



Montrio Capital Partners 19½ Avenue Apartments



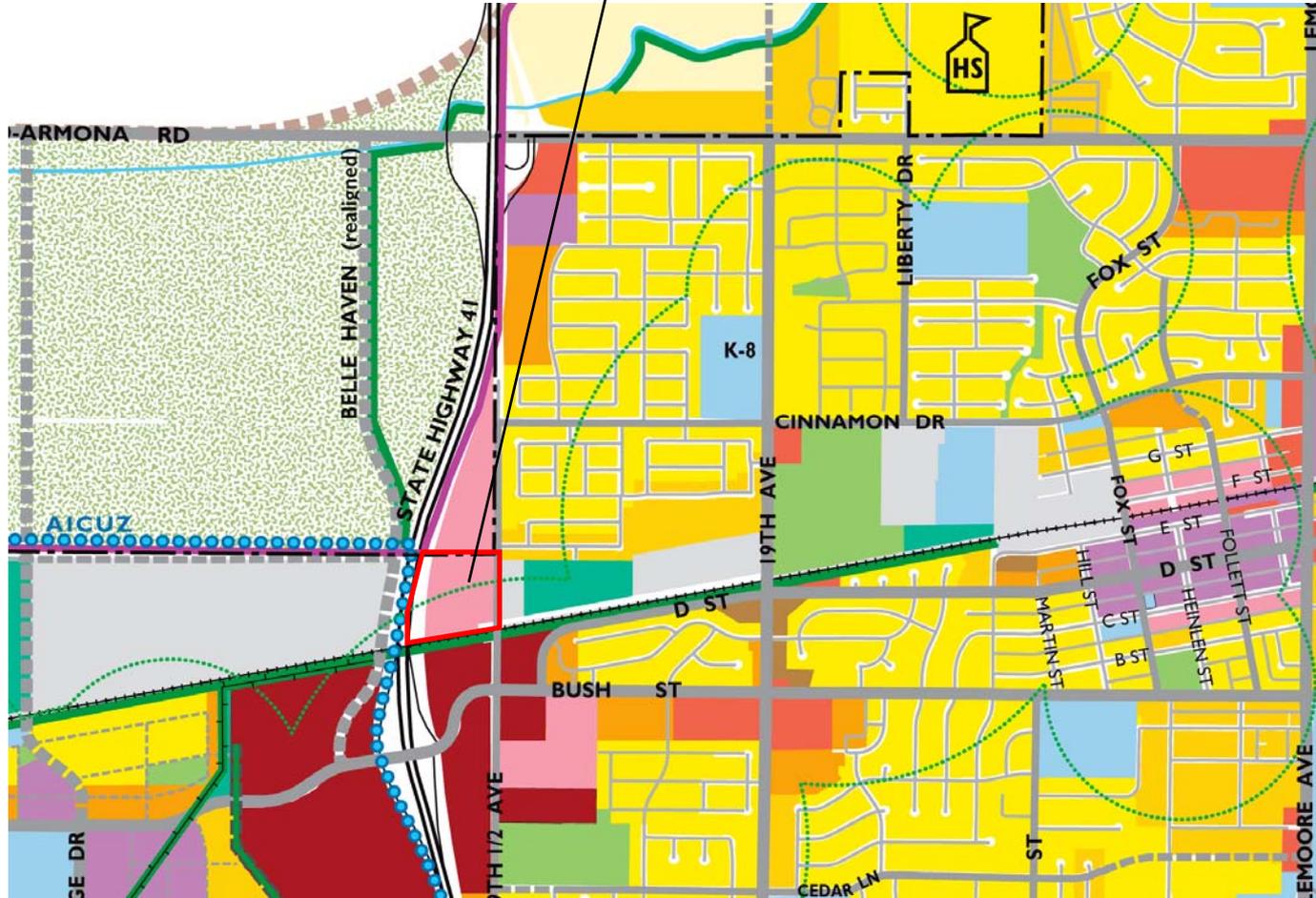
(This map is not based on record or field data.)

- Located on the NW corner of 19½ Avenue and the Railroad, east of State Highway 41, south of City Limits
- On parcels #023-460-010 and #023-460-011
- Contains 11.05 acres
- 184 units proposed
- Proposed Density is 16.65 units per gross acre
- Zoning as of 5/18/2012 of land is Professional Office
- Requesting Special Zoning Exception to multi-family

2030 General Plan Designation



General Plan designated
Professional Office

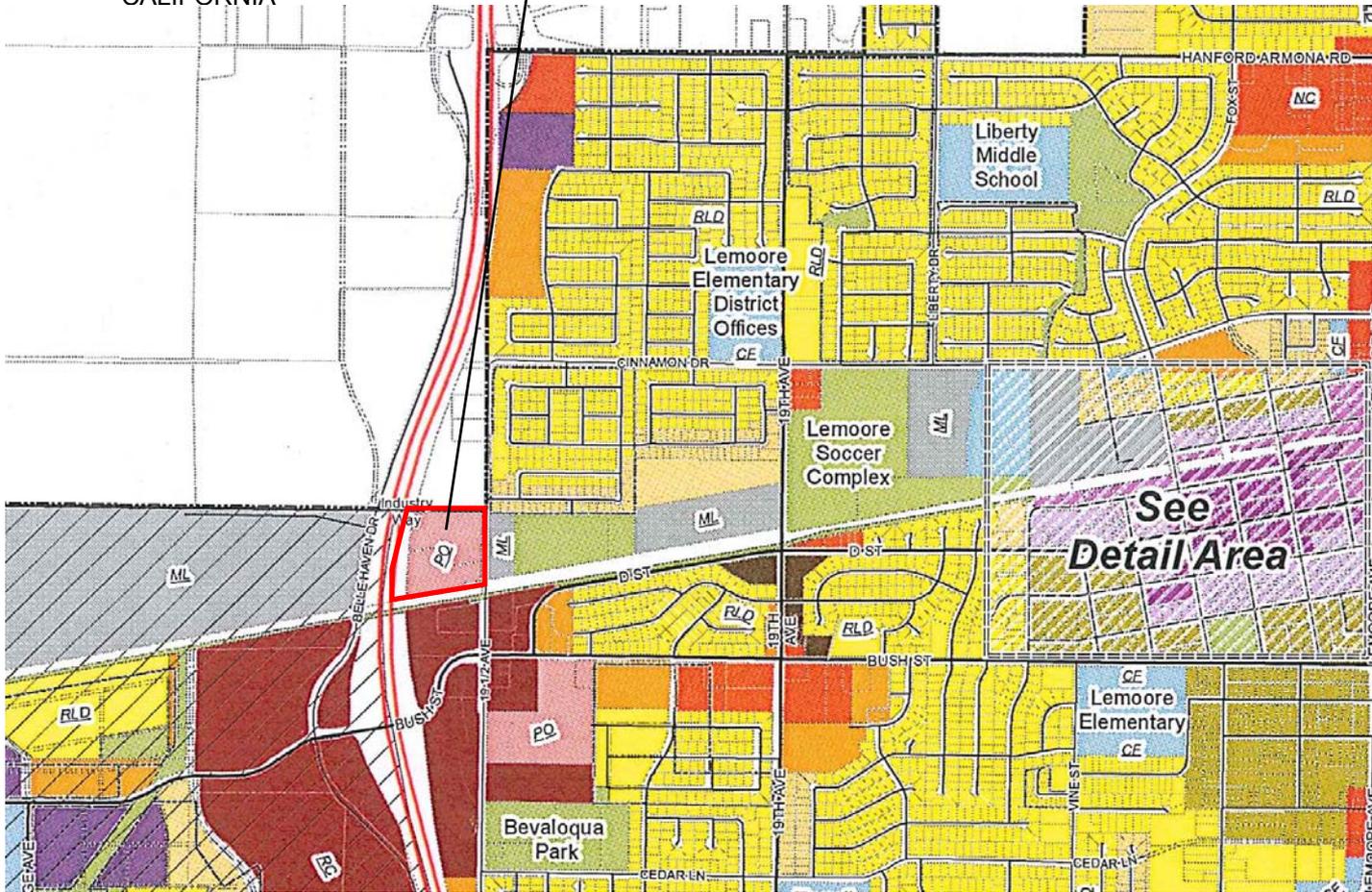


- Figure 2-2
General Plan
Land Use Diagram
- Agriculture
 - Agriculture/Rural Residential
 - Very Low Density Residential
 - Low Density Single Family
 - Low-Medium Density Residential
 - Medium Density Multi-family
 - High Density Residential
 - Neighborhood Commercial
 - Regional Commercial
 - Mixed Use
 - Professional Office
 - Community Facilities
 - Parks & Recreation
 - Greenway (including storm drainage detention basins)
 - Wetlands
 - Heavy Industrial
 - Light Industrial
 - Employment Reserve Area
 - Navy's Air Installation Compatible Use Zone (AICUZ)
 - Deferred Annexation/Postponement Area
 - High School Alternative Sites
 - Train Station
 - Parkway
 - New Interchange
 - Planning Area
 - Urban Growth Boundary
 - City Limits
- Adopted May 6, 2008



2012 Zoning Designation Effective 5/18/2012

Zoned Professional Office



City of Lemoore Proposed Zoning Map

Legend

- City Limits
- Downtown District
- Proposed Zoning**
- Agriculture (AG)
- Agricultural/Rural (AR)
- Residential Very Low Density (RVLD)
- Residential Low Density (RLD)
- Traditional Neighborhood Residential (RN)
- Residential Low-Medium Density (RLMD)
- Residential Medium Density (RMD)
- Residential High Density (RHD)
- Neighborhood Commercial (NC)
- Regional Commercial (RC)
- Mixed Use (MU)
- Downtown Mixed Use, Core (DMX-1)
- Downtown Mixed Use, Auto-Oriented (DMX-2)
- Downtown Mixed Use, Transitional (DMX-3)
- Office/Professional (PO)
- Light Industrial (ML)
- Heavy Industrial (MH)
- Public Services and Community Facilities (CF)
- Parks and Recreation (PR)
- Wetlands (W)
- Planned Development District (Overlay)
- Naval Air Station Lemoore Overlay Zone (NASL)





Vacant Project Site from State Highway 41

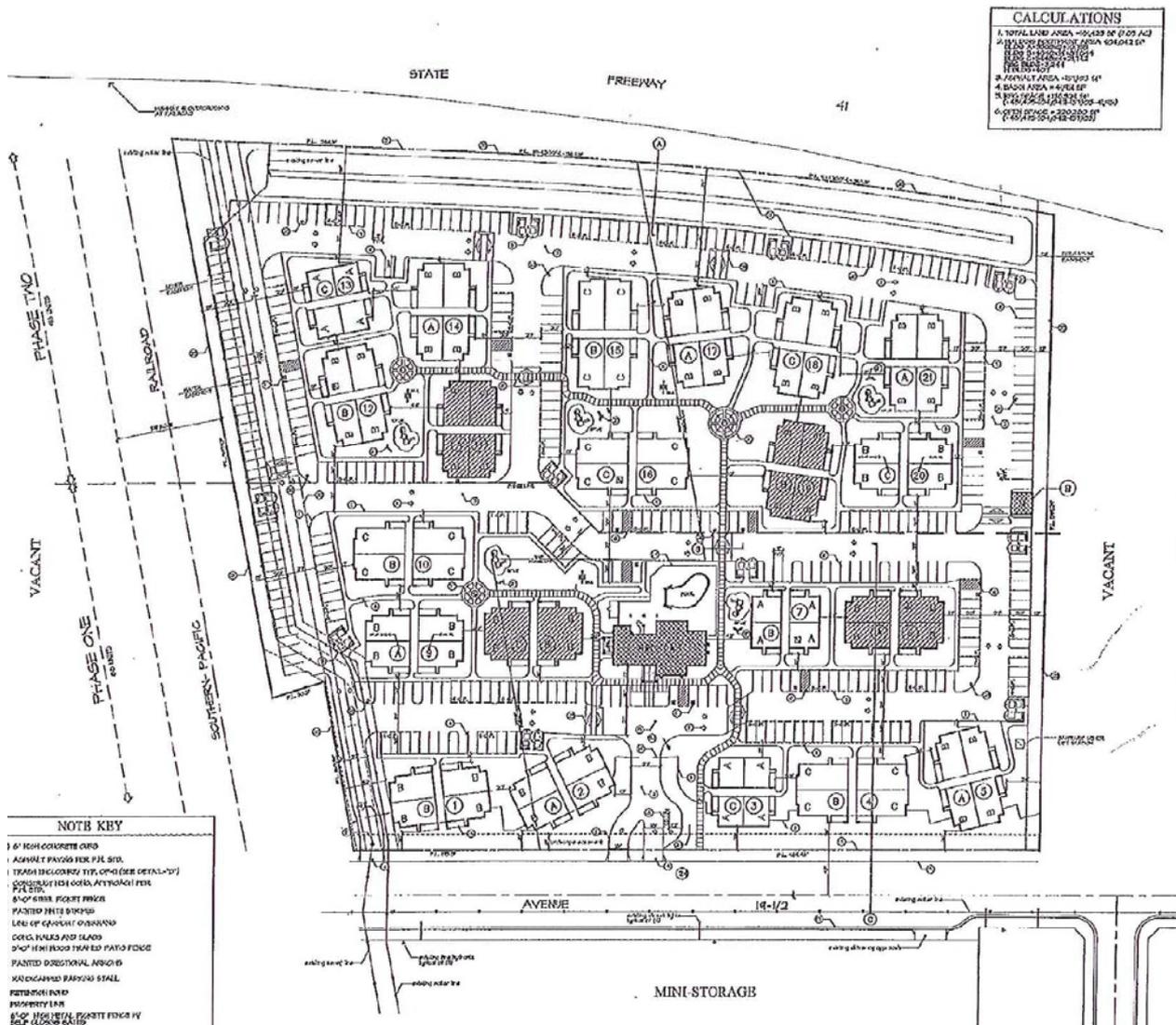


Adjacent Uses from Project Site



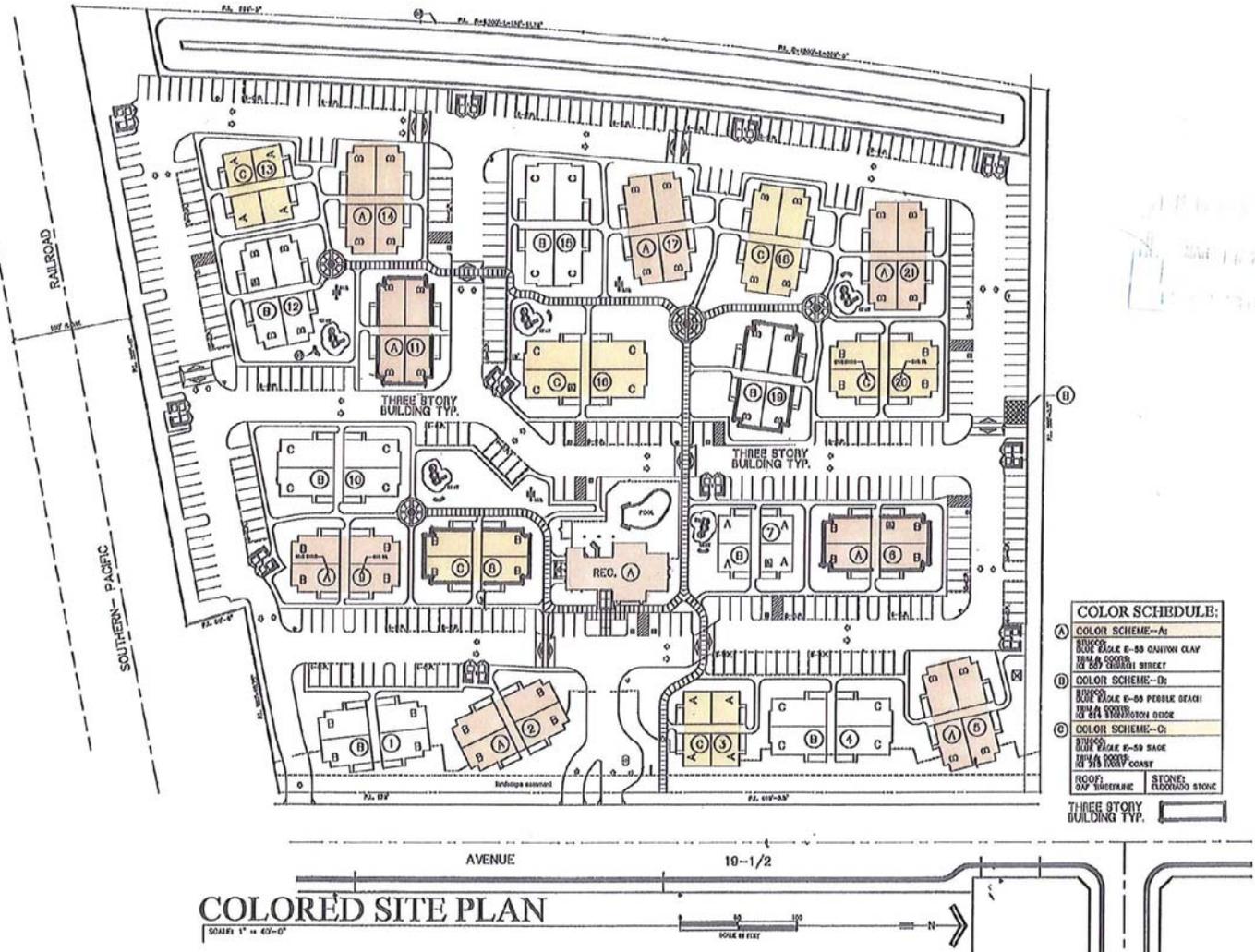


Proposed 184-unit Site Plan



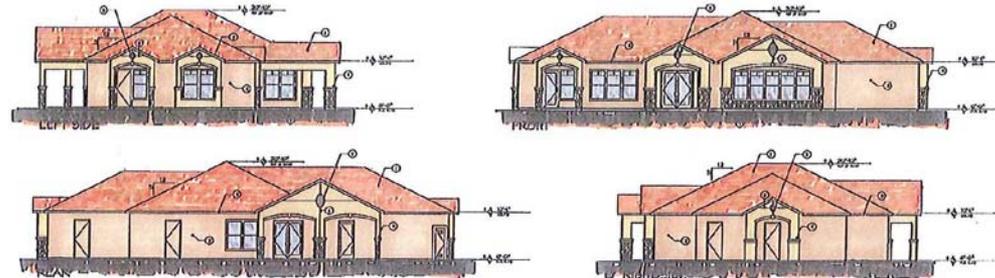


Proposed Colored Site Plan

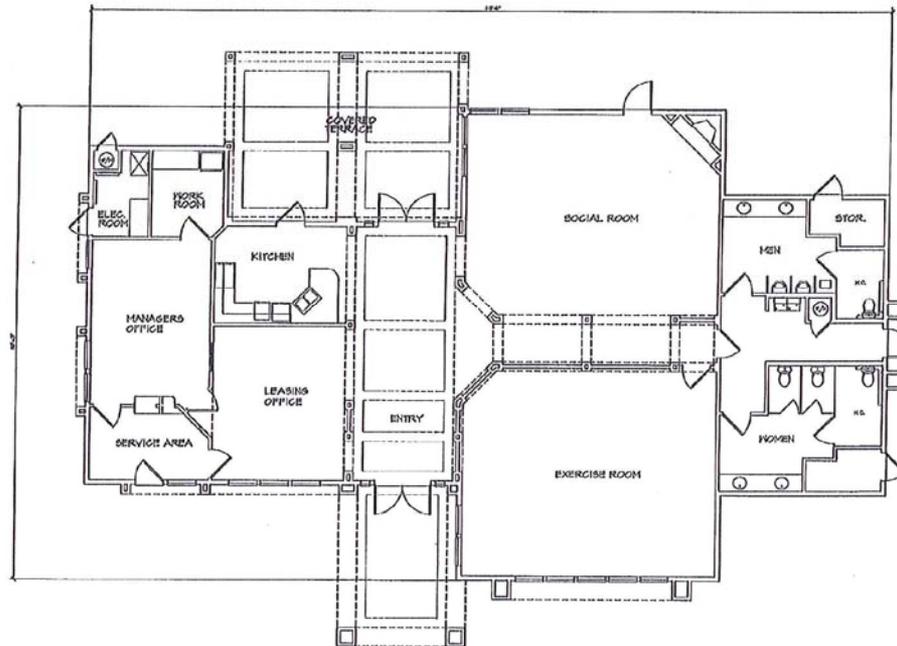
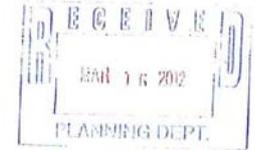




Conceptual Elevation Plan for Recreation Building



EXTERIOR ELEVATIONS RECREATION BUILDING
SCALE = 1/8" = 1'-0"



FLOOR PLAN RECREATION BUILDING SHEET NO. 02
SCALE = 1/8" = 1'-0"

NOTE KEY

1. 002 FINISHES EXTERIOR ROOF
2. STROGO FINISHES EXTERIOR COLOR SCHEDULE
3. 2.000 FINISHES
4. BRICK/COFFERED BRICK UNIT
5. 000 FINISHES EXTERIOR
6. 000 FINISHES EXTERIOR, AS SHOWN IN 1/8" = 1'-0" PLAN

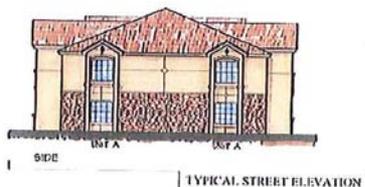
COLOR SCHEDULE:

①	COLOR SCHEDULE-A
②	COLOR SCHEDULE-B
③	COLOR SCHEDULE-C
④	COLOR SCHEDULE-D
⑤	COLOR SCHEDULE-E
⑥	COLOR SCHEDULE-F
⑦	COLOR SCHEDULE-G
⑧	COLOR SCHEDULE-H
⑨	COLOR SCHEDULE-I
⑩	COLOR SCHEDULE-J
⑪	COLOR SCHEDULE-K
⑫	COLOR SCHEDULE-L
⑬	COLOR SCHEDULE-M
⑭	COLOR SCHEDULE-N
⑮	COLOR SCHEDULE-O
⑯	COLOR SCHEDULE-P
⑰	COLOR SCHEDULE-Q
⑱	COLOR SCHEDULE-R
⑲	COLOR SCHEDULE-S
⑳	COLOR SCHEDULE-T
㉑	COLOR SCHEDULE-U
㉒	COLOR SCHEDULE-V
㉓	COLOR SCHEDULE-W
㉔	COLOR SCHEDULE-X
㉕	COLOR SCHEDULE-Y
㉖	COLOR SCHEDULE-Z





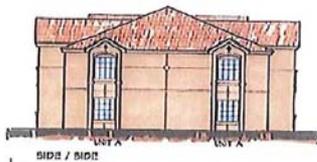
Proposed Elevation Plan for Apartment Buildings



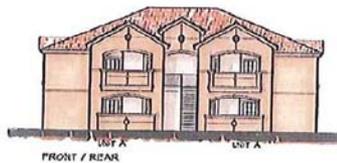
TYPICAL STREET ELEVATION



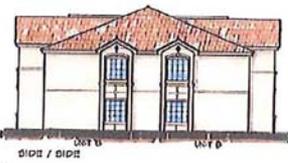
RECEIVED
MAY 16 2017
PLANNING DEPT.



COLOR SCHEME A



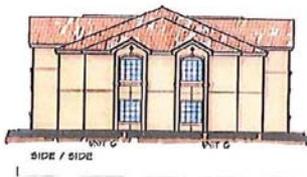
BUILDING TYPE - 1



COLOR SCHEME B



BUILDING TYPE - 2

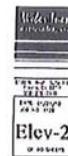


COLOR SCHEME C



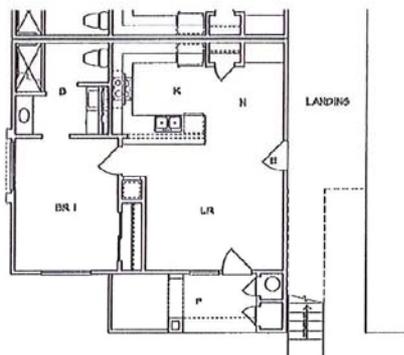
BUILDING TYPE - 3

EXTERIOR ELEVATIONS
SCALE 1/8" = 1'-0"

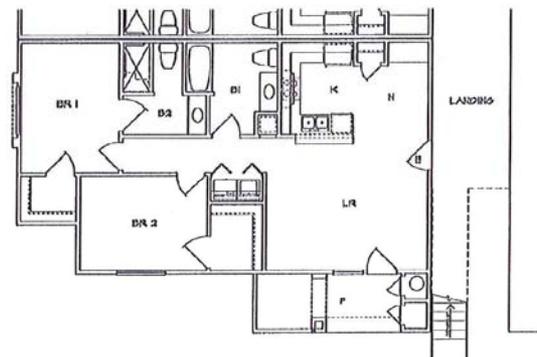




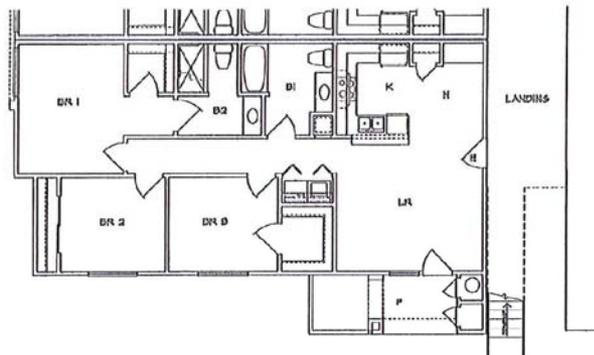
Proposed Floor Plans for Apartment Buildings



FLOOR PLAN UNIT A -- 650 SQ. FT.
1 BR-1 B



FLOOR PLAN UNIT B -- 429 SQ. FT.
2 BR-2 B

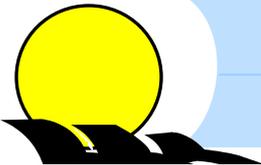


FLOOR PLAN UNIT C -- 100 SQ. FT.
3 BR-2 B



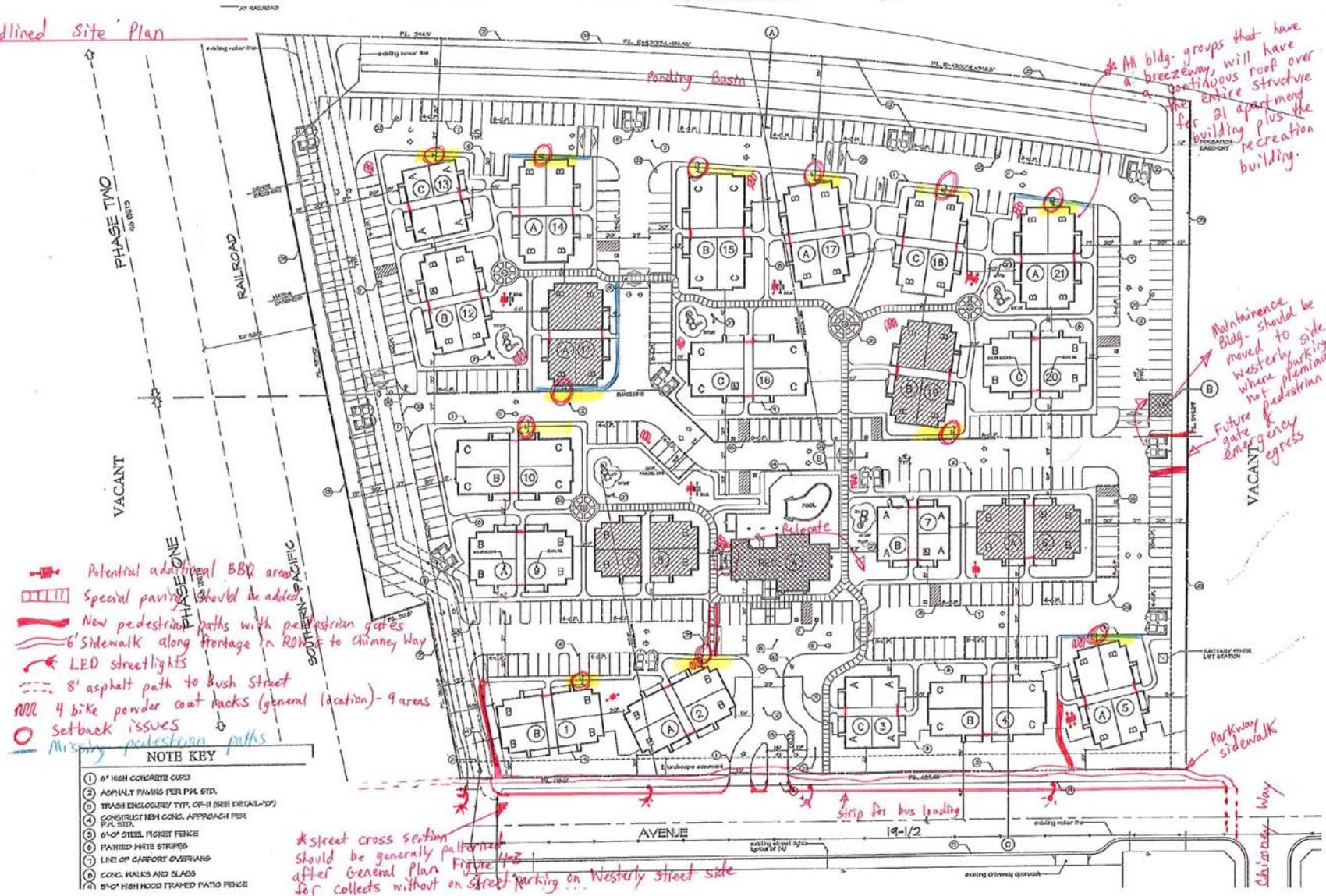
FLOOR PLANS
10 x 10





Redlined Site Plan

Redlined Site Plan



- Potential additional BBR areas
- Special paving should be added
- New pedestrian paths with pedestrian gates
- 6' Sidewalk along frontage in ROW to Chimney Way
- LED streetlights
- 8' asphalt path to Bush Street
- 4 bike powder coat racks (general location) - 9 areas
- Setback issues
- Missing pedestrian paths

NOTE KEY

- ① 6" HIGH CONCRETE CURB
- ② ASPHALT PAVING PER PPL STD.
- ③ TRASH ENCLOSURE TYP. OR II (SEE DETAIL-D)
- ④ CONCRETE NEW CONC. APPROACH PER PPL STD.
- ⑤ 6'-0" STEEL PICKET FENCE
- ⑥ PAINTED WHITE STRIPES
- ⑦ LINE OF GARFPORT OVERHANG
- ⑧ CONC. WALKS AND SLABS
- ⑨ 3'-0" HIGH HOOD TRAINED PATIO FENCE

*street cross section should be generally patterned after General Plan Figure 4-2 for collects without on street parking on westerly street side

All bldg. groups that have a breezeway, will have a continuous roof over the entire structure for all apartment building plus the recreation building.

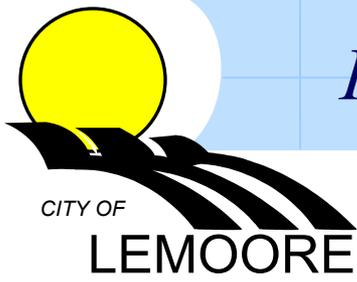
Maintenance Bldg. should be moved to side westerly where parking not pedestrian Future gate & emergency egress

Parkway sidewalk

Chimney Way

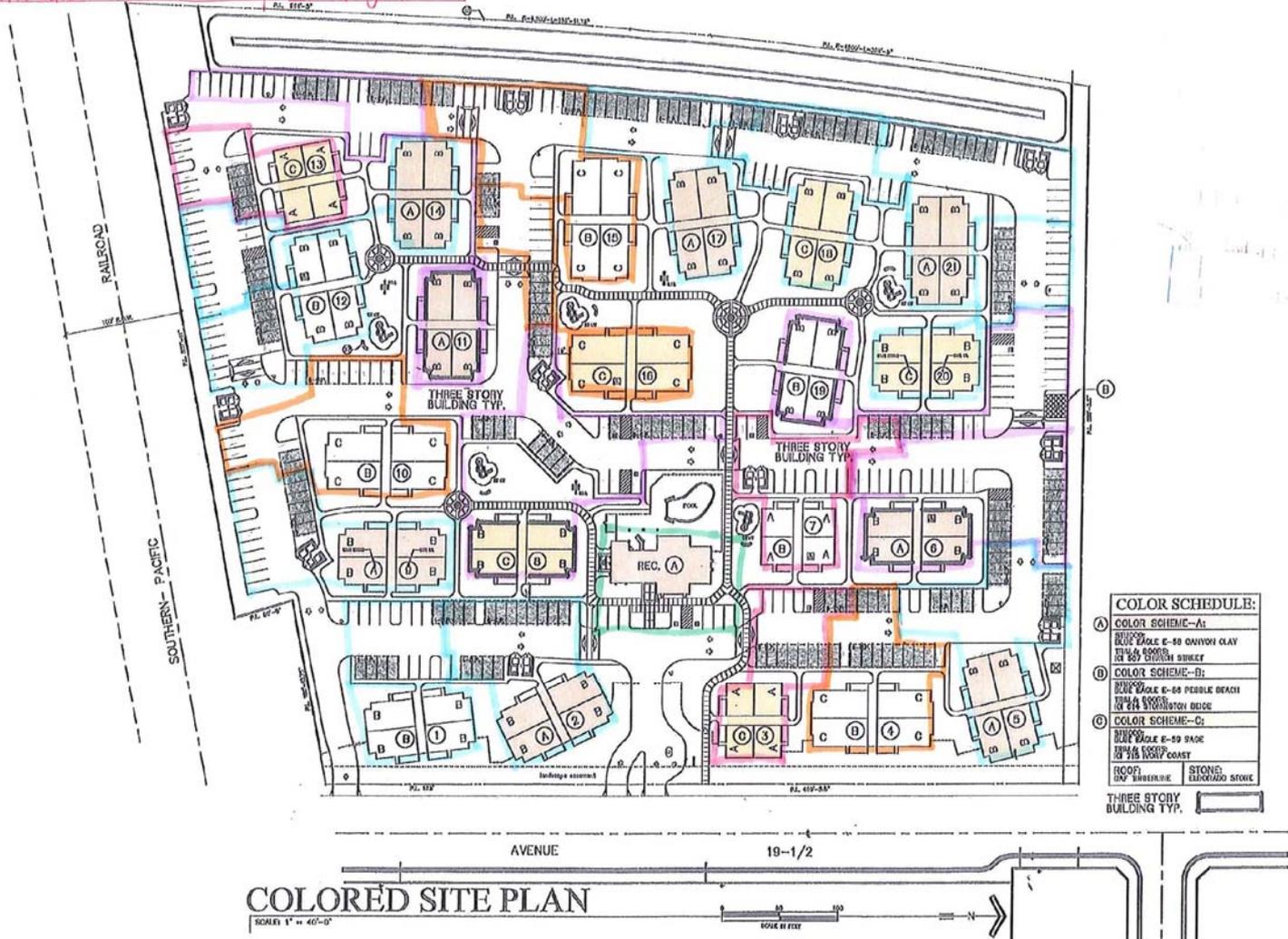
Redlined Landscape Concept Plan





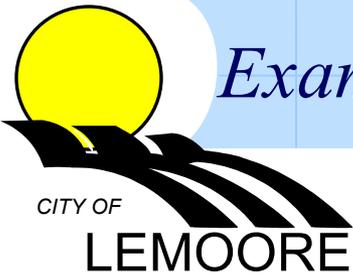
Parking Allocation Plan of Proposed Project

Parking Allocation Plan of Proposed Project



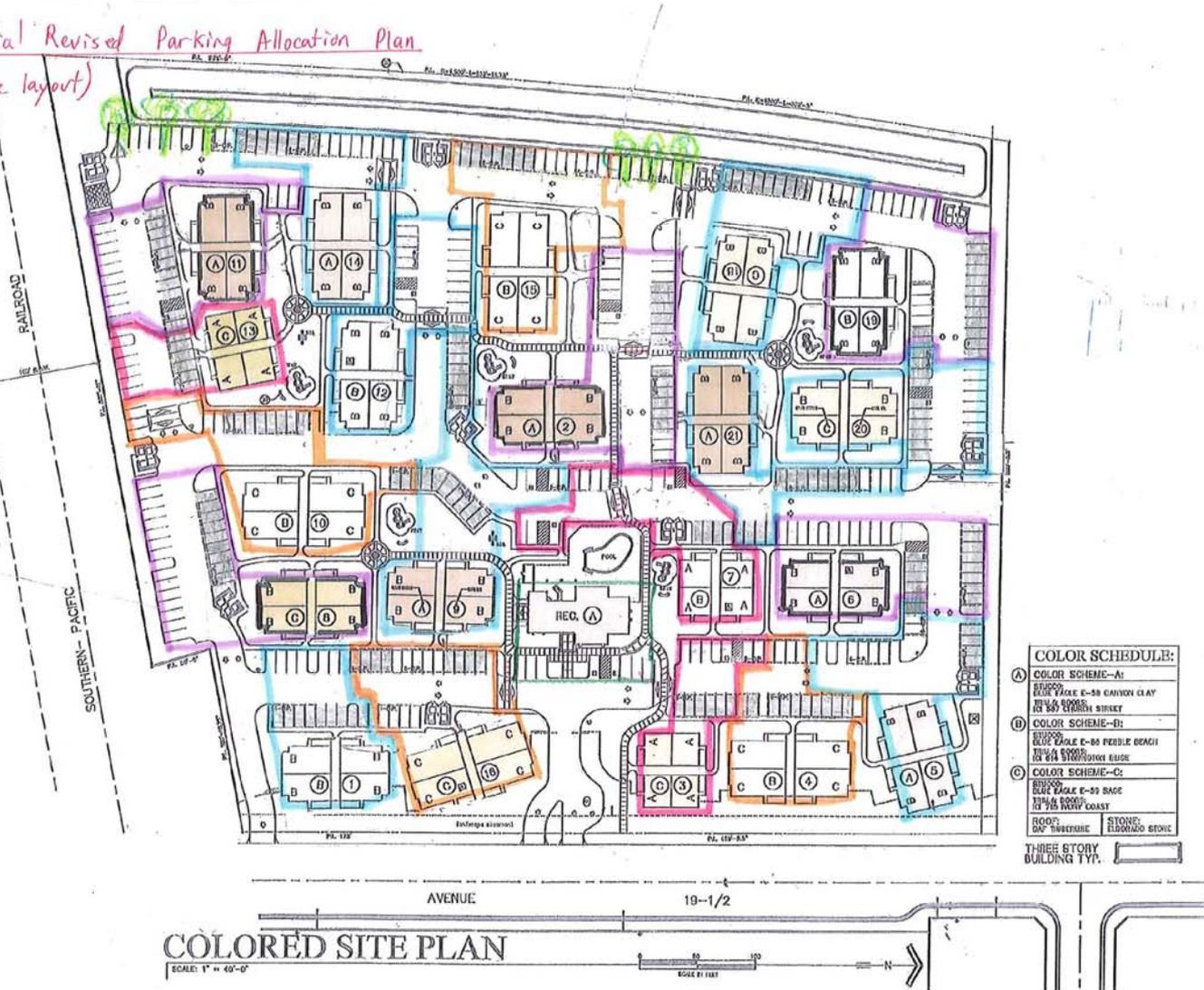
COLOR SCHEDULE:

(A)	COLOR SCHEME-A: BUILDING C-59 ONYX GRAY TERRAZZO OR 50% STONE MIXTURE
(B)	COLOR SCHEME-B: BUILDING E-68 PEOPLE BEACH TERRAZZO OR 50% STONE MIXTURE
(C)	COLOR SCHEME-C: BUILDING E-59 SAND TERRAZZO OR 50% STONE MIXTURE
ROOF:	STONE: NO TERRAZZO TERRAZZO STONE
THREE STORY BUILDING TYP.	



Example Potential Revised Parking Allocation Plan

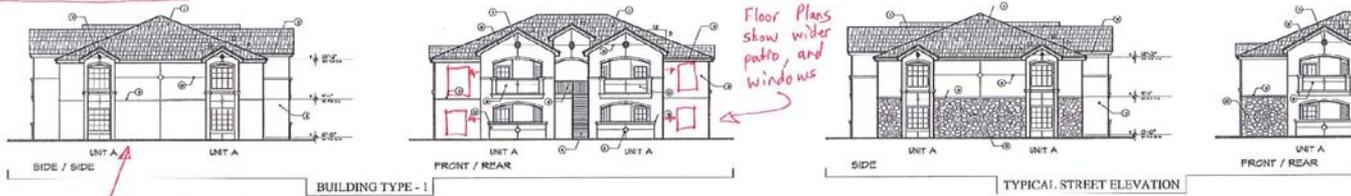
Example Potential Revised Parking Allocation Plan
(with modified site layout)



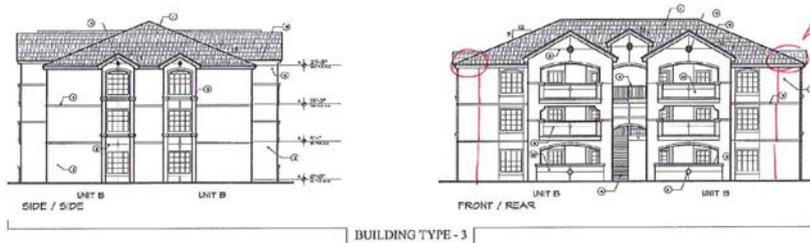
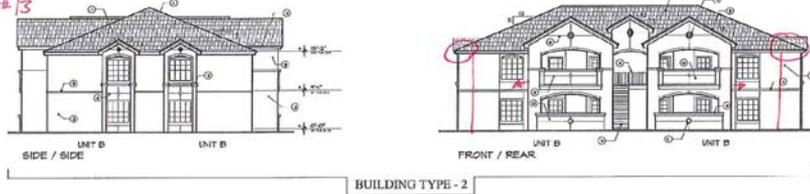
Redlined Apartment Elevation Plans



Redlined Elevations

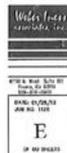


May have fire code issue on building with less than 20' building separation.



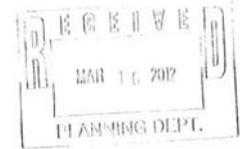
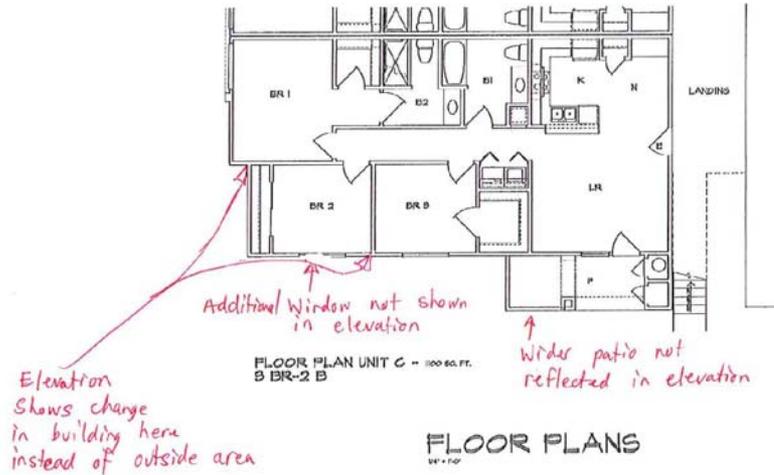
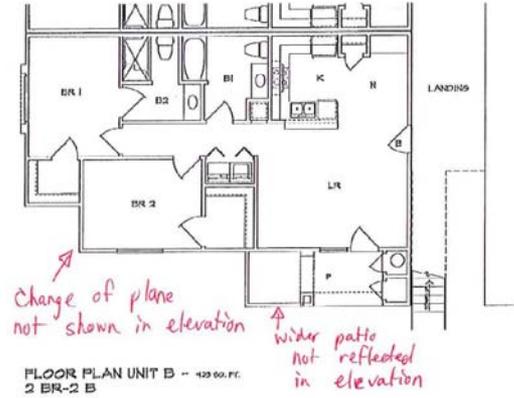
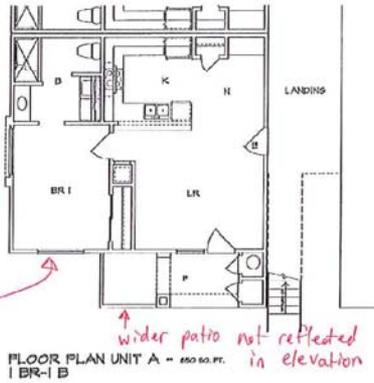
NOTE KEY

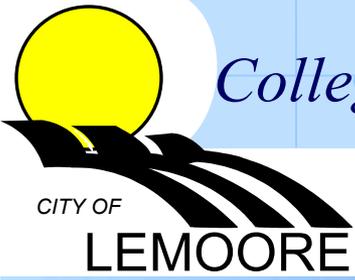
1. COORDINATE SYMBOLS WITH 3-DIMENSIONAL DRAWING
2. MAIN LINE BRIDGE WITH MULTIPLE COLOR SHADES
3. HATCH PATTERN COLOR TO ACCENT FINISH
4. DETAIL WALL FINISH (BLACK) BY OTHERS
5. SYMBOLS OF REFERENCED DRAWING
6. FINISHED FLOOR SURFACE
7. UNFINISHED FLOOR
8. FINISHED CEILING
9. FINISHED WALL (TYPE, AS SHOWN)
10. SYMBOL OF FINISH FINISH FINISH
11. STRUCTURAL SYMBOLS WITH SOME VARIATION



EXTERIOR ELEVATIONS

Redlined Apartment Floor Plans





College Park Apartments Example – 10 units/ gross acre





*Montgomery Crossings Apartments Example –
11.28 units/gross acre, or 18.45 units/net acre*





Valley Oak Apartments Example – 16.82 units/gross acre





Miscellaneous Apartment Examples





Planning Commission Action

- Hold public hearing to hear from the applicant and public
- Determine if there are modifications wanted to the draft resolution
- Determine number and placement of 3-story buildings and if the standards listed in condition #2 of the draft resolution are needed in the revised Site Plan that would move forward to City Council
- Determine that the project, as defined, redlined, and conditioned will meet the findings determining the project's "compatibility" even if the Commission changes certain conditions (contained in 1st Now Therefore...)
- Consider adopting a version of Draft Resolution #2012-08, making various recommendations to City Council