

# EMBREY MINERAL MASTER DEVELOPMENT PLAN MDP- DETAILED

Jerad Chipman, AICP  
Planning Manager

APRIL 22, 2024



# AGENDA OVERVIEW

Purpose

Background

Application Details

Circulation Plan

Conceptual Architecture

Neighborhood Outreach

Application Materials

Staff Analysis

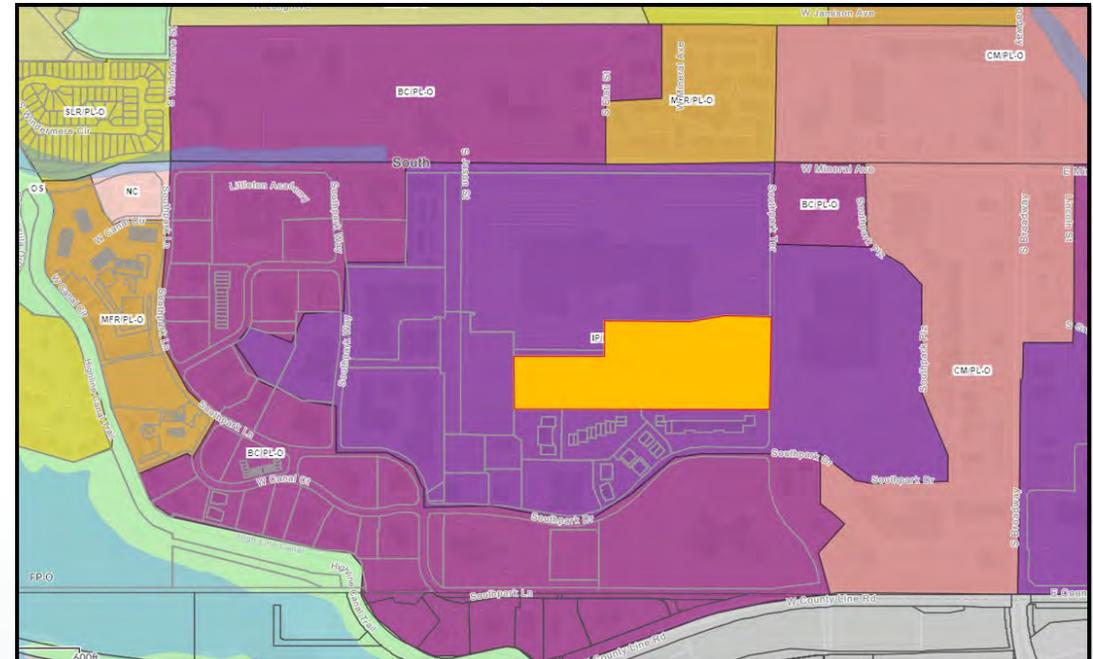
Recommendation

# PURPOSE

- **Applicant requests approval of a Master Development Plan - Detailed**
  - Allows up to 370 multi-family dwelling units.
  - Requires adherence to the applicable Multi-Family Residential (“MFR”) zoning district standards.
- **Decision based on five (5) criteria (Section 10-9-5.7)**

# BACKGROUND

- 17.42-acre site.
- Previously the site of an office use.
- The site is currently vacant.
- Rezoning and platting of the site approved in November and December of 2023.

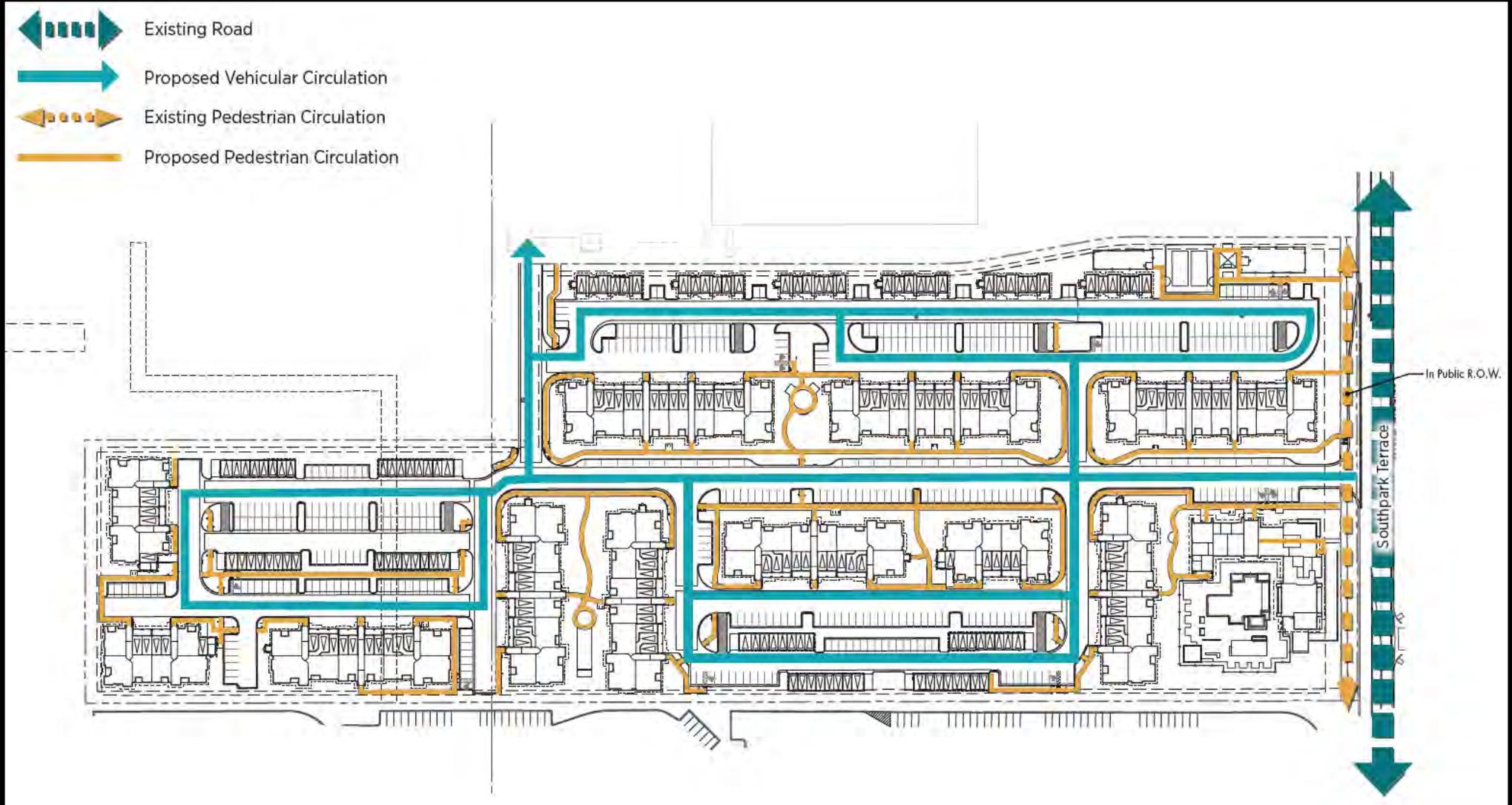


# APPLICATION DETAILS

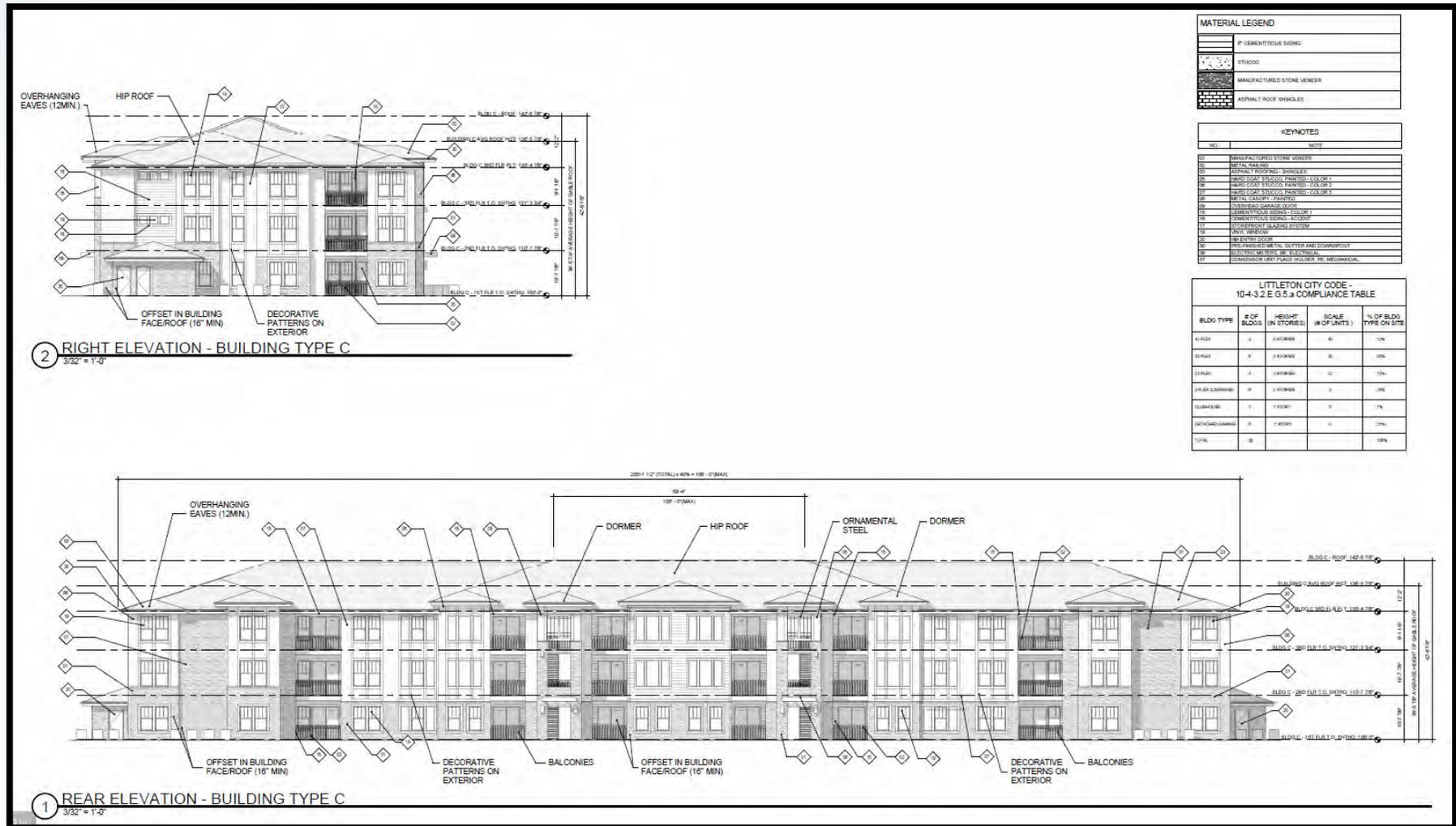
- Type: MDP-Detailed
- Plan Set: Thirty-Four (34) Sheets
- Multi-Family Residential
- Proposed maximum of 370 dwelling units.
  - Nineteen (19) Inclusionary Housing Units.



# CIRCULATION PLAN



# CONCEPTUAL ARCHITECTURE



# TRAFFIC OVERVIEW

- Embry Multi-Family Trip Generation Study
  - Compares the number of proposed vehicular trips associated with ~400 DUs against utilization of the existing office building use
- Comprehensive Site Traffic Study
  - Includes Embry multi-family, and anticipated commercial uses
- Regional studies, city projects, and master plans
- Development is required to provide improvements to mitigate adverse conditions cause by increase in traffic.

# REGIONAL NETWORK & CITY PROJECTS – TMP MAP



## Proposed Street Types

- Commercial Corridor
- Suburban Connector
- Mixed Use/Downtown Main Street
- Mixed Use/Downtown Connector
- Neighborhood Connector
- Local Street

## Suburban Connector Characteristics

- ROW width: 80-120'
- Target Speed: 30-40 MPH
- Lanes: 1-2 each direction
- Primary Purpose: Local and Regional Mobility
- Bike Facilities: On Street
- Sidewalk: Attached or Detached
- On-Street Parking: Not Typical



# CITY PROJECTS AND STUDIES



# CITY PROJECTS IN THE REGION

1. Mineral Station West (Multimodal Safety & Connectivity)
2. Santa Fe & Mineral Improvements (Safety & Capacity)
3. Mineral Station East Mobilityshed (Multimodal Safety & Connectivity)
4. High Line Canal Trail Crossing Feasibility Study (Multimodal Safety & Connectivity)
5. Broadway & Mineral Avenue Intersection Improvements (Safety)
6. County Line Trail Connection (Multimodal Safety & Connectivity)
7. County Line Road Widening (Safety & Capacity)
8. Broadway Corridor Study (Multimodal Safety & Connectivity)
9. Broadway Fiber Phase 2 (Communications)

# COMPREHENSIVE TRAFFIC STUDY

## \*REVIEWS IN PROGRESS

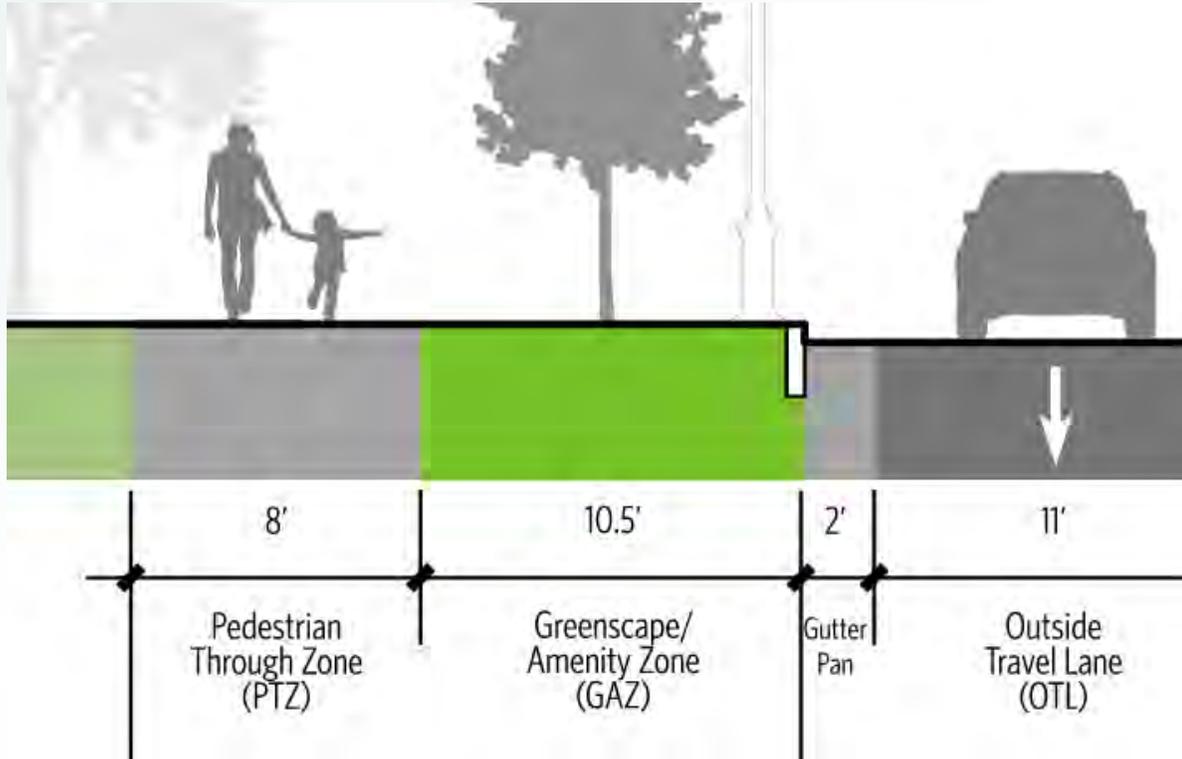
- **Includes traffic from proposed multi-family and anticipated commercial development**
- Background growth
  - DRCOG growth rates
  - Known Developments within study area
- Studies anticipated build-out year (2028) and a future year (2045)
- Incorporates city projects
- Intersections studied for delay time and queuing
- Signal warrant and progression analyses
- Developer required to address adverse conditions attributed to additional traffic generated by the development



# EMBRY – TRIP GENERATION STUDY

- Compares proposed traffic against full utilization of an existing office building use
  - Institute of Transportation Engineers (ITE) standard trip generation procedures for office building and multi-family
  - Reduction in peak hour traffic is demonstrated compared to office building use

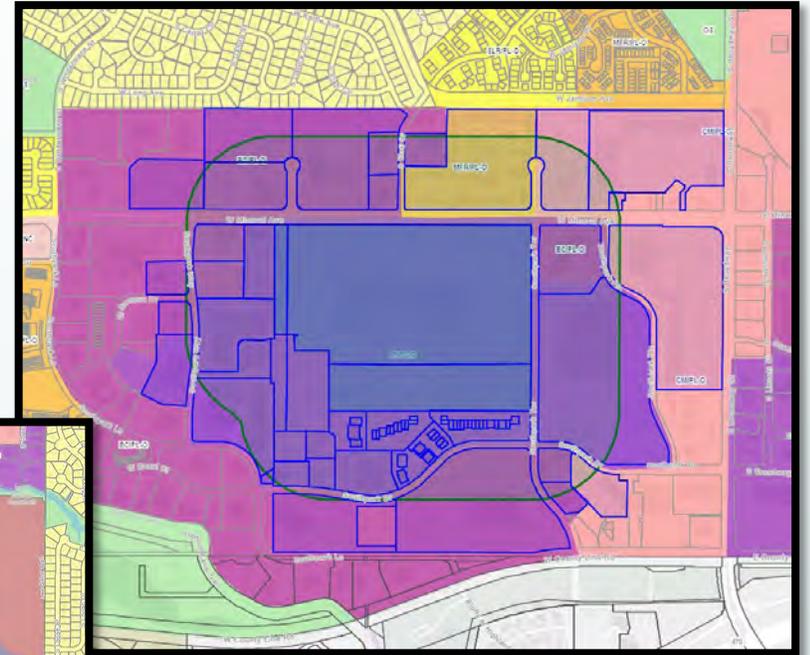
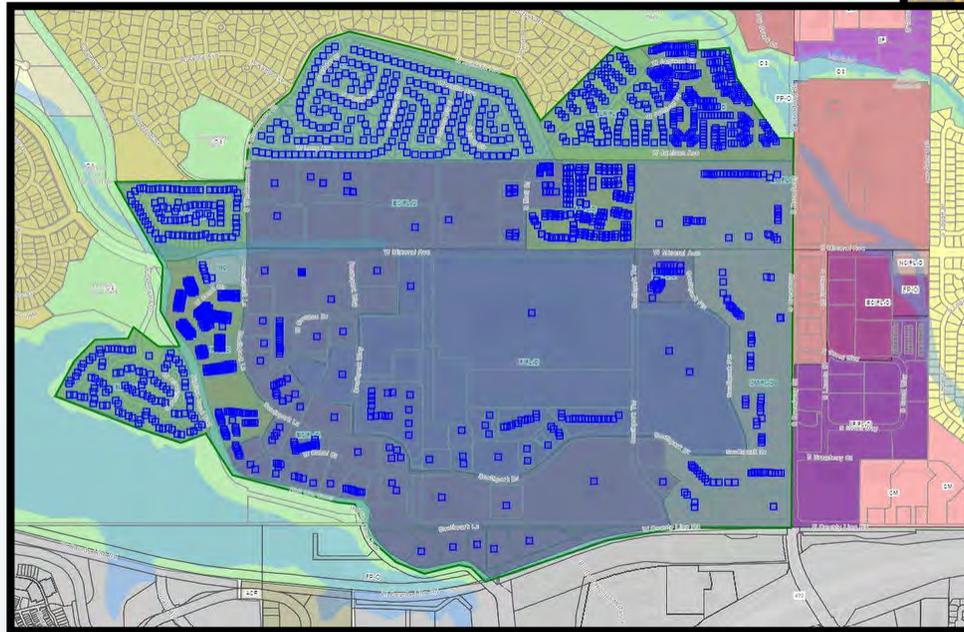
# EMBRY - SOUTHPARK TERRACE ROW IMPROVEMENTS



- Consistent with Transportation Master Plan goals and guidance
- 20.5' ROW dedication
- 8' sidewalk detached from the roadway along Southpark Terrace
- Dedicated Right Turn Lane at site access along Southpark Terrace (pending Traffic Study approval)

# NEIGHBORHOOD OUTREACH

- One (1) in-person meetings
  - August 29, 2023
- Development Activity List
- Public hearing notice
  - 479 notification postcards
  - Newspaper notice
  - Notice signs posted
  - City postings



# APPLICATION MATERIALS

- In Planning Commission Packet
  - PC Resolution 03-2024
  - Embrey Mineral Detailed MDP Plan
  - Project Narrative and Decision Criteria Narrative
  - Applicant's Neighborhood Meeting Summary
  - Tree Inventory and Condition Assessment
  - Traffic Impact Summary
- Found on the Development Activity List (DAL)
  - Review Comments and Responses
  - Title Commitments
  - Will-Serve Letters

# STAFF ANALYSIS

Required MDP Content: Section 10-9-5.7	
Context	✓
Location, Scale, & Design	✓
Density	✓
Intensity	✓
Parking & Circulation	✓
Streets	✓
Common Open Space	✓
Environmental Protection	✓
Phases	✓

MDP Decision Criteria: Section 10-9-5.7	
Layout	✓
Quality Design	✓
Zoning District Conformance	✓
Natural Resources	✓
Additional Criterion Specific to a MDP (Detailed)	✓

# STAFF ANALYSIS

- Scale of the development meets the MFR standards but also incorporates open space, amenities, and pedestrian and bicycle accessibility
- Layout considers breaking-up the façade of the building, varying building sizes, and smaller carriage house buildings.
- Pedestrian and vehicular circulation and safety is balanced throughout the site.
- Open space includes dog parks, pickleball courts, and a club house with a pool.
- Stormwater detention located off-site.
- Parking incorporated throughout the plan.

# RECOMMENDATION

- Staff Recommends Approval of the Detailed MDP for Embrey Mineral, PC Resolution 03-2024