

Mill Creek Townhomes

Rezoning / Site Plan Concept Discussion

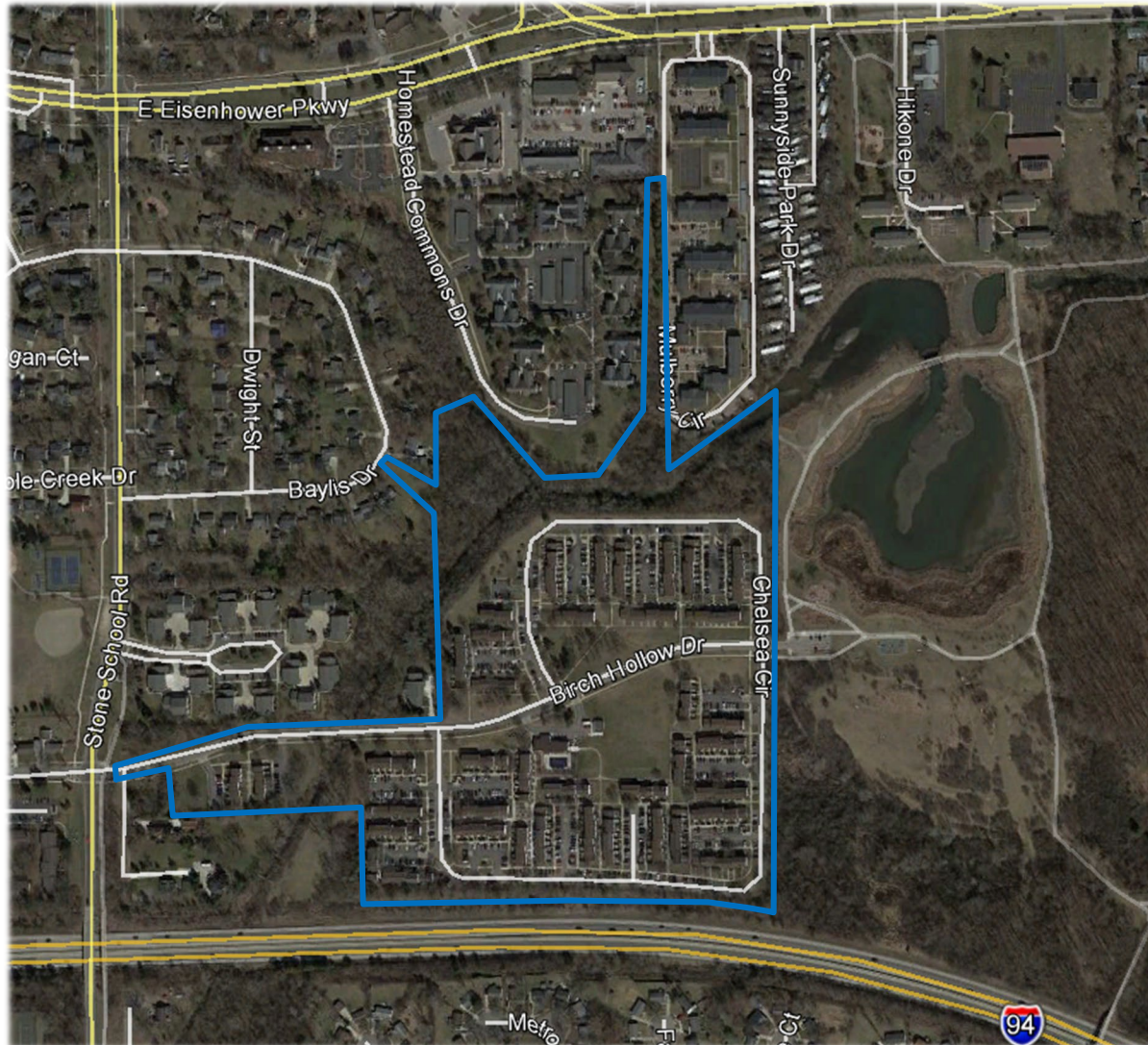
10.14.2020



Owner / Developer
First Martin Corporation
Mike Martin
Darren McKinnon

Site Design Team
Midwestern Consulting

Background - Location

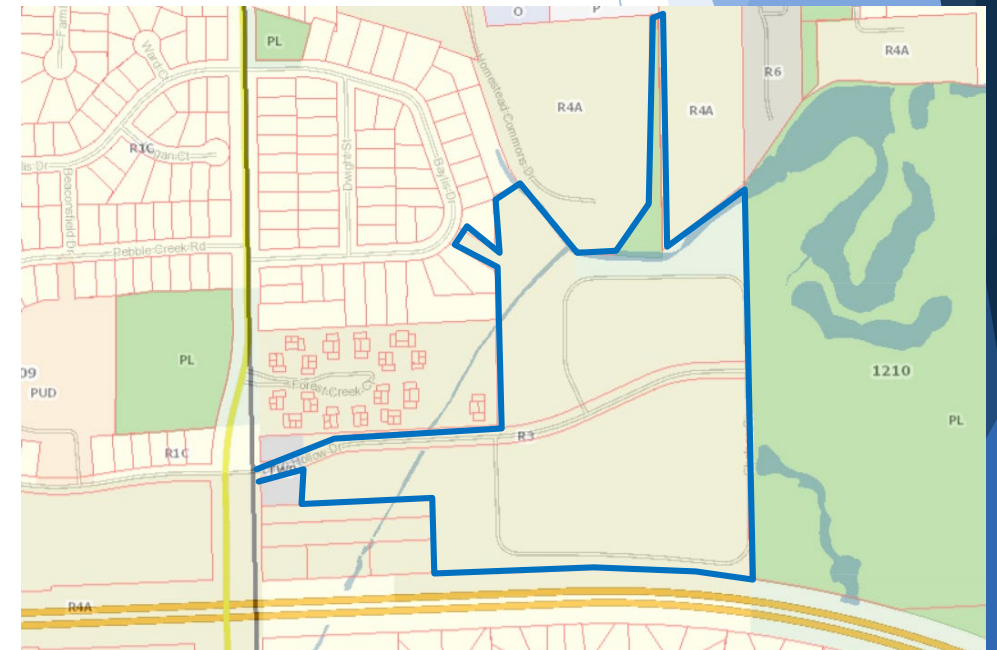


Location

Birch Hollow Drive
Near I-94 and Stone School

Existing Zoning

R3



Existing Mill Creek Development



Existing
281 townhomes
Clubhouse (outdated)

Proposed Rezoning Concept



Project Goals

- Rezoning from R3 to R4B
- Additional multi-family units
- Demolition of existing clubhouse and swimming pool
- Addition of new clubhouse and swimming pool

Today's Discussion



Project Benefits

- Rezoning allows for stacked flat unit typology not permitted in R3
- Incorporate new buildings that better meet sustainability goals of City
- Upgrade clubhouse amenities and swimming pool, which serves residents in Mill Creek and Homestead Commons
- Incorporate stormwater management for development areas

Project Challenges

- Feasibility of rezoning from R3 to R4B
- Landscape Modification for development area only
- Parking reduction for multi-family vs. townhome zoning district