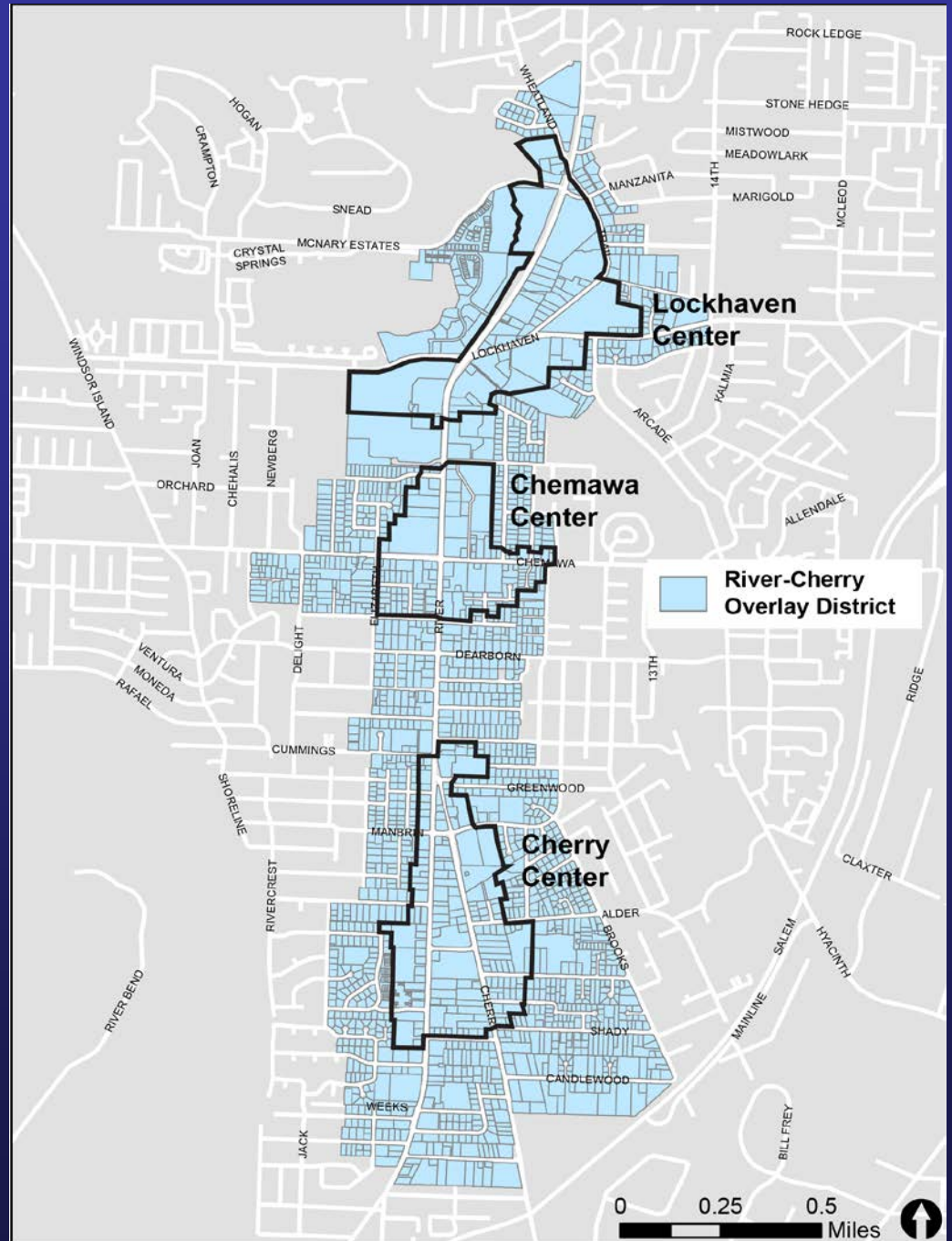




PLANNING COMMISSION
10/12/2022

RIVER CHERRY OVERLAY DISTRICT (RCOD)

DEVELOPMENT UPDATE



LAND USE APPROVALS

- 3 partitions: not yet constructed
- 1 subdivision: 5 lots – SFDs with attached ADUs
- 3 minor variances granted: side setbacks, density
- 5 multi-family projects: Plymouth, River, Chemawa, & Clearview
- 3 mixed use projects: Cherry, Sonic/River & Plymouth

SONIC/RIVER MIXED USE



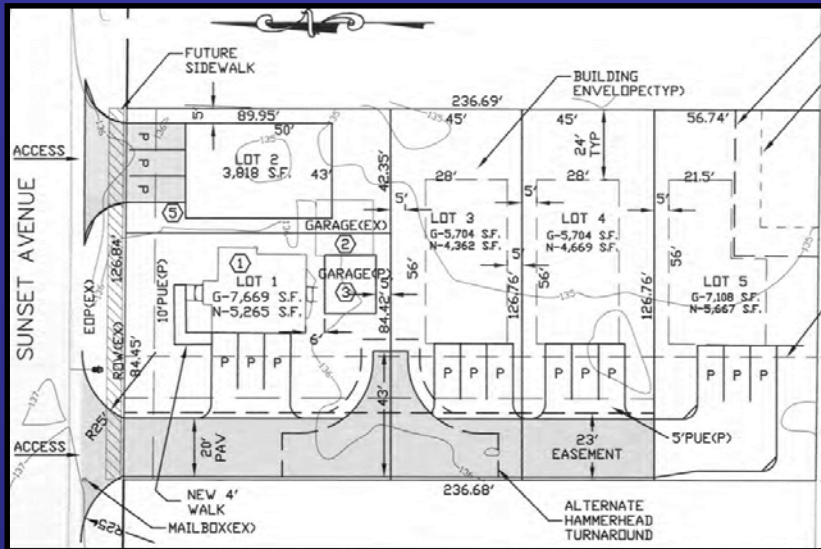
- Mixed Use Project
- 13 apt + 5 commercial units
- 3 story bldg
- Ped connections to River Rd.
- Building closer to street – took advantage of topography
- Utilized existing parking lot area

PLYMOUTH APARTMENTS

- RM zoned property
- 12 unit complex
- 2 story bldgs
- 24 units/acre
(max allowed in RCOD = 1
additional unit)



SUNSET SUBDIVISION (HORNER LANE)



- 5 lots - infill
- Private Access
- SFD with attached ADUs
- Original plan comprised of both attached & detached ADUs (site didn't work for size)



CHEMAWA RD APARTMENTS



- Infill project
- Existing home & duplex
- Added 12 units
- 3 story bldg
- Retained large tree along Chemawa

CHERRY AV/SAM ORCUTT WAY

- Mixed Use Project with buildings close to Cherry
- 40 Apartment Units – greater density allowed
- Ground Floor Commercial along Cherry Av
- 4 buildings total
- Providing connectivity to adjoining parcels to allow future development
- Consolidated Driveways at traffic signal



Getting close to completion!

CLEARVIEW APARTMENTS

3 properties



- Zoned MU – existing homes demolished
- Minor Variance to side yard setbacks
- RCOD density allowed for 8 units instead of 6
- 1 complete, 1 almost complete, one not yet



PLYMOUTH MIXED USE

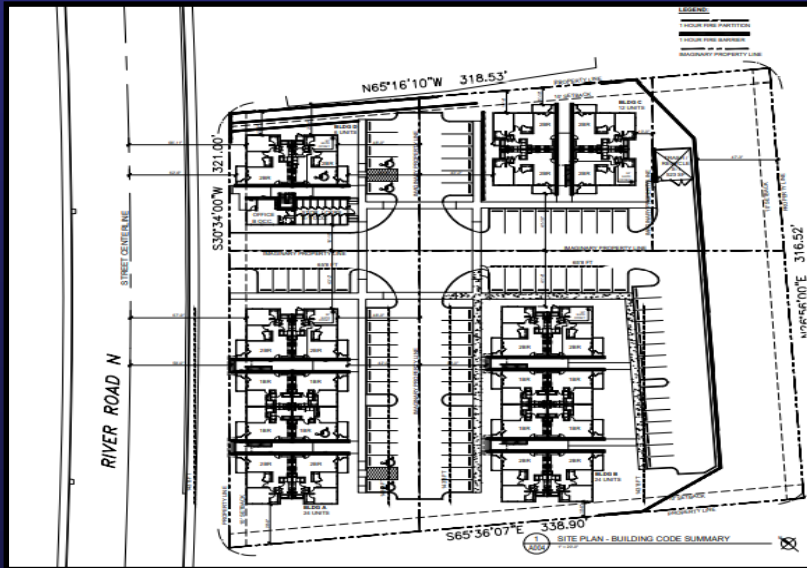
- Mixed Use Building
- Ground floor commercial with apartments above
- Adjusted PL with adjacent property to accommodate parking needs & add duplex
- 4 buildings total: Mixed use, existing home, apartment building & duplex



Currently under
construction

RIVER RD APARTMENTS

66 units (3 stories)



- Buildings close to River Rd with pedestrian connections
- Window coverage facing River Rd
- Density of project (28/acre)
- Slightly Reduced parking (RCOD)

RIVER RD APARTMENTS

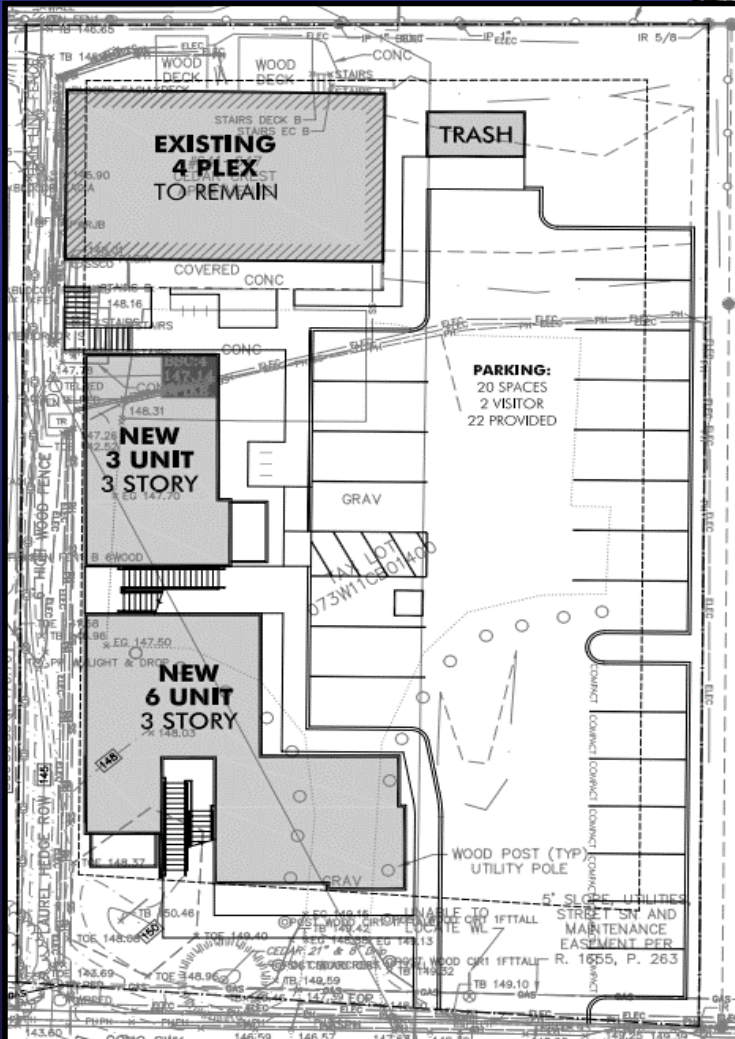


Currently Under
Construction

- Fair amount of concern from neighbors
- Has been zoned MU for decades
- Significant grading on site to prepare the site



PLYMOUTH APTS



- Minor Variance to density allowed 2 additional units
- 13 units total (existing 4-plex)
- New 3 story bldgs. (connected)
- Adjacent to Plymouth Mixed Use project (same developer)
- Bldg. Permits not yet issued

THINGS ARE HAPPENING

- Density/Parking provisions utilized
- Challenges from small lot sizes of existing land supply and development patterns
- Some mixed use development (“MU-light”)
- Single Family benefits have not really been utilized (1 project is coming)
- HB2001 may be more likely for RS zones
- “Pockets” where new development results in additional activity(Plymouth/Clearview)