

APPLICANTS REPORT-SPECIAL USE PERMIT REZONING APPLICATION

August 21, 2018

KEMPS VILLAGE- PROPOSED 55+ HOUSING AND SELF STORAGE DEVELOPMENT

OWNER: KEMP ENTERPRISES INC. AGENT: YOUNGBLOOD TYLER AND ASSOCIATES

COUNCIL DISTRICT: 9TH DISTRICT COUNCIL PERSON: THE HONORABLE MICHAEL J. JONES

CURRENT ZONING: R-4 & B-3 PROPOSED ZONING: SPECIAL USE PERMIT

PARCEL TAX ID'S: C0070176084, C00701760986, C0070176090

TOTAL PROJECT AREA: 12.19 AC

HOUSING PHASE-PROPOSED ZONING S.U.P.

THIS PHASE OF THE PROJECT WILL BE A 240+/- UNIT, 55+ APARTMENT FACILITY ON APPROXIMATELY 9.5 ACRES OF LAND. THE DENSITY WOULD BE APPROXIMATELY 25 UNITS PER ACRE. THE BUILDINGS WILL BE 3 & 4 STORY. THE SPECIAL USE PERMIT WILL HELP IN THE DESIGN ISSUES THAT A SENIOR LIVING FACILITY BRINGS. THIS DEVELOPMENT WILL PROVIDE DIRECT EMPLOYMENT OPPORTUNITY AS WELL AS REQUIRE THE NEED FOR PRIVATE FOOD SERVICES , HAIR CARE, HEALTH CARE AND TRANSPORTATION SERVICE PROVIDERS.

- THIS IS A MUCH NEEDED FACILITY IN THE AREA. IT WILL PROVIDE A SAFE COMFORTABLE ENVIRONMENT FOR OUR OLDER CITIZENS. IT WILL BE A QUIET, LOW IMPACT USE FOR BOTH THE ADJOINING RESIDENTIAL AND COMMERCIAL AREAS. FENCING WILL BE PLACED ON THE PERIMETER TO CONTROL ACCESS. VIDEO MONITORING ON THE OUTSIDE WILL BE USED TO HELP KEEP THE STAFF AWARE OF THE ACCESS TO THE GROUNDS.
- THE TRAFFIC IMPACT FOR THIS FACILITY WOULD BE LOW AND GENERALLY DOES NOT GENERATE TRAFFIC DURING PEAK HOURS. THE TRAFFIC WITH A 848 VTD AND 38 VTH(PEAK HOUR). TRAFFIC FLOW DATA FROM ITE TRIP GENERATION MANUAL, LAND USE #252 (ATTACHED SENIOR HOUSING).
- THE UNITS WILL BE DESIGNED TO THE LATEST FIRE CODE AND THE BUILDINGS WILL BE SPRINKLERED AS REQUIRED BY CODE. A PERIMETER DRIVE AISLE WILL BE PROVIDED FOR EMERGENCY VEHICLE ACCESS AS WELL AS A SECONDARY GATED FIRE ACCESS.
- THE DENSITY WILL BE APPROXIMATELY 25 UNITS/ACRE WHICH IS ALMOST HALF OF THE R-48 ZONING OF THE PROPERTY TO THE EAST. THE UNITS WILL ONLY HAVE 1 OR 2 RESIDENTS.

- THIS FACILITY WILL HAVE A LOW IMPACT ON CITY SERVICES SUCH AS SCHOOLS AND PLAYGROUNDS. INDOOR AND OUTDOOR SOCIAL GATHERING SPACES WILL BE PROVIDED. PUBLIC SEWER AND WATER IS AVAILABLE AND HAS CAPACITY.
- THE BUILDINGS WILL HAVE A MAXIMUM HIEGHT OF 52' AND WILL ADJOIN SINGLE FAMILY RESIDENTIAL ON ONLY 2 SIDES. THE BUILDINGS ALONG THOSE PROPERTY LINES WILL BE SET BACK A MINIMUM OF 62'.

SELF STORAGE PHASE-PROPOSED ZONING S.U.P.

THIS PHASE OF THE PROJECT WILL BE A 157,000 SF STORAGE FACILITY ON APPROXIMATLEY 2.6 ACRES, PROVIDING BOTH CLIMATE CONTRIOLLED AND UNCONDITIONED STORAGE UNITS. THE CLIMATE CONTROLLED BUILDING WILL BE 4 STORY WITH ELEVATORS. THE PERIMETER BUILDINGS WILLBE SINGLE STORY. THIS FACILITY WILL HELP IMPROVE THE STREETScape ALONG HULL STREET ROAD AND WILL BE COORDINATED WITH THE PROPOSED CITY STREET IMPROVEMENT PLAN. THE SPECIAL USE PERMIT WILL HELP IN COORDINATING THE DESIGN AND TRAFFIC FLOW WITH THE SENIOR LIVING FACILITY.

- THIS FACILITY WILL PROVIDE STORAGE FOR THE LOCAL RESIDENTS AS WELL AS NEARBY BUSINESSES. THE ACCESS WILL BE GATED AND CONTROLLED WITH SECURITY CAMERAS. HOURS OF OPERATION WILL BE LIMITED. PRIVACY FENCING WILL BE PLACED ON THE PERIMETER WHERE THE BUILDINGS DO NOT CONNECT. HULL STREET ROAD IS A MAJOR ARTERIAL THAT SHOULD HAVE NO PROBLEM HANDLING TRAFFIC FROM THIS FACILITY.
- THE TRAFFIC IMPACT FOR THIS FACILITY WOULD BE LOW COMPARED WITH A RETAIL SHOPPING CENTER. THE TRAFFIC WITH A 124 VTD AND 10 VTH(PEAK HOUR). TRAFFIC FLOW DATA FROM ITE TRIP GENERATION MANUAL, LAND USE: MINI WAREHOUSE.
- THE BUILDINGS WILL BE DESIGNED TO THE LATEST FIRE CODE AND WILL BE SPRINKLERED. A DRIVE AISLE WILL BE PROVIDED FOR EMERGENCY VEHICLE ACCESS. THERE WILL BE 2 POINTS OF ACCESS.
- THIS FACILITY WILL BE STAFFED BY 2 FULL TIME AND 2 PART TIME EMPLOYEES. THERE MAY BE AN ATTACHED RESIDENCE FOR MANAGEMENT STAFF.
- THIS FACILITY WILL HAVE A LOW IMPACT ON CITY SERVICES SUCH AS SCHOOLS, PLAYGROUNDS. CITY UTILITIES AND EMERGENCY SERVICES. IT WILL HAVE A LOW DEMAND ON CITY SEWER AND WATER.
- THE CLIMATE CONTROLLED BUILDING WILL BE 4 STORIES AND HAVE A MAXIMUM HIEGHT OF 52'. THE PERIMETER BUILDINGS WILL BE SINGLE STORY.