

1961 Carpenter Road Apartments

Project Description

September 19, 2023

The applicant is requesting preliminary review of a request for a General Plan Amendment and Rezone to allow for multiple family residential on a 3.66 acre parcel at the corner of Carpenter Road and Empire Avenue. There is single-family residential to the north across Carpenter Road, a vacant site the east, a single-family residence on the neighboring parcel to the south, and an undeveloped site across Empire Avenue to the west. Access to Highway 4 is approximately $\frac{3}{4}$ of a mile away at Laurel Road and the Empire Shopping Center at the Antioch/Brentwood border is $\frac{3}{4}$ of a mile to the south. Almond Grove Elementary School and two city parks are within walking distance to the east. 1961 Carpenter Road is designated in the current General Plan as Commercial and is zoned C General Commercial. The project site is primarily undeveloped with a single-family home and garage in the northeast corner along Carpenter Road. There is a slight, uniform downslope from north to south.

The provided, conceptual plans demonstrate the type of project that is hoped to be achieved through a General Plan Amendment to Residential High and a rezone to M-17 Multiple Family Residential. The Residential High General Plan land use seeks to provide affordable and rental residential units within typical apartment-style buildings at a density between 9.6 and 16.7 dwelling units per acre. This application depicts a project that utilizes state density bonus law to increase the allowable density by +50% through the provision of 10 very low-income units. As shown, the project includes a total of 92 apartment units at a density of 25.1 dwelling units per gross acre.

Within the site, three-story, walk-up apartment buildings would be arrayed along the east property line and within a looping circulation driveway. Entry to the complex is proposed via an existing curb cut at Empire Avenue. A vehicle entering the site would curve to the right where there will be gated access and a call box for visitors. Six parking stalls are provided outside the gate adjacent to the leasing office and resident amenity space at the ground level of Building One for prospective tenants and guests. In addition to a leasing office and mail room, this space may include resident amenities such as a fitness center and community room.

The architecture is proposed as a transitional style with cast stone piers at the stairs and ground level patios, cement plaster siding painted in warm earth tones, and pitched concrete tile roofs. Resident parking is accessed through gates on either side of the clubhouse facility and arranged along a loop road through the site. There will be one covered carport or private garage stall for each unit in addition to uncovered parking.

The landscape will be designed to provide year-round color, texture, and interest. Plantings will provide evergreen shrubs and trees for screening, flowering plants along the buildings, and trees for shading at the pavement areas.

The proposed transition from underdeveloped, nearly vacant lot to multi-family development will enrich and engage with the surrounding community and provide much needed high-quality housing.

We thank you for your consideration of this proposal and look forward to working with the City of Oakley to reshape this property into a vibrant part of the community.