

DESCRIPTIVE SUMMARY

Special Use Request: Identification of Items in Muncie City Code Sec. 150.227

(1) **Location and size of the area involved:**

See attached site plan and maps.

(2) **Density of land use:**

See attached study of multi-family units in the area of the proposed project. Density of the project is 10.57 units/acre. This is the lowest density among all multi-family student housing in the area, which varies from 24.32 to 64.86 units/acres (see attached density study).

Density is also a function of the requirements of the Zoning Code that a development have a certain number of parking spaces, green space, etc. This project has sufficient land that the site plan provides approximately 14% more parking spaces than the Code requires.

(3) **Location, function, ownership, and manner of maintenance of common open space:**

The location of common open space is depicted on the site plan. It includes recreational green space, swimming pool, sand volleyball court, etc. This will be maintained by the property's maintenance staff and a private landscaping contractor.

(4) **Use, approximate height, bulk, and location of buildings and other structures:**

See attached site plan and drawings.

(5) **Feasibility of proposals for the disposition of sanitary and storm water:**

Stormwater will be collected on site and directed to a retention pond on site designed with capacity for a 100 year rain event. The detention pond will outlet into a proposed new storm sewer that will drain west and into an existing 54" Sanitary District main on the border of Laynecrest and the Ball State athletic fields. See attached drawings.

(6) **Covenants, grants, and easements to be placed on the use of the land and buildings:**

None. The drainage system will require an easement from Bradburn Realty to allow the drainage pipe to be buried under its land (Laynecrest lots 85, 202-207) to access the

Sanitary District main. As seller of this land, Bradburn Realty has agreed to this easement.

(7) **Provisions for parking of vehicles and the location and width of proposed streets:**

No streets are proposed. See attached site plan for details of parking. All parking is on site.

(8) **Relationship of proposed streets to streets in the proximity of the development:**

No streets are proposed.

(9) **Schedule of construction and a written statement of how the development would be consistent with residential growth:**

Construction is anticipated to start in the summer of 2012 and will take approximately 9 months to build. The project is consistent with other student-oriented housing in the area, and provides a transitional use from low density residential (Laynecrest) to high density commercial (McGalliard corridor).