE PROJECT WILL BE CONSTRUCTED IN ONE PHASE

DEVELOPERS:

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 SPRINGFIELD, MISSOURI 65806
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 CONTACT: MATT BLEVINS
 EMAIL: BlevinsM@MillerCommerce.com