



September 8, 2025

Project Narrative

Project: Spark Development – Multi-Family Development
Eagle Heights Dr
Town of Clayton

Spark Development LLC is requesting site plan review and approval for a new multi-family development located at the southwest corner of Eagle Heights Dr & Wing Ln (vacant parcel 00603280202) in the Town of Clayton. The property was recently zoned to R-4 to allow for the development and a Conditional Use Permit for the proposed project is also in place. The proposed multi-family use will complement the existing multi-family residential use (Clayton Crossing Apartments) immediately east of the proposed development site and provide a buffer between the commercial/business uses to the south and future residential development that may occur to the north.

The property area is 14.06 acres, and the area of site disturbance is proposed at 10.1 acres. The development will consist of (6) 12-unit buildings and include a 1-stall garage per unit. All buildings will be 2-stories. A stand-alone maintenance building and mail room building is also proposed.

Exterior building materials consist of fiber cement siding, fiber cement shakes, vinyl windows, asphalt shingles, and aluminum fascia, soffit, gutters, and downspouts. A waste enclosure is proposed on the northeast portion of the site and contain a sufficient number of waste bins to conveniently accommodate all trash and waste generated by the proposed use. The waste enclosure materials will be comprised of masonry products. Landscape plantings will be provided in accordance with the Town requirements, in an approach which ensures species resiliency and complimentary aesthetics. Site lighting will be provided in a fashion that provides appropriate lighting for safety with building mounted lighting, consistent with the Legacy Park Apartments by Spark Development

Access to development will be via (2) driveways from Eagle Heights Dr. In addition to garage parking for each unit (72 spaces), an additional 144 surface parking spaces (including 5 handicap accessible) are proposed for a total of 216 spaces.

Public streets, regional stormwater facilities and municipal sanitary sewer and water are in place and were constructed to serve this and adjacent properties. The connection to sewer and water are off Wing Lane on the north side of the property. Private interceptors will serve the development.

Post-construction stormwater management is provided with a regional wet pond north of Wing Lane. Site drainage is diverted to the public right-of-way which then drains directly to the regional pond.

On-site wetlands have been delineated and will be protected as shown on the development plans.