

Staley Corners

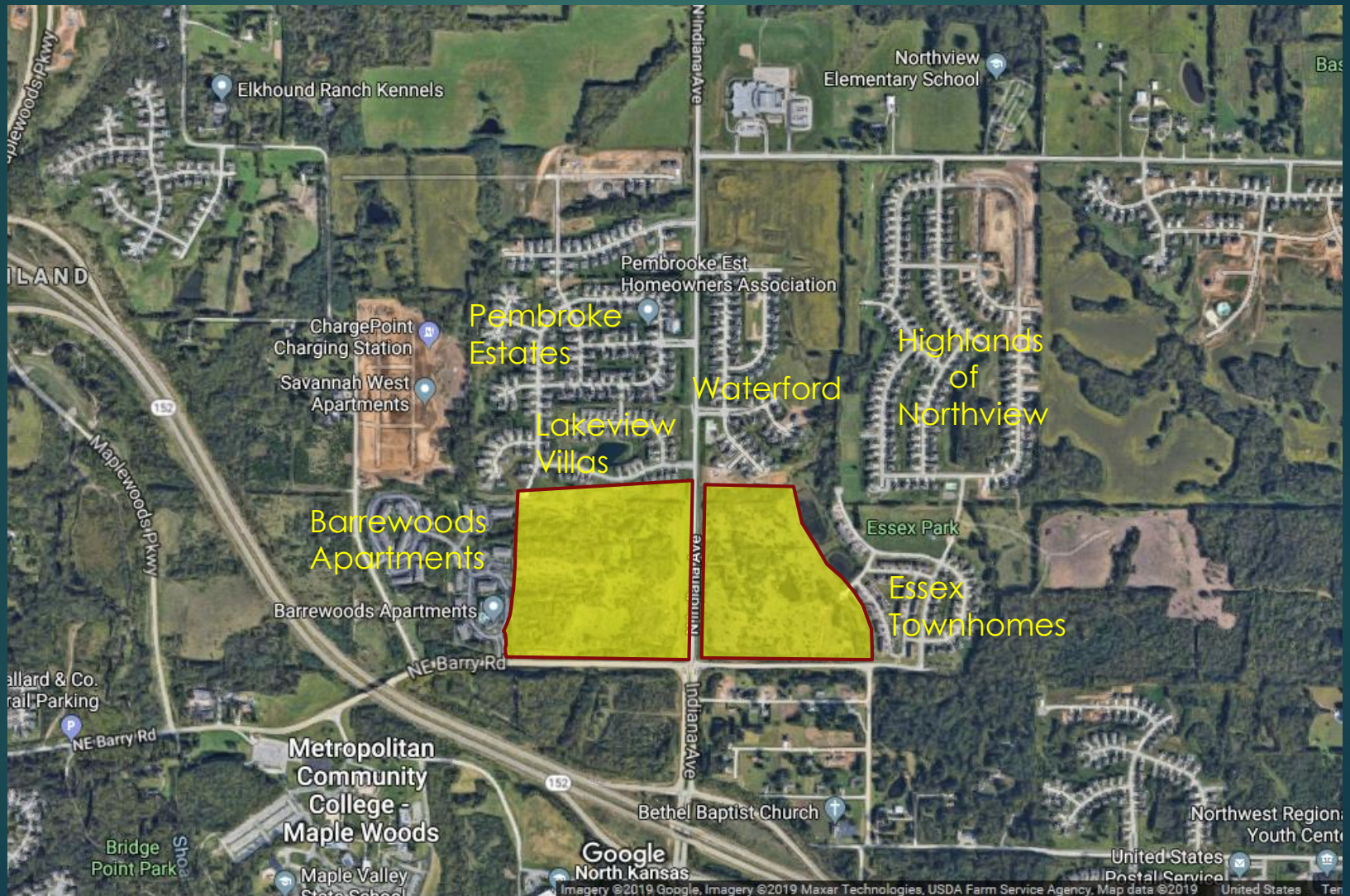
Northeast and Northwest Corners of
NE Barry Rd & N Indiana Ave



Neighborhood Planning and Development Committee
March 4, 2020

Site location

2



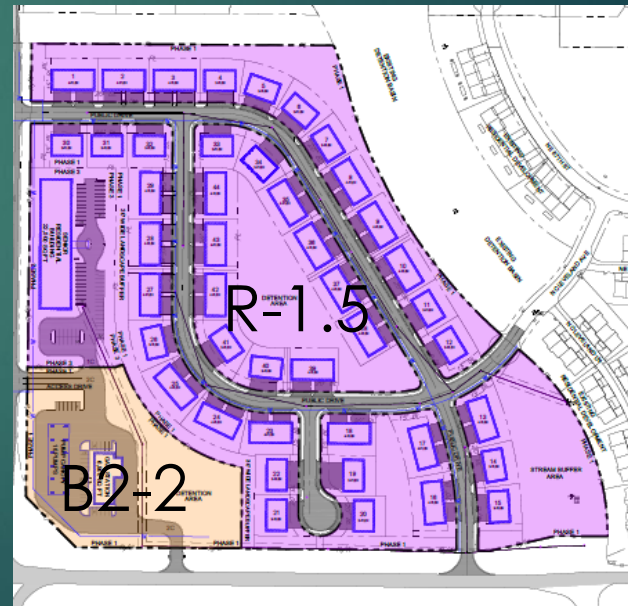
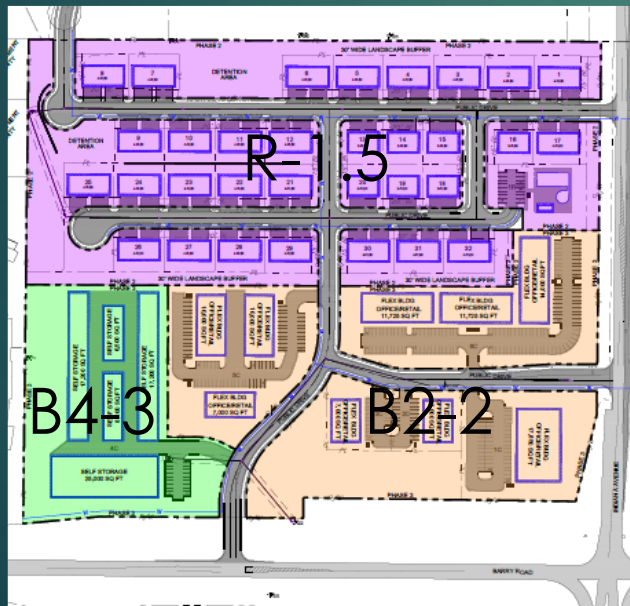
Overview / Request

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1. Approve an area plan amendment to the Gashland / Nashua Area Plan to allow for several uses including multi-family residential, fuel sales, office, retail, and a self-storage facility.

2. (West-half) Approve Ord. 200183 to rezone approximately 33 acres from District B2-2 and R-1.5 to District R-1.5, B2-2 and B4-3 and approve a development plan which serves as a preliminary plat.

3. (East-half) Approve C.S. Ord. 200182 to rezone approximately 28 acres from District B2-2 to District R-1.5 and B2-2 and approve development plan which serves as a preliminary plat.

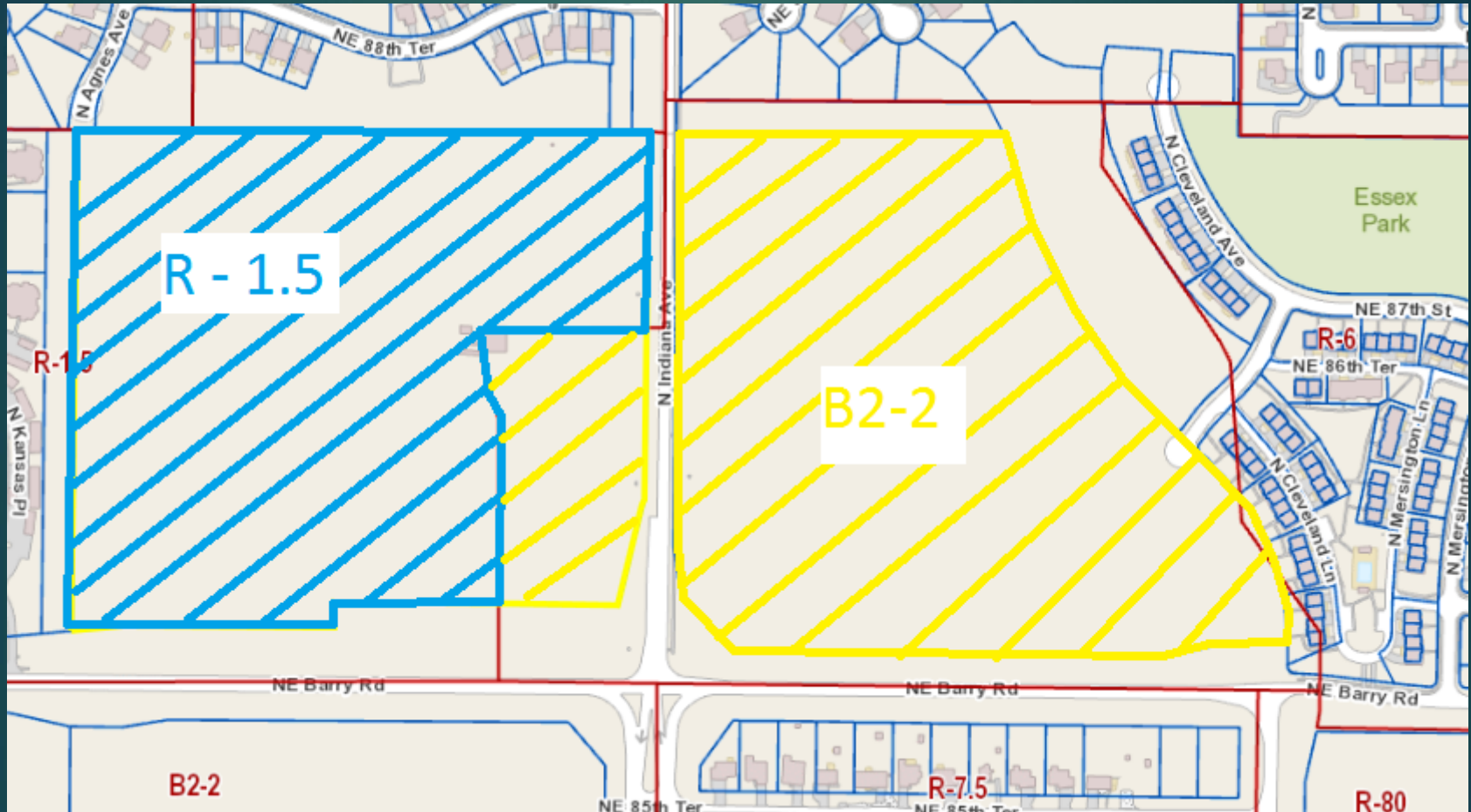


Background / Timeline

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- ▶ 8/21/19: Developer submits applications for land use approvals
- ▶ 9/18/19: First neighborhood meeting held
 - ▶ Concern about infrastructure, density, conformance w/ area plan
- ▶ 9/20/19 – 10/15/19: Developer revised Plans:
 - ▶ Reduced number of 4-plex units from 88 units to 76 units
 - ▶ Reduced commercial sq. ft. by 20,000
 - ▶ Replaced 24,000 sq ft apartment with 22,500 sq. ft. senior living
 - ▶ Provided additional elevations to City Staff
- ▶ 10/17/19: Second neighborhood meeting held
- ▶ 12/3/2019: City Plan Commission unanimously recommended approval.

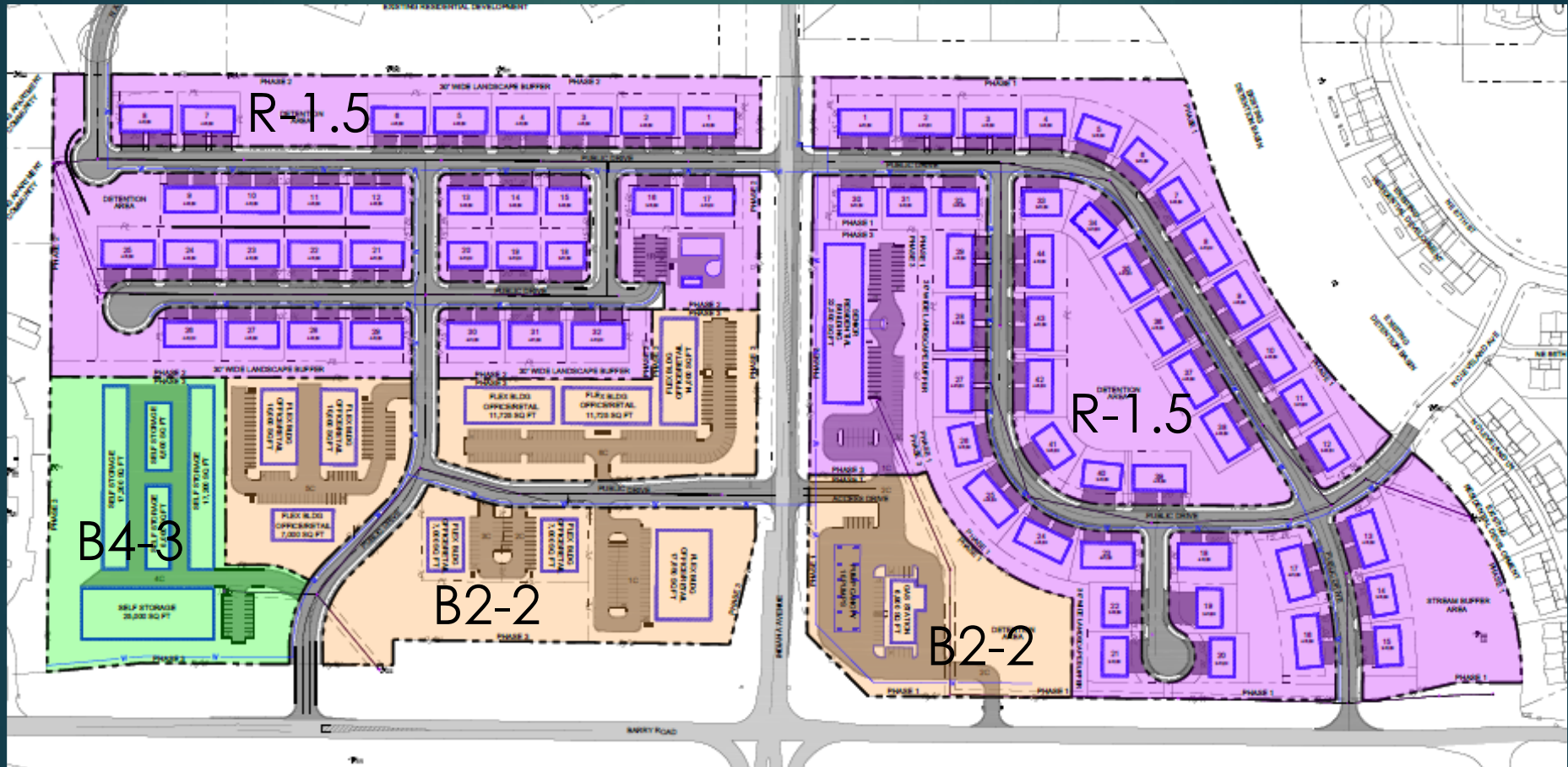
Current Zoning – West and East



West Zoning – R-1.5 & B2-2
East Zoning – B2-2

Staley Corners – Proposed Zoning Option 1

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R-1.5 Residential 1.5 to allow 3- and 4- plex townhomes
B2-2 Neighborhood Business 2-2 to allow flex commercial / retail
B4-3 Heavy Business/Commercial to allow self-storage facility

Realignment of Existing Zoning

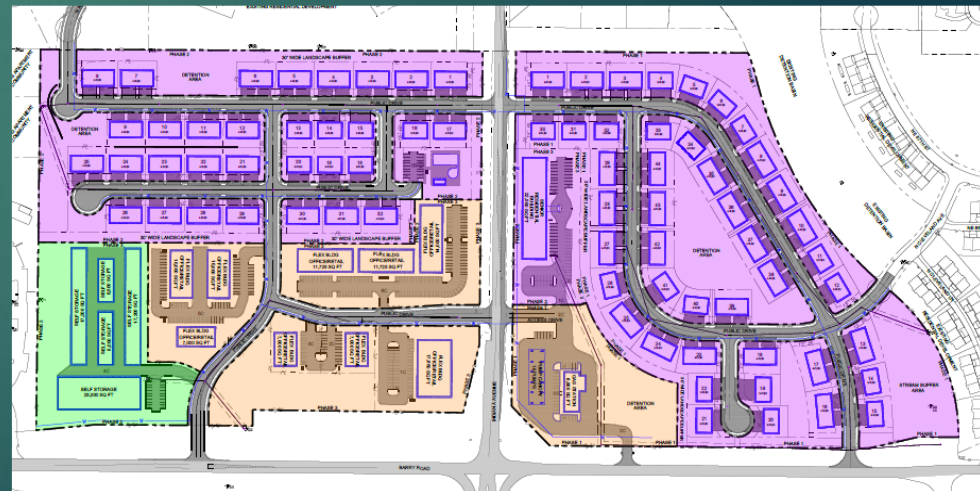
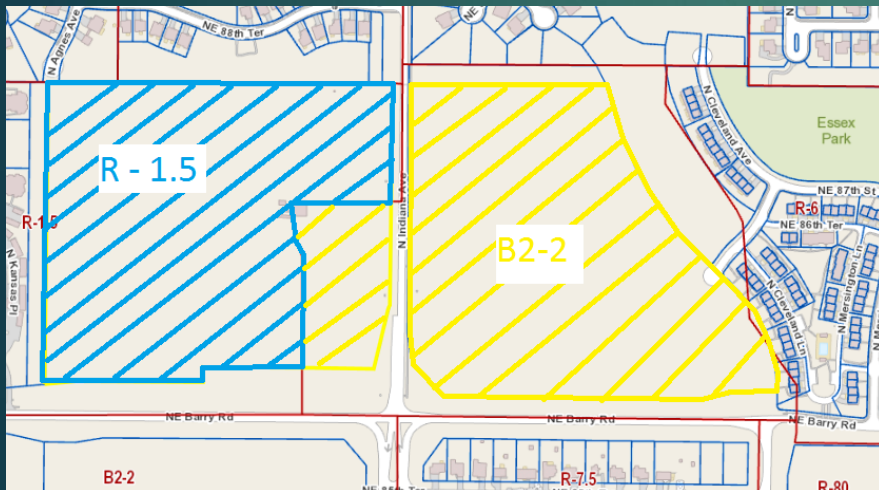
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Current Zoning

- ▶ R1.5 = 22.0 acres
- ▶ B2-2 = 28.3 acres

Proposed Zoning

- ▶ R1.5 = 32.3 acres
- ▶ B2-2 = 13.4 acres
- ▶ B4-3 = 4.6 acres



Current zoning

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- ▶ Staley Corners largely follows existing zoning pattern
 - ▶ R-1.5 allows 1 unit per 1,500 sq. ft. (**up to 29 units** / acre)
 - ▶ B2-2 requires 750 DF / lot area, (**up to 58.08 units** / acre)
- ▶ Requested zoning amendments include:
 - ▶ Realignment of existing zoning districts R-1.5 and B2-2
 - ▶ B4-3 to provide for self-storage
- ▶ Staley Corners' Plans call for **max density of 8.35 units / acre** – much less than what is permitted under existing zoning.

Rendering of 4-plex units 9



Revised four-plex plans call for two-car garages and full basements.
No two similar elevations will be adjacent to each other.

Rendering of 3-plex units ¹⁰



Revised three-plex plans call for two-car garages and full basements.
No two similar elevations will be adjacent to each other.

Rendering of duplex units 11



Revised duplex plans call for two-car garages and full basements.

Elevations of proposed retail / commercial

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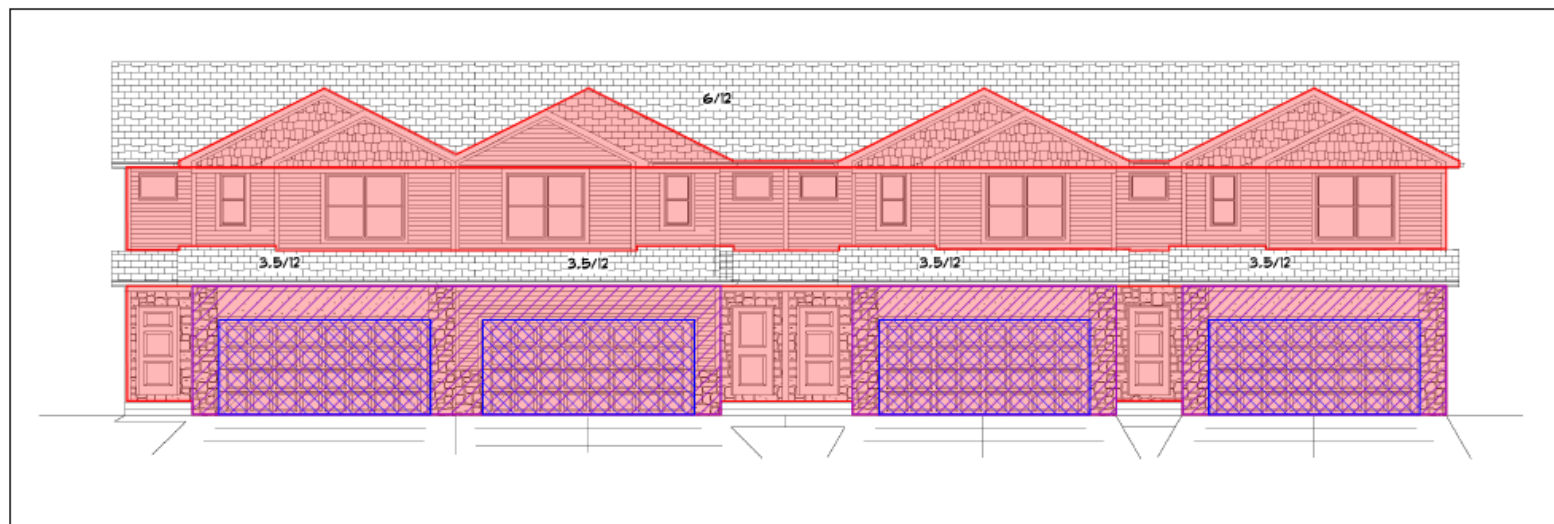
Elevations of proposed storage facility

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Plans Comply with Code Sec. 88-110-03(g)

14



FRONT FACADE

293.52 SF

(GABLE)

632.59 SF

(SECOND FLOOR)


973.17 SF

(FIRST FLOOR)

TOTAL AREA 1,899.28 SF

LEGEND

 FRONT FACADE AREA
1,899.28 SF

 FRONT GARAGE WALL AREA
795.17 SF

 GARAGE DOOR AREA
468.58 SF

PERCENTAGE OF FRONT FACADE

FRONT GARAGE WALL PERCENTAGE
 $795.17 / 1899.28 = 41.9\%$

GARAGE DOOR PERCENTAGE
 $468.58 / 1899.28 = 24.7\%$

(g) The front facade of any attached house may not include more than 40% garage wall area.

Requests deviation for wider driveways (2-car garages)

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88-420-12-B. LOCATION AND DESIGN

The following provisions apply to detached houses, zero lot line houses, cottage houses, attached houses, two-unit houses, and multi-unit houses. Multiplex and Multi-unit Buildings and uses as permitted in residential districts shall comply with 88-420-15, except as otherwise expressly stated. These standards apply to required and non-required parking.

Maximum percentage of pavement	
Front Yard	Street-side yard
40%	20%

88-517-09-C. The city council may approve a development plan that deviates from any of the lot and building standards of this zoning and development code if the proposed use is consistent with the zoning of the property. Any deviations from the standards of this code shall be specifically called out as deviations and described on the development plan and will not be considered to be approved unless so stated.

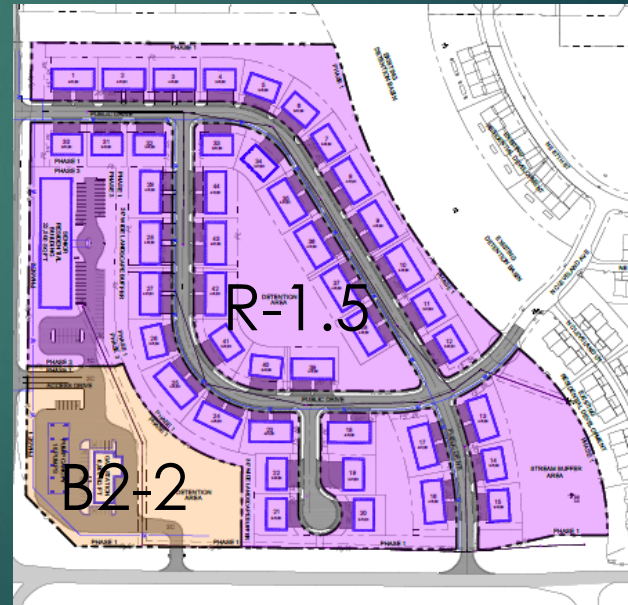
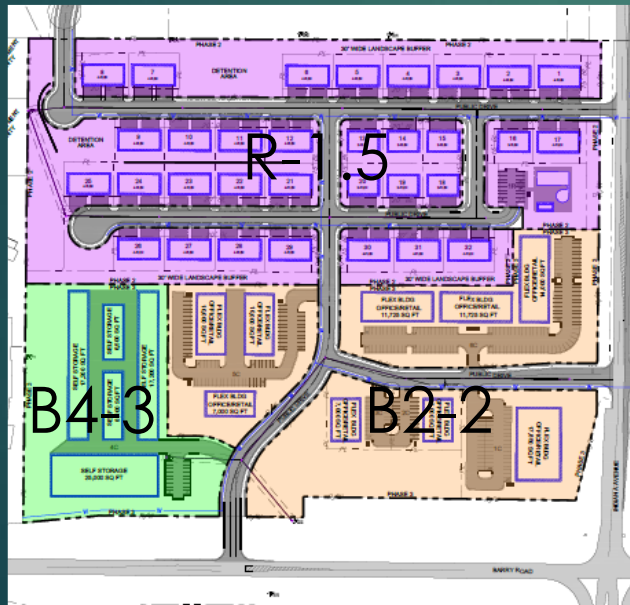
Option 1 - Request

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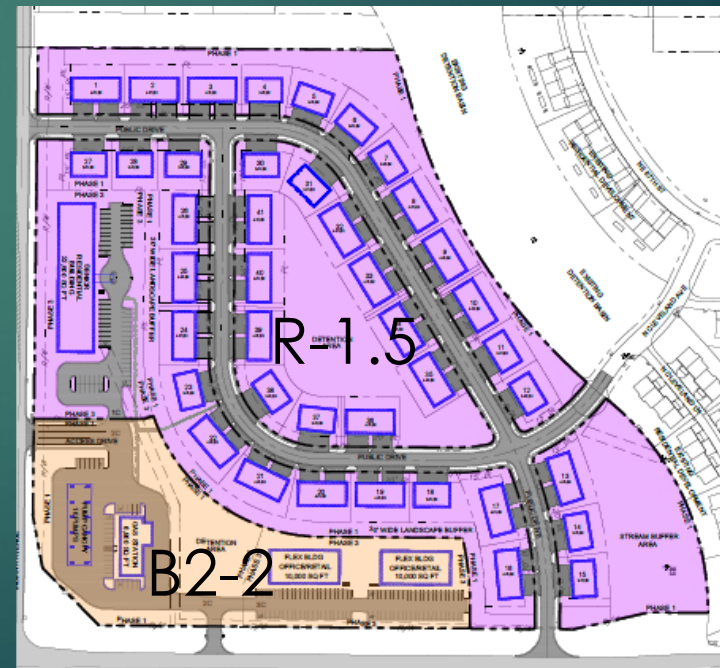
3. (East-half) Approve C.S. Ord. 200182 (**Option 1**) to rezone approximately 28 acres from District B2-2 to District R-1.5 and B2-2 and approve development plan which serves as a preliminary plat.



Option 2 - Request

17

1. Approve an area plan amendment to the Gashland / Nashua Area Plan to allow for several uses including multi-family residential, fuel sales, office, retail, and a self-storage facility.
2. (West-half) Approve Ord. 200183 to rezone approximately 33 acres from District B2-2 and R-1.5 to District R-1.5, B2-2 and B4-3 and approve a development plan which serves as a preliminary plat.
3. (East-half) Approve C.S. Ord. 200182 (**Option 2**) to rezone approximately 28 acres from District B2-2 to District R-1.5 and B2-2 and approve development plan which serves as a preliminary plat.



Questions?