



Mayor Robert E. Simison

City Council Members:

Treg Bernt

Brad Hoaglund

Joe Borton

Jessica Perreault

Luke Cavener

Liz Strader

January 25, 2022

MEMORANDUM

TO: City Council

CC: Dustin Holt and Brad Watson, Alpha Development

FROM: Joseph Dodson, Associate Planner

RE: Alpha Development R-15 MDA (H-2021-0094)

Dear City Council,

The Development Agreement Modification application for Alpha Development R-15 (H-2021-094) was continued by the Council at the December 21, 2021 hearing. The project was continued following avid discussion on the proposed project and change to the subject R-15 parcel. The main points of discussion surrounded the anticipated additional traffic generated by this project and how current and future residents can and should access the nearby arterial street network and nearby commercial uses.

Following the hearing, the Applicant made revisions to the concept plan to help address the concerns discussed by City Council. The Applicant did not make any major changes to the internal layout or proposal of two housing styles within the multi-family project (townhome style units and apartment flat units). However, most notably, the Applicant did revise the north end of their concept plan to depict a road connecting from San Vito Way to Vicenza Way (west to east) that is separated from the development except for two driveway connections to it for access into the development. The Applicant has confirmed they intend to construct this road as a public local street to offer a public road connection from the west to the east for easier and safer access to Wal-Mart, other commercial at the corner of Ten Mile and McMillan, and to N. Ten Mile Road itself. Staff finds this addition to the plan would greatly improve accessibility and safety in this quadrant of McMillan and Ten Mile.

Staff has included the revised concept plan below for reference. The revised concept plan requires slight revisions to one of Staff's recommended DA provisions, as outlined below:

DA Provision VI.A.4 – Future development shall provide at least half of the required landscape buffer (12.5 feet) to the existing C-C zoning and property to the north (Parcel #S0427417210) and shall work with the adjacent property owner to coordinate the driveway shared connection to San Vito Way as shown on the submitted revised conceptual development plan.



Conceptual Site Layout (as of 01/14/2022)