



For office use:

Case #: 78-2024	Submission Date: 2/6/2024	Planner Assigned: PRZ
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Please provide the following information, at a minimum, which shall serve as the statement of intent for the proposed PD (planned district) zoning:

1. The uses proposed in the PD District using the same names for uses, or combinations of those names, shown in Table 29-3.1. Such list may not contain any use that is not shown in Table 29-3.1 as that table appears at the time of the application.

Diventures is proposing the development of a new retail & aquatic center. This use is considered "indoor recreation & entertainment" as shown within the approved statement of Intent for the Copperstone Corner development (Ord 025347).

2. The type(s) of dwelling units proposed and any accessory buildings proposed.
 Construction shall consist of a new retail and aquatic center (indoor pool) with a screened trash enclosure.

3. The maximum number of dwelling units and bedroom mix (multi-family only) proposed and the development density (net and gross).
 N/A

4. Minimum lot sizes, if applicable, maximum building height, minimum building setbacks from perimeter and interior streets, other property lines and minimum setbacks between buildings.

All non-residential development shall comply with the use-specific standards of Section 29-3.3, the dimensional standards of Section 29-4.1, Table 4.1-2, and parking requirement of Section 29-4.3 of the UDC. Additionally, a 25-foot setback shall be required along the development perimeter and all interior streets (Parcel C101). Setbacks shall be measured from property lines.

Proposed height of the new facility is 30'-0" max

Parking Setback:

- Parking setback on lot 101 shall be six feet from public right-of-way and the edge of Parcel C101, which contains the private street.
- All parking shall be screened from public right-of-way and private street in accordance with Section 29-4.4 of the UDC.

5. The total number of parking spaces proposed (on-site or off-site) and the parking ratio per dwelling unit. Where off-site parking is proposed documentation shall be provided showing compliance with the provisions of this Chapter.

The total number of parking spaces proposed, subject to design exception approval, is 67 spaces.

Required Parking:

Parking ratio = 1 space / 400 SF.

Proposed Facility SF = 8,356; Maximum allowed parking = 8,356 / 400 = 21 x 2 = 42 Spaces.

Proposed Parking:

Parking Ratio = 1 space / 250 SF

Proposed Facility SF = 8,356; Maximum allowed parking = 8,356 / 250 = 33.4 x 2 = 67 Spaces.

6. The minimum percentage of the entire site to be maintained in open space, shown by the percent in landscaping and the percent left in existing vegetation.

Total Site Area = 68,259 SF

Total Impervious = 45,198 SF (66.22%); 8,356 Building SF & 36,842 Paved SF

Total Greenspace = 23,061 SF (33.78%) Landscaping & 0 SF (0.00%) Existing Vegetation

7. Any amenities proposed, such as swimming pools, golf courses, tennis courts, hiking trails or club houses.

None

Note: At the discretion of the applicant, the statement of intent may include other aspects of the proposed development, can be submitted on a separate form, and with additional pages.

Signature of Applicant or Agent

William Hoey

Printed Name

02/06/2024

Date

02/06/2024