

AGENDA MEMORANDUM

To: Mayor and Members of Town Council

From: Sandy Vossler, Senior Planner, Development Services Department

Through: Tara Vargish, P.E., Director, Development Services

Title: **Resolution Approving the Site Development Plan for The Estates Above Plum Creek Filing 4, Block 2, Tract B (Plum Creek Planned Development, 3rd Amendment)**

Executive Summary

The Douglas Group, Inc. is proposing to site plan Tract B of the Estates Above Plum Creek, Filing 4, Block 2. The 1.5-acre tract is located west of the Mount Royal Drive and West



Figure 1: Site Vicinity Map

Prestwick Way intersection (Figure 1 and Attachment A). The Site Development Plan includes three single family home lots on 1.2 acres, .27 acres of open space, landscaping along Mount Royal Drive and utilities installed to serve the lots.

The purpose of this staff report is to seek Town Council approval on the proposed Site Development Plan. This proposal is in conformance with the approved zoning and Town criteria. Staff comments have been addressed through the review process.

Planning Commission considered the Site Development Plan at a public hearing on Thursday, April 11, 2024 and voted 5 to 0 to recommend approval to Town Council.

Background

Existing Conditions and Surrounding Uses

Tract B remains generally undeveloped with the exception of a public restroom and tee box adjacent to Fairway #5 of the Plum Creek golf course. There are existing retaining walls that step down from the sidewalk along Mount Royal Drive toward the restroom facility. There are some shrubs remaining between the retaining walls and sparse streetscape along Mount Royal Drive.

The uses adjacent to Tract B include a single family detached development (3.6 dwelling units per acre) within the Plum Creek PD to the east. To the south there is a single family detached development (1.5 dwelling units per acre) and private open space within the Heckendorf Ranch PD. Plum Creek golf course, Fairway #5 abuts the property to the west, and further west beyond Fairway #5 is the Union Pacific Railroad tracks and right-of-way.

Zoning Regulations

The property was annexed and zoned as a Planned Development in 1982 and was included as part of the 1983 site plan for Estates Above Plum Creek, Filing No. 4, wherein the 1.5-acre Tract B was identified as Private – Future Development. In May 2023, Tract B was rezoned as Plum Creek Planned Development (PD), 3rd Amendment to allow low-density single family development, and set aside .275 acres of private open space (OSP) in three tracts.

The current zoning allows three single family home lots, a maximum height of 35 feet, minimum lot size of .3 acres and a gross density of 2.45 du/ac. The private open space includes OSP-1 which is .178 acres adjacent to the Plum Creek golf course and is the site of a public restroom that will remain to serve the golf course. OSP-2 is .076 acres and is location of a tee box on Fairway #5 box that will also remain. OSP-3 is .021 acres and includes access for Heckendorf Ranch Filing 1 emergency vehicle access (EVA) connecting Crosshaven Place and Mount Royal Drive. Access easements remain in place over all three open space tracts.

Discussion

Use and Development Standards

The proposed Site Development Plan includes three lots ranging in size from .3 to .6 acres. The maximum building height for the lots is 35 feet and for the open space tracts is 20 feet.

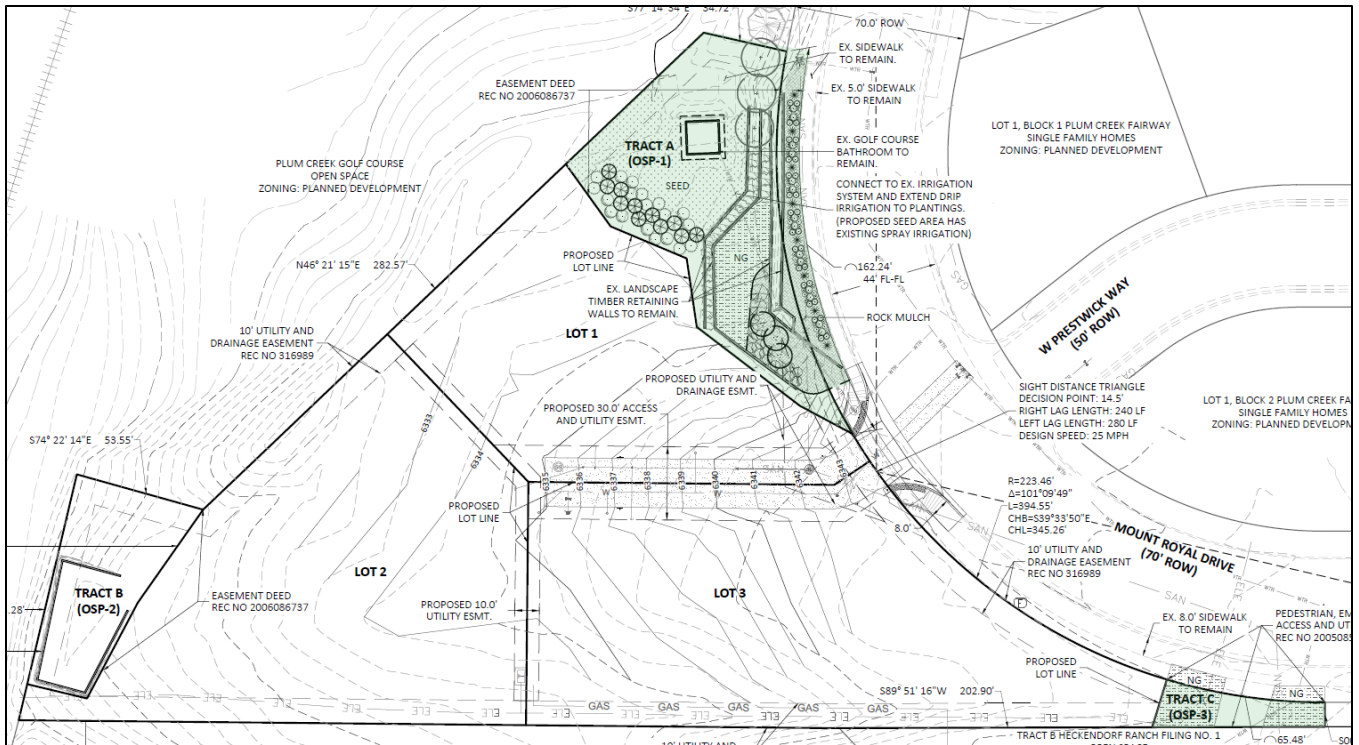


Figure 2: Site Development Plan – Landscape Plan

The front yard setback is 20' and the rear yard setback is 15' for both the lots and the open space tracts. Homes with walk-out basements are possible.

A private drive intersects Mount Royal Drive opposite of West Prestwick Way. Driveway access to each lot will be from the private drive.

Deciduous trees and evergreen shrubs will enhance the streetscape where OSP-1 abuts the Mount Royal Drive right-of-way (ROW). Eleven evergreens will be added to the landscape screen between OSP-1 and Lot 1. The existing native grass on either side of the EVA in OSP-3 will remain (Figure 2 and Attachment B).

Interface Regulations

The Residential/Non-Residential Interface Regulations and the Dissimilar Residential Interface do not apply to this proposed development. This single family detached proposal is adjacent to single family detached neighborhoods in the Plum Creek PD and Heckendorf PD to the east and south, respectively, and to golf course open space to the west.

Skyline and Ridgeline Protections

This property is not located with the Skyline-Ridgeline Protection Area.

Open Space and Public Land Dedication

The open space dedications were approved with the 2023 PD Plan. This SDP complies with the open space requirement of the PD Plan and no further dedications are required with the site plan.

Traffic Impact Analysis and Mitigation

There are no significant traffic impacts associated with this project as proposed with three single family units. The Site Development Plan includes ADA compliant sidewalk improvements at the new private drive access from Mount Royal Drive. Where the existing retaining walls extend into the Mount Royal Drive, a ROW Encroachment Agreement has been executed as a housekeeping item.

Parks

The Parks Department has reviewed this Site Development Plan and supports the plan for three private single-family residences and the open space tracts.

Utilities

Adequate water, wastewater, storm sewer and road infrastructure exists or is proposed with this project to serve the property. All drainage infrastructure has been engineered and sized to safely convey all stormwater away from the site.

Notification and Outreach

Public Notice

Public hearing notice signs were posted on the property on March 27, 2024. Written notice letters were sent to property owners and Homeowner Associations (HOA) within 500 feet of the property, at least 15 days prior to the public hearings.

Town staff published notice of the Planning Commission and Town Council public hearings on the Town's website and provided information about the proposal on the Town's *Development Activity* interactive map. Staff has not received any inquiries on the proposed Site Development Plan.

Neighborhood Meetings

Neighborhood meetings were held by the applicant, with Town staff in attendance on February 16, 2023, July 6, 2023 and March 18, 2024. All meetings offered in-person and virtual attendance. In total, 3 people attended the neighborhood meetings. Questions were raised about the maximum building height, whether the properties would have a Homeowners Association (HOA), or would be included in a metropolitan district, what would the homes look like and when would construction begin. One resident indicated that it would be good to have the development provide some screening from the railroad and future Crystal Valley interchange.

External Referrals

External referrals were sent to local service providers and Douglas County Government, as well as Douglas County School District and Plum Creek Master HOA and Crystal Crossing (Heckendorf Ranch) HOA. None of the agencies contacted returned any comments or objections to the site plan proposal.

Analysis

This staff analysis takes into account the representations made in the application, technical and other attachments submitted to date.

SDP Review and Approval Criteria 17.38.040 and Analysis

A. Community Vision/Land Use Entitlements

1. Generally, conforms to the Town's guiding documents that include, but are not limited to Town Vision, Comprehensive Master Plans, Sub Area Plans, Design Guidelines, Corridor Plans and any other guiding documents.
2. Complies with existing Intergovernmental Agreements (IGA) applicable to the development proposed.
3. Complies with any applicable Zoning Overlay Regulations and, if applicable Skyline/Ridgeline Regulations and Interface Regulations.
4. Complies with the approved Planned Development Plan and Zoning Regulations.
5. Conforms to the Town's architectural goals [for non-residential properties] by proposing architectural details that incorporate the use of high quality materials in a unique and varied design, while eliminating monolithic expanses of walls and rooflines through the use of varying planes and architectural projections to ensure a complete 360-degree architectural design.
6. Complies with all other relevant requirements of the CRMC.

Analysis: The proposed Site Development Plan meets the Community Vision and Land Use Entitlements. The 2030 Comprehensive Master Plan recognized this property as future residential. There are no IGAs that govern the property, and the Skyline-Ridgeline Protection regulations and Interface regulations are not applicable to development on the property. The proposal does comply with the development standards of the Plum Creek Planned Development, 3rd Amendment and Zoning Regulations. The Zoning Regulations do not include architectural design standards.

B. Site Layout

1. Conforms to Chapter 17.50 Residential/Non-Residential Interface of the CRMC.
2. Site shall be designed to maintain pedestrian and vehicle safety, provide for adequate fire safety, and mitigate impacts upon adjacent properties by ensuring all vehicular, fire and mitigation regulations contained within the CRMC, including technical criteria, have been met.

3. Provides adequate parking, on-site circulation and loading in accordance with Town regulations.
4. Provides appropriate screening and/or enclosure of outdoor storage of merchandise/materials, loading areas, trash receptacles, mechanical units, site utility equipment and building mounted utility hardware.
5. Provides adequate site design to protect major environmental characteristics that would include unique topographic features and significant vegetation where possible.

Analysis: The proposed Site Development Plan meets the Site Layout criteria. Neither the Residential/Non-Residential Interface Regulations nor the Dissimilar Residential Interface Regulations apply to this development. Standard sidewalk crossing and ADA ramps will be installed at the private drive and Mount Royal Drive intersection. Residential parking requirements will be met on each lot. Eleven additional evergreens are being added to the existing landscaping between the golf course restroom and Lot 1 to enhance the screening. There are no significant landforms on the property and the site is generally covered by non-irrigated grasses and weeds.

C. Circulation and Connectivity

1. Complies with all CRMC and technical criteria associated with circulation and connectivity.
2. Complies with all Fire regulations associated with land development.
3. Provides for pedestrian and bicycle traffic in a safe and convenient manner.
4. Provides for a high level of pedestrian connectivity between neighborhoods, schools, trails/open space and commercial areas.

Analysis: The proposed Site Development Plan meets the Circulation and Connectivity criteria. Fire has reviewed the site plan for accessibility and approved the plans. A fire truck turnaround is not required since the private drive is less than 150 feet. As previously noted, a pedestrian crossing linking the existing sidewalks and ADA ramps will be installed at the entrance to the private drive.

D. Services Phasing and Off-site Impact

1. Complies with any phasing requirements associated with the approved zoning for the property. Provides phased improvements in a logical and efficient manner.
2. Adequate water resources have been conveyed or purchased. Existing or proposed water and wastewater systems can support the proposed development pattern, uses and density.
3. Existing or proposed stormwater systems can support the development and comply with applicable regulations.
4. Provides adequate consideration for the future extension of streets and utilities to adjacent properties.
5. Identifies and appropriately provides on-site and off-site public improvements to mitigate traffic impacts as required by the CRMC and technical criteria.

Analysis: The proposed Site Development Plan meets the Phasing and Off-Site Impacts criteria. The SDP proposes adequate and efficient utility plans for water, stormwater/drainage and wastewater. Installation of infrastructure will not be phased. No future extensions of streets and utilities to surrounding properties are necessary. The existing EVA connecting Mount Royal Drive and Crosshaven Place will be maintained. No off-site improvements are required.

E. Open Space, Public Lands and Recreation Amenities

1. Provides adequate trail systems in terms of internal circulation and appropriate external connections deemed necessary by the Town to achieve connectivity goals.
2. Ensures functional and accessible open space, consistent with the overall open space plan for development and preserves significant natural features.
3. Ensures appropriate buffering, utilizing open space and/or setbacks to lessen any identified negative impacts.

Analysis: The proposed Site Development Plan meets the Open Space, Public Lands and Recreation Amenities criteria. The site plan complies with the open space requirements of the Plum Creek PD, 3rd Amendment and Zoning Regulations. The existing restroom and tee box adjacent to Fairway 5 will remain and the open space surrounding them is subject to an existing access easement. Additional landscaping is proposed to enhance the buffer between Lot 1 and the golf course and restroom.

Budget Impact

Development of the property will generate review and impact fees, along with use taxes for commercial development.

Findings

All staff review comments have been addressed. There were no external referral comments received. Staff has found that the proposed Site Development Plan met the criteria below. The Planning Commission heard the Site Development Plan at a public hearing on Thursday, April 11, 2024 and voted 6 to 0 to recommend approval to Town Council.

- Conforms with the objectives of the Town Vision and the 2023 Comprehensive Master Plan,
- Meets the zoning requirements of the Plum Creek Planned Development, 3rd Amendment and Zoning Regulations, and
- Meets the review and approval criteria of the Municipal Code Chapter 17.38.

Recommendation

Planning Commission heard the Site Development Plan at a public hearing on Thursday, April 11, 2024 and voted 6 to 0 to recommend approval to Town Council.

Proposed Motion

Option 1: Approval Recommendation

“I move to approve the Resolution, as introduced by title.”

Option 2: Approval with Conditions Recommendation

“I move to approve the Resolution, as introduced by title, with the following conditions:” [List conditions]

Option 3: Continue item to next hearing (need more information to make decision)

“I move to continue this item to the Town Council meeting on [date], at [time].”

Attachments

Attachment A: Vicinity Map

Attachment B: Resolution

Attachment C: Site Development Plan

