

Project Narrative

715 North Country Club Drive

This is the 2nd DR submittal for this Project. This site is located on the East side of Country Club Drive North of University and south of Rio Salado Parkway. The site was previously occupied by a senior living facility. Structures have been removed and the site has been vacant and underutilized for many years. South of the site is a garden-style apartment complex. North of the site is a machine shop, a self-storage facility, and a commercial office building. West of the site are commercial properties, recently remodeled apartments, and a vacant lot. East of the site is an established single-family neighborhood of RS-6 zoning, screened by 40' tall mature trees on each lot and further buffered by a 12' alley and low shrubs. In addition to the existing mature landscaping, we are showing a 20' landscape buffer with a double row of staggered screen trees with deep-watering systems to encourage fast growth to maturity. We will also be replacing the existing chain link fence with a CMU fence for visual privacy. This fence will be 8' tall along the East property line. We no longer have units with major living spaces facing to the East, by request of those neighbors. We have worked diligently with neighbors both in formal meetings and via e-mail to alleviate their privacy concerns arising from this development.

The site's RM-4 zoning and the general plan support this level of project intensity along a major arterial street within a short walk of the downtown area and the light rail. The light rail continues to spur development of higher density projects along its length, as it was intended to do, while providing alternate and efficient transportation options for residents to use for commuting and travel to shopping and entertainment.

The proposed use of the site is market-rate apartments in two 3-story buildings with interior circulation corridors. The zoning setbacks, required fire access for the buildings, and parking requirements are driving this configuration. As before, we are requesting no variances to the zoning for this site.

In response to concerns from neighbors, we have increased the common space from the first submittal by 14,000 SF, which is more than double than that of the previous submittal. Common space now exceeds the amount required by the Ordinance by 138%, and consists of a large open play areas, a pool area with lattice shading elements, 3 BBQ/Picnic Areas, and a Tot-Lot with playground equipment. We have reduced the apparent mass of the building by providing private balconies for each unit, by breaking up the building using contrasting colors and a variety of building materials, and by varying the parapet heights at the roof line. The project is intended for young professional couples who are not yet of home ownership age, as well as family living, and consists of sixty 2- and eleven 3-bedroom units for a total of 71 units. The project density for this project is unchanged at 20.85 units per acre, and the coverage of the building and carports is has been reduced from 35.6% to 29% of the lot. 55% coverage is allowed by current zoning, which means that we are only utilizing 53% of our available coverage. One covered parking space is provided for each unit, as required by ordinance. Appropriate bicycle parking has been supplied per code, and located conveniently to building entrances, sheltered under the shaded entries.

In response to feedback from staff, we have moved the office to the Country Club frontage and emphasized the commercial aspect of this part of the program by providing larger fenestration and pedestrian-scale massing, while creating an inviting hardscape area along Country Club, punctuated by raised landscape planters.