



## GLPC AGENDA ITEM # 12

SEPTEMBER 26, 2022

### Planned Development approval by True North Companies File #: VA-2022-20

True North Companies is requesting Planned Development approval for a proposed Mixed-Use development on 6.67 acres of land that is split-zoned with combinations of Residential Professional (R-P) and Community Commercial (C-C) zoning districts. *(some of these zoning areas on the property contain special “conditions of approval” and these are listed in greater detail on page 6 herein).* The subject property is located at 2320 North Patterson Street which is directly across the street from the South Georgia Medical Center (SGMC) at the SW corner of the intersection of North Patterson Street and Roosevelt Drive. The property currently contains a vacant 2-story office building (8,382-sf). The applicant is proposing to keep this existing building and redevelop the entire property as a mixed use development that includes a 4-story apartment building in the rear portion of the property (165 dwelling units -- 215 bedrooms total, plus lots of amenities) which will be marketed to working professionals. The development will also include several small commercial/office buildings in the front of the property which total to about 15,000-sf of leasable space. Contemplated uses for these buildings include medical offices & supplies, pharmacy, coffee shop, café, florist, drycleaner, gift shop, self-storage, etc... See enclosed conceptual site plans and project narrative letter for additional details.

The subject property is located within an **Institutional Activity Center (IAC)** Character Area on the Future Development Map of the Comprehensive Plan. The property is also located within the Urban Commercial Corridor Overlay District (UCCOD), which has supplemental standards for site design and building architecture.

As with most Planned Development proposals, there are a few deviations from the City's standard Land Development Regulations (LDR) (see page 4). All other standard development codes applicable to R-P and C-C zoning (including their previous “conditions of approval” at the time of their rezoning) will be followed as appropriate. These include standard requirements related to landscape, stormwater, parking design, open space, etc.. Building architecture will meet or exceed the requirements of the Urban Commercial Corridor Overlay District (UCCOD). The site will include dense vegetative buffers along the southern and western property lines, and onsite stormwater will be handled through underground detention. Most of the listed deviations are related to the LDR supplemental standards for Multi-family Residential development. These are all minor in scope and the master plan indicates a desire to comply with the “intent” of these regulations while still exercising creativity in the overall design.

The surrounding development pattern is truly dominated by the large and growing institutional uses of SGMC and the VSU North Campus to the east, McKey Park to the north, and the single-family residential areas to the west and south. Development trends over the past 20 years have seen a modest reduction in the amount of residential development and a greater emphasis on expansions of these institutional uses. The subject property has been mostly vacant for most of this time period. Because of these existing development patterns and trends, its development into something significant that is appropriately mixed-use and supportive of these important large institutions, is very logical and supported by the Comprehensive Plan – by virtue of the IAC Character Area and its goals and policies.

An important component of this property's history is its original Planned Development approval from 2007, which featured a 5-level parking deck and an 11-story building (about 380,000-sf GFA) with a majority of the space being planned for medical/professional offices. Due to major changes in the economy after 2007, this project was never constructed. There were several later attempts to instead develop the property in separate portions under new designs – which again were never fully implemented. Now, the current proposal reflects a complete redesign of a master plan that is lesser in scale and intensity overall – but still mixed-use. Its tallest building is 4-story and the overall total building area on the property is reduced to about 235,000-sf, with a much greater emphasis on residential development instead of office/retail. With the proposed good quality design and appropriate safeguards and limitations in place to protect the adjacent residential areas, this new Planned Development proposal will fit in very well with this area and actively support the SGMC and VSU institutions.

**Staff Recommendation:** Find consistent with the Comprehensive Plan and the Planned Development Review Criteria, and recommend approval to the City Council, subject to the following conditions:.

- (1) Approval shall be granted for a mixed-use development in general accordance with the layout of the submitted master plan. Uses shall consist of multi-family residential and low-intensity commercial/office uses as limited and described in the submitted Letter of Intent. Residential uses shall be limited to multi-family dwellings with no more than 4 bedrooms per unit. Overall residential development shall not exceed 220 bedrooms and unit floor areas (heated space) shall comply with C-C zoning requirements for multi-family. There shall be no residential Home Businesses, Personal Care Homes, or Daycares allowed. The residential development shall be managed as a single entity with an on-site resident manager, and full-time maintenance staff.
- (2) Final design of the main entrance drive from North Patterson Street shall be subject to the outcomes of a traffic study as required and approved by GDOT and the City Engineer.
- (3) Sidewalks shall be installed along both the North Patterson Street and Roosevelt Drive frontages. Pedestrian walkways and decorative crosswalks shall connect the perimeter sidewalks of the Residential building with the other buildings on the site as well as the sidewalks along North Patterson Street and Roosevelt Drive.
- (4) There shall be no outdoor storage. Outdoor display of merchandise shall be limited to the areas adjacent to the inward sides (facing the parking lot) of the buildings A through C. Such display areas shall not block access to any designated parking or pedestrian pathways. Outdoor seating areas may be allowed only with a separate CUP approval.
- (5) Landscaping. In addition to the standard landscape requirements of LDR Chapter 328 and as approved by the City Arborist, approved landscape plans shall include a standard minimum 10' buffer yard along the entire south property line, as well as the 25' undisturbed buffer yard along the western (North Toombs Street) boundary line as required by the R-P(c) zoning in that area. The portion of minimum 10' landscaped street yard along North Patterson Street shall contain all-evergreen vegetation in the form of a solid edge to obscure visibility of the adjacent parking lot from the street.
- (6) Signage. Signs on the property shall exclude variable message boards and temporary signs, and attention getting devices, and shall otherwise comply with signage requirements for a multi-tenant facility (commercial center) in C-C zoning. One of the allowed permanent freestanding signs may instead be located at the NE corner of the property, instead of being in proximity to one of the entrance drives.
- (7) All site lighting shall be directed downward and away from adjacent residential areas.
- (8) All other applicable development standards and requirements shall be followed\, including the architectural requirements of the Urban Commercial Corridor Overlay District (UCCOD)
- (9) From the date of final approval, the development shall commence within 3 years (begin construction of at least one primary building). Otherwise, Planned Development approval shall automatically expire.

## Planning Analysis & Property Information

<b>Applicant:</b>	True North Companies		
<b>Owners:</b>	HG Pinnacle Properties LLC		
<b>Request:</b>	Planned Development approval for a mixed use development in R-P, R-P(c), and C-C(c) zoning districts.		
<b>Property General Information</b>			
<b>Size &amp; Location:</b>	Three (3) contiguous parcels of land totaling 6.67 acres located directly across the street from the South Georgia Medical Center (SGMC) at the SW corner of the intersection of North Patterson Street and Roosevelt Drive.		
<b>Street Address:</b>	2320 North Patterson Street		
<b>Tax Parcel ID:</b>	Map # 0113B Parcel 096 Map # 0113B Parcel 096A	<b>City Council District:</b>	6 Councilman Gibbs
<b>Zoning &amp; Land Use Patterns</b>			
		<b>Zoning</b>	<b>Land Use</b>
<b>Subject Property:</b>	Existing:	R-Pm R-P(c), C-C(c)	Vacant land, vacant professional office
	Proposed:	< same >	Mixed-use Planned Development
<b>Adjacent Property:</b>	North:	E-R	McKey Park
	South:	R-15	Single-family residence
	East:	R-P, R-15	SGMC, VSU North Campus
	West:	O-P, R-10	VLCDA office, single-family neighborhood
<b>Zoning &amp; Land Use History</b>	This property was first zoned for non-residential development in 2007, and has had several minor zoning changes to portions of the property in recent years.		
<b>Neighborhood Characteristics</b>			
<b>Historic Resources:</b>	No significant historic resources on or near the property.		
<b>Natural Resources:</b>	Vegetation:	Urban forest	
	Wetlands:	No wetlands on or near the subject property	
	Flood Hazards	Located to the south of the current FEMA designated 100-year floodplain (McKey Park area)	
	Groundwater Recharge:	No significant recharge areas in the vicinity	
	Endangered Species:	No known endangered species in the area.	
<b>Public Facilities</b>			
<b>Water &amp; Sewer:</b>	Existing Valdosta water services along Roosevelt Drive & North Patterson Street		
<b>Transportation:</b>	North Patterson Street (Minor Arterial)    Roosevelt Drive (local street) North Toombs Street (local street)		
<b>Fire Protection:</b>	Fire Station # 4 (Gornto Road) = approximately 1.2 miles to the west Nearest fire hydrants are along North Forrest Street and Roosevelt Drive		

## Proposed Deviations from “standard development regulations”

<p><i>LDR Section 212-2(A) Planned Developments shall meet the intent of all applicable development regulations of the City of Valdosta. Where such regulations are in conflict, the Planned Development Approval's plans, terms and conditions shall take precedence. All proposed deviations from the City's development standards shall be itemized and depicted in the Planned Development's proposal. City standards regarding emergency vehicle access and utilities shall be met in all approved Planned Developments without deviation or variance.</i></p>	
Code Requirement	Applicant's proposal
<p><b><u>Residential unit density in R-P zoning:</u></b>            * Maximum unit density for multi-family residential in R-P zoning is 18 dwelling units per acre.            [ LDR 214-1, Table 1 ]</p>	<p>Proposal is for 165 dwellings, with a total of 215 bedrooms, all in the R-P portion of the property (4.67 acres). This equates to 35.33 dwellings per acre. The applicant is proposing to utilize the much higher density allowed in the 2 acres of C-C zoning to augment the overall dwelling unit allowance.</p>
<p><b><u>Supplemental Standards for Multi-Family:</u></b>            * Minimum building spacing. Buildings shall be separated by a minimum of 15' side to side, 40' front to back or front to front, and 25' back to back or back to side. [ LDR 218-13(V)(3) ]</p>	<p>The existing “amenities building” will be about 20' in two directions from the new 4-story main building.</p>
<p><b><u>Supplemental Standards for Multi-Family:</u></b>            * No building façade shall measure greater than 250' in length.            [ LDR 218-13(V)(4) ]</p>	<p>All 4 facades of the large 4-story building are longer than 250', although each façade has numerous offsets and articulations that mimic a smaller building.</p>
<p><b><u>Supplemental Standards for Multi-Family:</u></b>            * In residential zoning districts, developments with more than 50 units shall provide a minimum of 300-sf of open space or outdoor recreation per dwelling unit. (165x300 = 49,500-sf) [ LDR 218-13(V)(7) ]</p>	<p>Total outdoor recreation and usable open space will amount to about 20,000-sf. Indoor recreation and other amenities will total about 30,000-sf.</p>
<p><b><u>Supplemental Standards for Multi-Family:</u></b>            * Required parking shall be provided in small parking lots grouped in bays with no more than 100 spaces in a non-linear area. No parking space shall be more than 200', by the most direct route on the ground, from an exterior entrance of the dwelling unit it intends to serve.            [ LDR 218-13(V)(8)(c) ]</p>	<p>The designated parking area for the apartments totals 222 spaces, with the largest (southern) parking bay totalling more than 120 spaces. Approximately 20 of the parking spaces are more than 200' walking distance from the nearest building entrance.</p>
<p><b><u>Bicycle Parking:</u></b>            * Bicycle parking spaces (racks or lockers) must be provided for any use requiring &gt;100 parking spaces. At least one bicycle parking space must be provided for each 50 parking. Required bicycle spaces shall be no more than 100' from the main entrance of the principal building [ LDR 222-6 ]</p>	<p>Bicycle spaces are planned for the site but not specifically designated on the master plan.</p>
<p><b><u>Separation of Access Points:</u></b>            * Minimum driveway spacing along a local street with 30-mph speed limit (such as Roosevelt Drive) is 125' [ LDR 332-2(F) ]</p>	<p>Proposed spacing between the driveway along Roosevelt Drive and the existing VLCDA driveway is about 90'.</p>

## Comprehensive Plan Issues

**Character Area:**      Institutional Activity Center

**Description:** Concentration of public or private large-scale institutional uses such as hospitals, schools, colleges, and universities. These areas may be characterized by high degrees of access by vehicular traffic, large amounts of on-site

parking, low degrees of internal open space, high floor-area-ratios, and large tracts of land, campuses, or unified development....

**Development Strategy:** Uses supporting the area's primary institutions should be supported and clustered around such institution when feasible. Institutionally compatible architecture should be encouraged over "franchise" or "corporate" architecture. Design should be very pedestrian-oriented, with strong, walkable connections between the institution and supporting uses. Direct connections to nearby networks of greenspace or trails, available to pedestrians and bicyclists should be provided...

### **Goals and Policies:**

**POLICY 2.3** – The continued growth of primary regional economic engines such as Valdosta State University, South Georgia Medical Center, Moody Air Force Base, Valdosta Technical College, and Georgia Military College shall be actively supported.

**Objective 3.2.3** – Protect well established neighborhoods from incompatible uses.

**GOAL 7: LAND USE** – To ensure the community's anticipated growth occurs in a well-integrated yet organized fashion, which protects our community resources, promotes efficient use of infrastructure and transportation facilities, and supports quality economic development.

**POLICY 7.3** –Mixed use developments in appropriate areas shall be encouraged to promote the connection of employment and residential activity centers.

**POLICY 7.5** – Available land shall be utilized in the most efficient manner while focusing on redevelopment of land where feasible.

### **Planned Development Review Criteria**

*The following criteria shall be applied in evaluating and deciding any application for a Planned Development Approval. No application for a Planned Development Approval shall be granted by the City Council unless satisfactory provisions and arrangements have been made concerning each of the following criteria, all of which are applicable to each application:*

<b><i>(1) Whether or not the proposed development is consistent with all the requirements of the zoning district(s) in which it is located, including required parking, loading areas, setbacks and transitional buffers.</i></b>	
<b><i>Applicant:</i></b>	Yes, the proposed change is consistent with the surrounding land use pattern. It will permit uses along the road frontage that are in line with services needed to support SGMC while the multi-family apartment building on the rear of the property provides for a gradual transition to the single-family area to the west.
<b><i>Staff:</i></b>	Yes, based on both R-P and C-C zoning as well as the UCCOD, but also with exception of the Deviations as noted in the table above.
<b><i>(2) Compatibility of the proposed development with land uses on adjacent properties, including the size, scale and massing of buildings and lots.</i></b>	
<b><i>Applicant:</i></b>	Yes, the proposed development will provide a gradual transition from the single-family uses to the west of the site to the SGMC/VSU campus on the east, with the office/commercial portion of the development massed along Patterson Street.
<b><i>Staff:</i></b>	Yes. The proposed development is consistent with the scale and massing of the SGMC and VSU buildings to the east. With proper buffering and screening to the west and south, it is also compatible with the other adjacent uses/development as well as consistent with the surrounding land use pattern as a whole.
<b><i>(3) Adequacy of the ingress and egress to the subject property, and to all proposed buildings, structures, and uses thereon, including the traffic impact of the proposed development on the capacity and safety of public streets providing access to the subject site.</i></b>	

<i>Applicant:</i>	Yes, ingress and egress to the subject property is adequate. A traffic study was completed for the project confirming that the adjacent streets are adequate to safely handle the proposed traffic estimated to be generated by the project.
<i>Staff:</i>	Yes. The proposed ingress/egress is generally adequate overall but may need some finetuning – pending the outcome of further traffic studies and evaluation by the City Engineer.
<b><i>(4) Adequacy of other public facilities and services, including stormwater management, schools, parks, sidewalks, and utilities to serve the proposed development.</i></b>	
<i>Applicant:</i>	The existing public facilities and utilities are adequate to support the project. Underground detention will be provided to attenuate stormwater runoff.
<i>Staff:</i>	Yes. Other public facilities will remain adequate to serve the proposed development.
<b><i>(5) Whether or not the proposed use will create adverse impacts upon any adjacent or nearby properties by reason of noise, smoke, odor, dust, or vibration, or by the character and volume of traffic generated by the proposed use.</i></b>	
<i>Applicant:</i>	The proposed uses will not create adverse impacts on any adjacent or nearby properties by reason of noise, smoke, odor, dust, vibration or traffic.
<i>Staff:</i>	No significant adverse impacts.
<b><i>(6) Whether or not the proposed use will create adverse impacts upon any adjoining land use by reason of the manner of operation or the hours of operation of the proposed use.</i></b>	
<i>Applicant:</i>	The development will not adversely affect adjoining properties due to hours of operation. The office/commercial area is separated from the adjacent residential area by the apartment building.
<i>Staff:</i>	No adverse impacts.
<b><i>(7) Whether or not the proposed use will create adverse impacts on any environmentally sensitive areas or natural resources (wetlands, floodplains, etc..).</i></b>	
<i>Applicant:</i>	No.
<i>Staff:</i>	No adverse impact.

**Existing Zoning “Conditions of Approval” for portions of the property  
(applicable to conventional development only)**

**C-C(c) zoning area (2.00 acres)      Approved 5-5-2022 (file # VA-2022-08)**

"No automotive-related uses will be allowed. Such uses include automotive repair facilities, carwash, fueling or service stations, auto sales or rental establishments, and the like."

**R-P(c) zoning area (2.26 acres) – along N Toombs Street      Approved 11-10-2016 (file # VA-2016-15)**

- (1) The only driveway access onto North Toombs Street shall be in the form of gated emergency access on durable surface as required by the Fire Department.
- (2) Maintain the existing undisturbed vegetative buffer along North Toombs Street for a width of at least 25' adjacent to proposed buildings, and at least 10' adjacent to proposed parking areas. The only encroachments into this buffer shall be for gated emergency access.
- (3) Provide shared common parking and appropriate cross-access easements among the various phases of the development, as needed, to provide coordinated access and adequate parking for the entire development as a whole.
- (4) The building addition shall reflect a similar non-pitched corniced roof design as the existing building.

**Supplemental Regulations in the LDR Applicable to the Proposal**

**Chapter 212    Planned Development Approval      Section 212-1    Purpose and Intent.**

Planned Development Approvals are intended to provide an alternative method of land development and redevelopment not available within the framework of the City's standard zoning districts. The standards and procedures of Planned

Development Approvals are intended to promote flexibility of design and allow for planned diversification and integration of uses and structures while at the same time, retaining in the Mayor/Council the absolute authority to establish such conditions, limitations and regulations as it deems necessary to maintain community aesthetics and to protect the public health, safety and general welfare. In doing so, Planned Development Approvals are designed to achieve the following objectives:

- (A) Accomplish a more desirable development pattern than would be possible through strict adherence of standard development regulations.
- (B) Accommodate a mixture of uses and/or development patterns which are compatible both internally and externally through limitations on building orientation, architecture, site layout, buffering, signage control, or other techniques which may be appropriate to a particular development proposal.
- (C) Encourage flexible and creative concepts of site development design which meet changing needs, technologies, market economics and consumer preferences.
- (D) Permit the combining and coordinating of architectural styles, building forms and building relationships within a Planned Development.
- (E) Preserve natural amenities of the land by encouraging scenic and functional open areas.
- (F) Encourage an efficient use of land, where appropriate and beneficial to the City, resulting in smaller networks of streets and utilities thereby lowering development and housing costs.
- (G) Maintain consistency with the Goals, Policies, Future Development Character Areas, and related Community Agenda elements of the Comprehensive Plan.
- (H) Maintain general integrity and compatibility with the underlying zoning districts and their prescribed standards of use and development density.

#### **Section 218-13 Standards of Use and Development (V) Multi-Family Dwellings**

- (1) Multi-family dwelling units shall not consist of more than 4 bedrooms.
- (2) Multi-family developments with more than 150 units must have access to a collector or arterial street as classified in the most recent GDOT Functional Classification System for the City of Valdosta.
- (3) Minimum building spacing. Buildings shall be separated by a minimum of 15' side to side, 40' front to back or front to front, and 25' back to back or back to side.
- (4) No building façade shall measure greater than 250' in length.
- (5) Architectural Standards for multi-family development:
  - (a) Building facades shall incorporate architectural modulations at intervals of no more than every 25'
  - (b) Buildings must have pitched roofs with a minimum of 4:12 pitch.
  - (c) No exposed concrete masonry units may be used on exterior building walls.
  - (d) Preliminary architectural building elevations shall be submitted prior to approval of rezoning or building permit.
- (6) Streets and Circulation.
  - (a) Private streets may be permitted, provided they meet the standards of public streets specified in Chapter 332.
  - (b) Adequate provision is made for vehicular traffic to and from the premises and for vehicular traffic and pedestrian traffic to and from the proposed buildings, structures and parking areas on the premises; including firefighting and police equipment and personnel, ambulance service, garbage collection service, postal service, delivery service and other public and private services and individuals who would require access to the premises.
- (7) Open Space and Recreation: In residential zoning districts, multi-family residential developments with more than 50 dwelling units shall provide a minimum of 300 square feet of open space or outdoor recreation per dwelling unit.
- (8) Parking
  - (a) Parking areas shall be screened from view of public streets by buildings or by an evergreen hedge, solid fence, or wall not less than 4 feet in height.
  - (b) If parking is provided in covered garages or carports, such parking shall be within the principal building or in separate garages that are constructed of similar materials, roof slope, and design as the principal structure.
  - (c) Required parking for multi-family developments shall be provided off-street in small parking lots grouped in bays with no more than 100 parking spaces in a non-linear area. No off-street parking space shall be more than 200 feet, by the most direct route on the ground, from a ground floor exterior entrance of the dwelling unit it intends to serve.
  - (d) Parking areas with more than 25 parking spaces shall provide at least two points of access.
- (9) Non-residential zoning districts. Multi-family developments in non-residential zoning districts shall be located on their own parcel of land, unless otherwise approved as part of a Planned Development pursuant to Chapter 212.

## **Development Review Comments**

*The following comments are provided by the reviewing departments and are only intended to provide the developer with useful information for planning purposes. This list should not be considered all inclusive as additional items may appear during the plan review process.*

**Building Plan Review:** < No comments received >

**Utilities:** < No comments received >.

**Fire:** No comments at this time regarding a zoning change.

**Landscape:** Development must comply with LDR for planting requirements, including street yard, perimeter yards, vehicular use area, tree removals, etc..

**Public Works:** No comments or concerns

**Police:** No comments received

**Engineering:** We have the following comments/concerns:

- (1) Clarify internal intersection traffic flow.
- (2) Clarify trash management – for both residential and commercial areas.
- (3) Verify Fire Dept access and that there are no issues for the development design as shown.
- (4) Confirm GDOT approval of driveway design configuration onto Patterson

### **Attachments:**

Zoning Location Map  
 Character Area Map  
 Aerial Location Map  
 Boundary Survey  
 Letter of Intent (3 pages)  
 Proposed development – site data chart  
 Conceptual Master plan (site plan)  
 Architectural / Elevation drawings (3 pages)

# VA-2022-20 Zoning Location Map



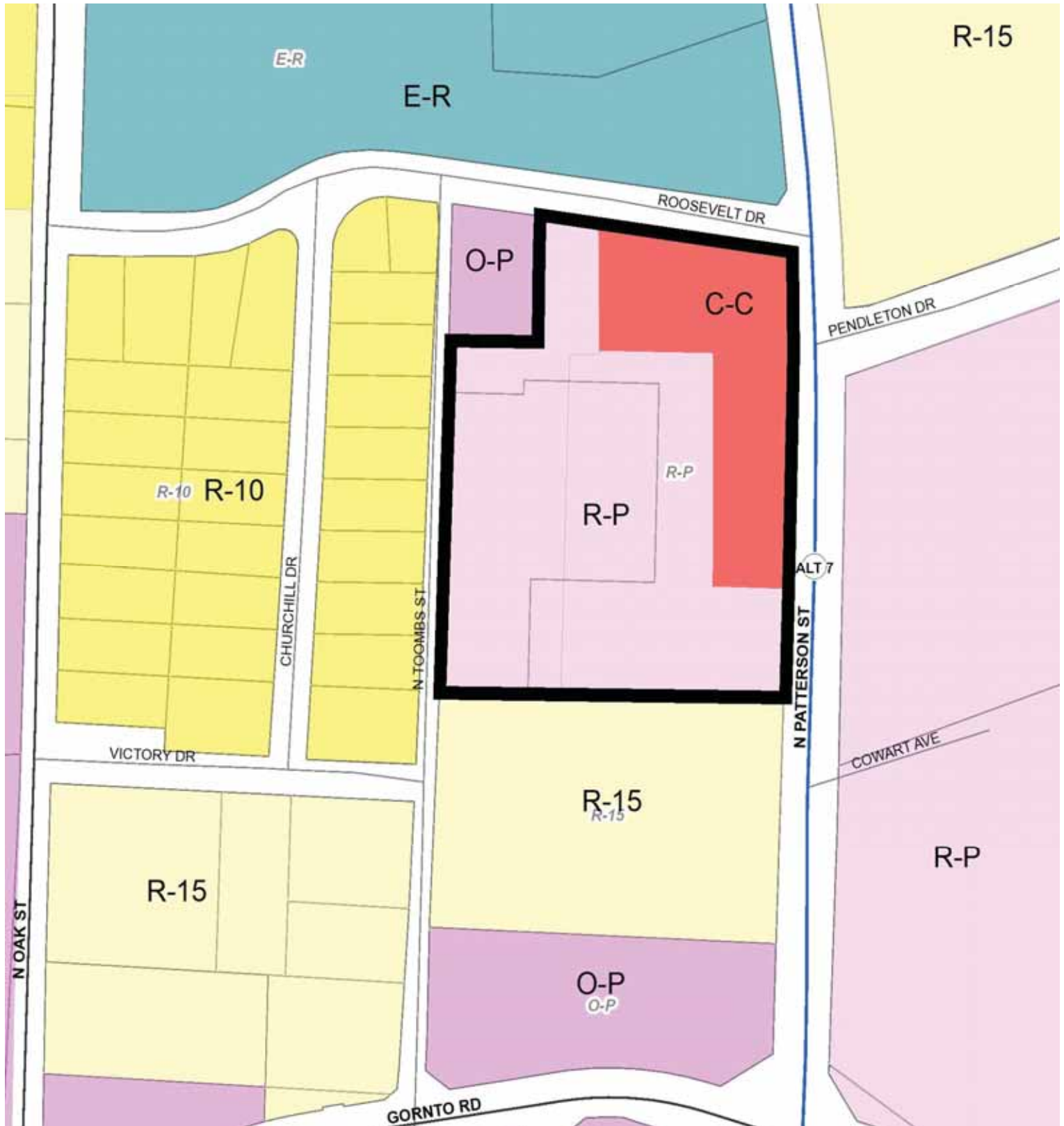
True North Companies  
Planned Development Request

2320 North Patterson Street  
Tax Parcels #: 0113B – 096 & 096A

Current Zonings:  
C-C, R-P, R-P(c)

\*\* Map NOT to scale

Map Data Source: VALOR GIS September 2022



# VA-2022-20 Future Development Map



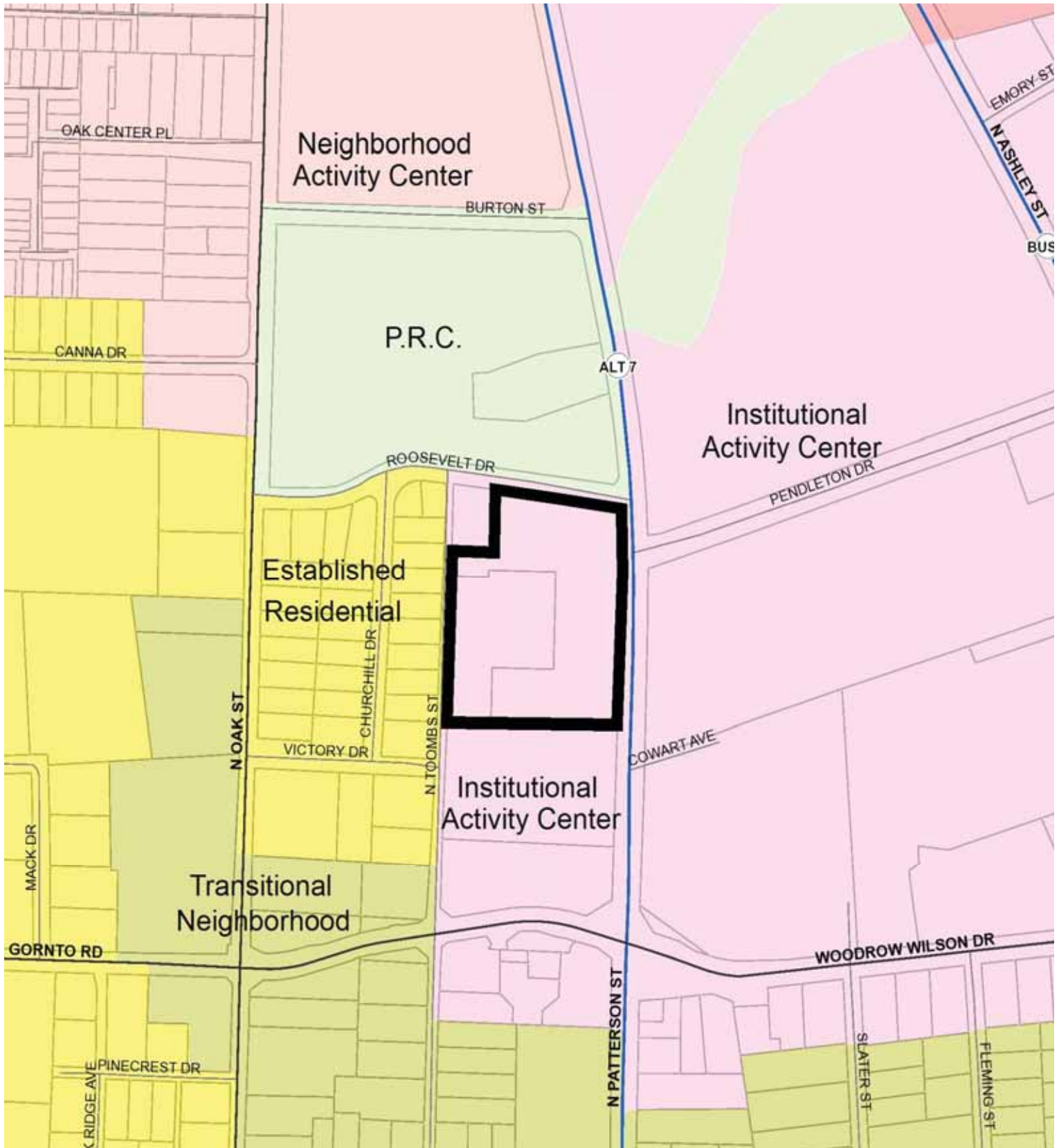
**True North Companies**  
**Planned Development Request**

2320 North Patterson Street  
Tax Parcel #: 0113B – 096 & 096A

Character Area:  
“Institutional Activity Center”

\*\* Map NOT to scale

Map Data Source: VALOR GIS September 2022



# VA-2022-20 Aerial Location Map



True North Companies  
Planned Development Request

2320 North Patterson Street  
Tax Parcel #: 0113B – 096 & 096A

~ 2020 Aerial Imagery

\*\* Map NOT to scale

Map Data Source: VALOR GIS September 2022



CHURCHILL DR

WE BUILD PURPOSE-DRIVEN  
PLACES WHERE YOU *BELONG*

## **Twenty3Twenty Planned Development Narrative**

### **Introduction and Project Summary**

True North Companies, LLC respectfully requests consideration of our Planned Development Zoning application for the Twenty3Twenty development located at 2320 North Patterson Street in Valdosta, GA.

This Planned Development Zoning application incorporates several new improvements contained in multiple components creating an elevated destination where residents and guests alike desire to live, work, stay and play. Twenty3Twenty will include luxury living, modern wellness and active living amenities, innovative co-working space, pet-friendly park, conference, and event space with future phases including commercial office, dining, and retail spaces in close proximity to both South Georgia Regional Medical Center and Valdosta State University.

Potential uses of Commercial “A” spaces include approximately 3,300 square feet of medical office 6,600 square feet of mini storage, approximately 2,800 square feet of non-store retail (such as but not limited to Amazon Locker, florist, escape room or dry cleaner), approximately 850 square feet of retail (such as apothecary or medical supply). Commercial “B” includes approximately 1500 square feet of food/retail. Commercial “C” includes approximately 4,100 square feet of restaurant/café (such as a coffee shop), and 1,700 square feet of retail (such as a Grab and Go center or coffee pop-up. These commercial spaces are situated along both North Patterson Avenue and Roosevelt Boulevard, respectively. Parcel “A” is proposed to be a two-story commercial use and Parcels “B” and “C” are a single-story commercial use.





## WE BUILD PURPOSE-DRIVEN PLACES WHERE YOU *BELONG*

The Twenty3Twenty apartment component consists of one 4-story structure containing all 165 units plus a Clubhouse, Leasing Center, Fitness Center, and metal shade structures along with several resort style amenities including a lagoon style pool, grill stations, dog park, and a fire pit. The apartment project also includes the conversion of an existing office building into an amenity space which is proposed to contain flex office and meeting space along with the maintenance facility. The target market for the apartments will be working professionals with the goal of providing its residents and guests with experiences to fit their desire for living well in addition to leisure and innovative workplace options at their doorsteps. The development is proud to announce a new creative Co-Working, Event and Conference space (10,000 sq. feet) to be a featured amenity for residents and non-residents. Paved pathways throughout the community will provide walkability and bike access, connecting people to places within the development including the nearby park and future street level retail, and dining. For clarity, the apartments are not intended to be student housing and will be marketed accordingly.

To meet the growing needs of the area, Twenty3Twenty will include dining, retail, and commercial office space as noted above.

### **Traffic, Access, Circulation and Parking Considerations**

Designs and proposed uses have taken into account current adjacent traffic patterns and parking and propose site entries on Roosevelt and North Patterson, with anticipation that a new left turn movement will be permitted at the lighted intersection. It is possible to consider the existing curb cut on North Patterson as a right-in/right-out to avoid complicating a left turn at the lighted intersection.

These designs reflect a re-alignment of the northern entry drive. The re-alignment shifts the drive to accommodate additional parking in the commercial area and create a dedicated residential entry corridor into the apartment community.





WE BUILD PURPOSE-DRIVEN  
PLACES WHERE YOU *BELONG*

Proposed designs also introduce a paving pattern to “announce” transitions between residential and commercial areas and allow commercial and residential parking areas to remain physically distinct, while allowing for sharing of parking spaces when needed providing two points of entry/exit to the non-residential areas.

Proposed parking accommodations include 43 spaces for Parcels “A” and “B”, with 26 spaces for Parcel “C”. A total of 222 parking spaces will be provided for the residential development.



# Twenty3Twenty - Commercial Outparcels Site Data

## Residential Parking

Requirement	1 space per bed
Residential bed count	215 beds
Required Parking	215 spaces
Parking Provided	222 spaces
	1.03 spaces/bed

## Commerical A

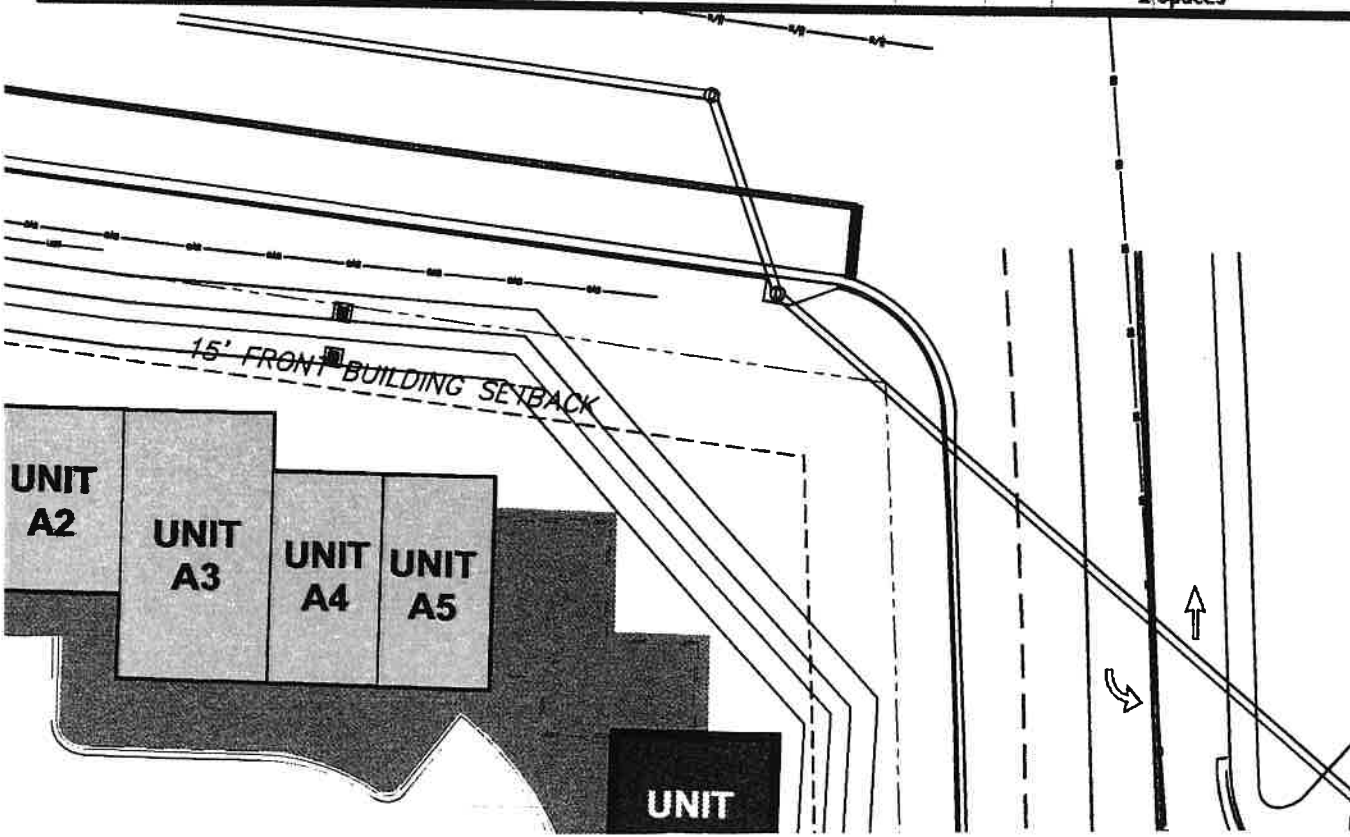
Building / Unit	Area	Parking
Unit A1 - Level 1 (medical office)	3300 sf	15 spaces
Unit A1 - Level 2 (mini storage) - self-storage	6600 sf	7 spaces
4950 rentable - (4) 200sf, (20) 100sf, (20) 50sf, (46) 25sf units		5 for units, 1 HC, 1 loading)
Unit A2 (retail) - Apothecary / Medical Supply	850 sf	4 spaces
Unit A3 (non-store retail) - Amazon Locker	1250 sf	4 spaces
Unit A4 (non-store retail) - Florist/Gift	765 sf	3 spaces
Unit A5 (non-store retail) - Dry cleaner	765 sf	4 spaces

## Commerical B

Building / Unit	Area	Parking
Unit B1 (food / retail)	1500 sf	6 spaces
Parking Required		43 spaces
Parking Provided		43 spaces
Shares spaces needed		0 spaces
Total Commercial	15,030 sf	

## Commerical C

Building / Unit	Area	Parking
Unit C1 (retail) - Grab and Go center/ coffee pop-up	1700 sf	7 spaces
Unit C2 (restaurant/cafe)	4050 sf	17 spaces
Parking Required		24 spaces
Parking Provided		26 spaces
Shares spaces needed		-2 spaces



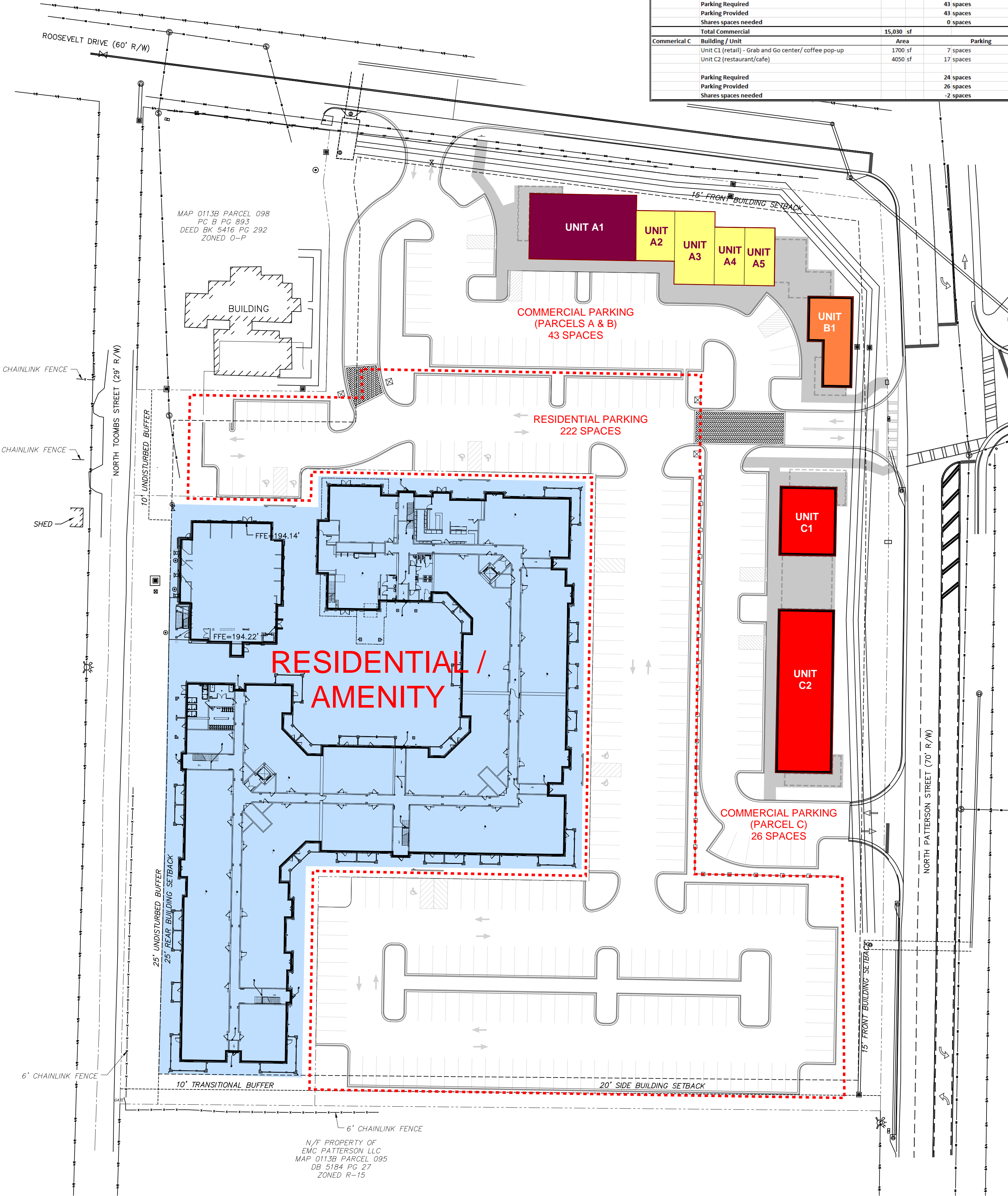
TWENTY3TWENTY - NORTH PATTERSON  
COMMERCIAL OUTPARCEL EXHIBIT

08/16/2022

SCALE: 1"=40'-0"  
(18X24)

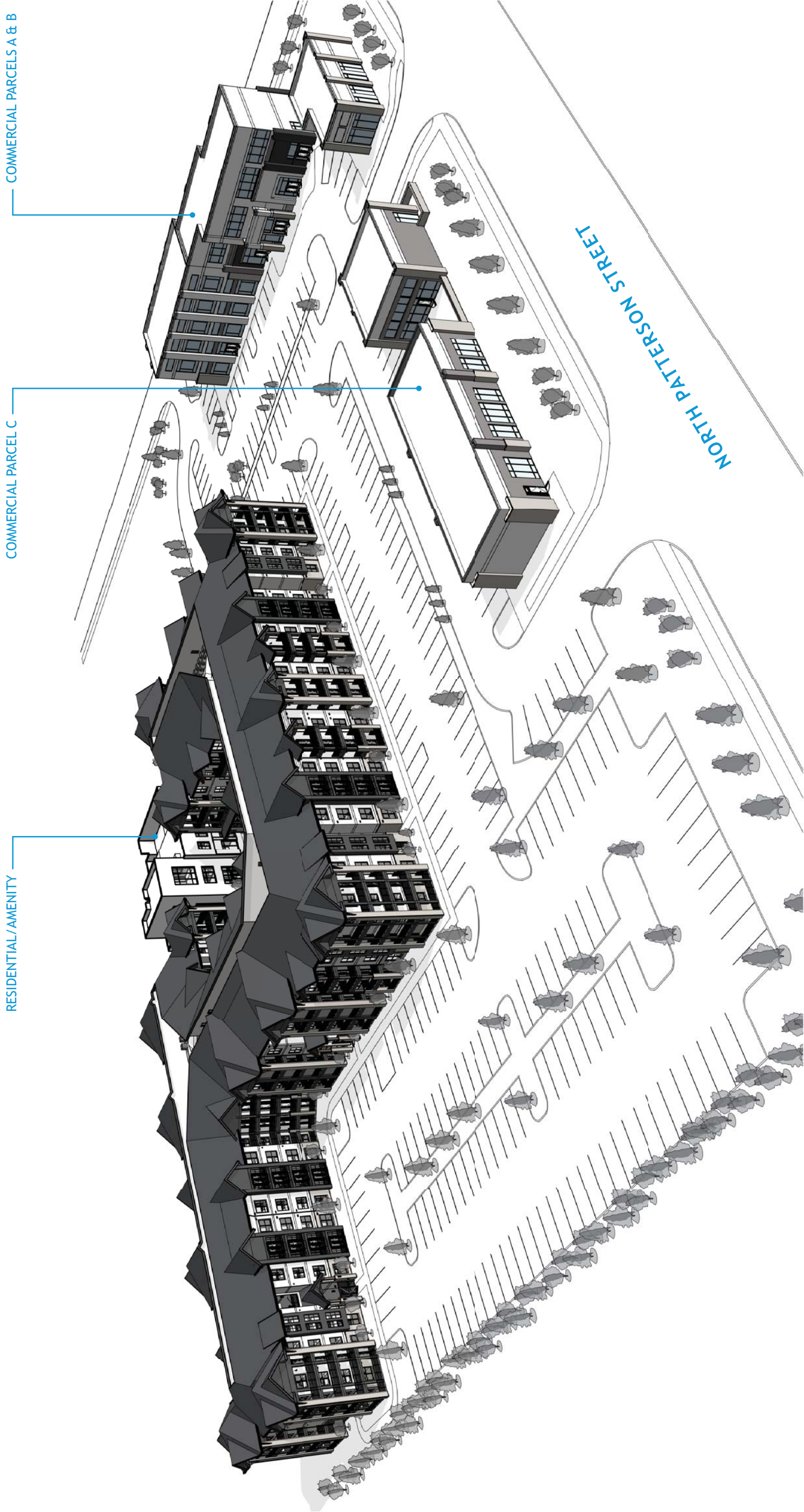
RESIDENTIAL PARKING

Twenty3Twenty - Commercial Outparcels Site Data			
Residential Parking			
	Requirement		1 space per bed
	Residential bed count		215 beds
	Required Parking		215 spaces
	Parking Provided		222 spaces
			1.03 spaces/bed
Commerical A	Building / Unit	Area	Parking
	Unit A1 - Level 1 (medical office)	3300 sf	15 spaces
	Unit A1 - Level 2(mini storage) - self-storage	6600 sf	7 spaces
	4950 rentable - (4) 200sf, (20) 100sf, (20) 50sf, (46) 25sf units		5 for units, 1 HC, 1 loading)
	Unit A2 (retail) - Apothecary / Medical Supply	850 sf	4 spaces
	Unit A3 (non-store retail) - Amazon Locker	1250 sf	4 spaces
	Unit A4 (non-store retail) - Florist/Gift	765 sf	3 spaces
	Unit A5 (non-store retail) - Dry cleaner	765 sf	4 spaces
Commerical B	Building / Unit	Area	Parking
	Unit B1 (food / retail)	1500 sf	6 spaces
	Parking Required		43 spaces
	Parking Provided		43 spaces
	Shares spaces needed		0 spaces
	Total Commercial	15,030 sf	
Commerical C	Building / Unit	Area	Parking
	Unit C1 (retail) - Grab and Go center/ coffee pop-up	1700 sf	7 spaces
	Unit C2 (restaurant/cafe)	4050 sf	17 spaces
	Parking Required		24 spaces
	Parking Provided		26 spaces
	Shares spaces needed		-2 spaces



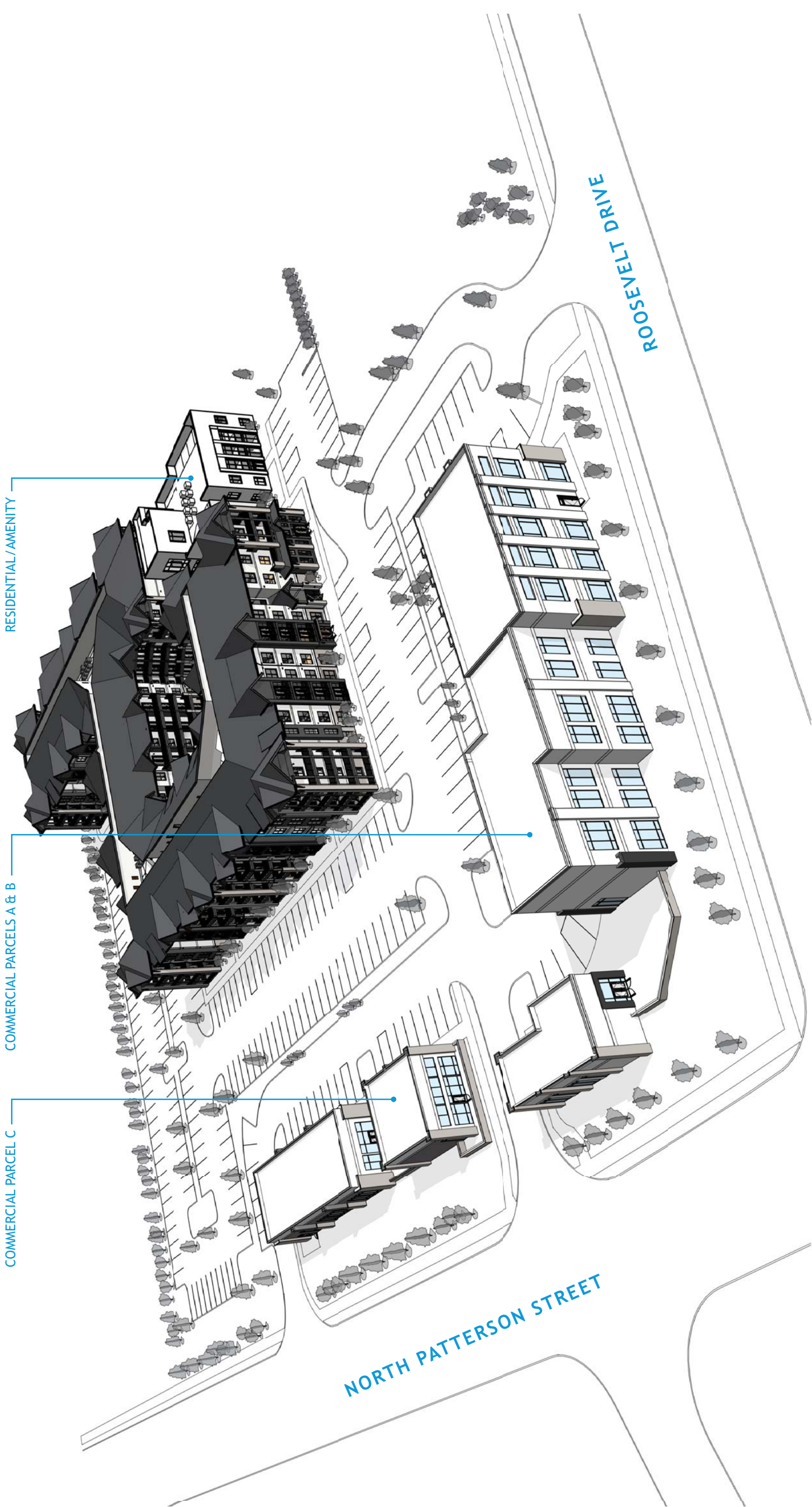
# COMMERCIAL OUTPARCEL EXHIBIT - AERIAL VIEW #1

TWENTY3TWENTY NORTH PATTERSON



# COMMERCIAL OUTPARCEL EXHIBIT - AERIAL VIEW #2

TWENTY3TWENTY NORTH PATTERSON

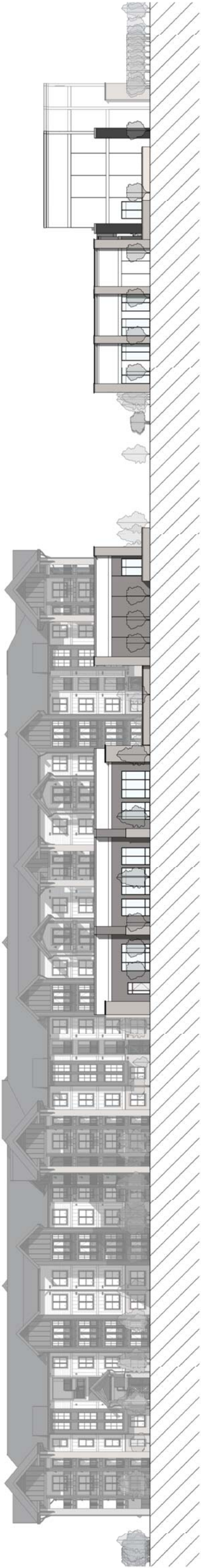


# COMMERCIAL OUTPARCEL EXHIBIT - STREET VIEWS

TWENTY3TWENTY NORTH PATTERSON



2	SITE ELEVATION 1 - ROOSEVELT DRIVE
A3-306	1" = 40'-0"



1	SITE ELEVATION 2 - NORTH PATTERSON STREET
A3-306	1" = 40'-0"