

THE RIDGE AT CRYSTAL VALLEY SITE DEVELOPMENT PLAN

TOWN COUNCIL
OCT. 5, 2021





Crystal Valley Parkway

25

Rijn Creek Boulevard

Town Boundary

Unincorporated Douglas County

Crystal Valley Ranch

lanterns

Lake Garibaldi Road

Elstrop Road

Willow Road

Unincorporated Douglas County

Bell Mountain

Unincorporated Douglas County

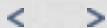
Sellers Creek Ranch

Vicinity Map

Subject Property



1/2" = 1 Mile



SITE DEVELOPMENT PLAN

REVIEW CRITERIA

- Compliance with Zoning Requirements
- Site Layout
- Circulation and Connectivity
- Utility Compliance and Off-site Impacts
- Open Space, Public Lands and Recreation Amenities

Does not allow adding uses not already authorized by the underlying zoning.

HISTORY OF APPROVALS

Northern 46 acres:

- 1985: Original Zoning Plum Creek South PD
- 2001: Crystal Valley Ranch PD
- 2012: Crystal Valley Ranch PD, 4th Amendment, Current Zoning allows 90 single-family detached or attached homes.

Southern 70 acres

- 2019: The Ridge Estates PD, Current Zoning allows 52 single-family detached homes, offset by 2018 Crystal Valley Ranch PD Amendment reduction of 52 units.

SKYLINE VARIANCE

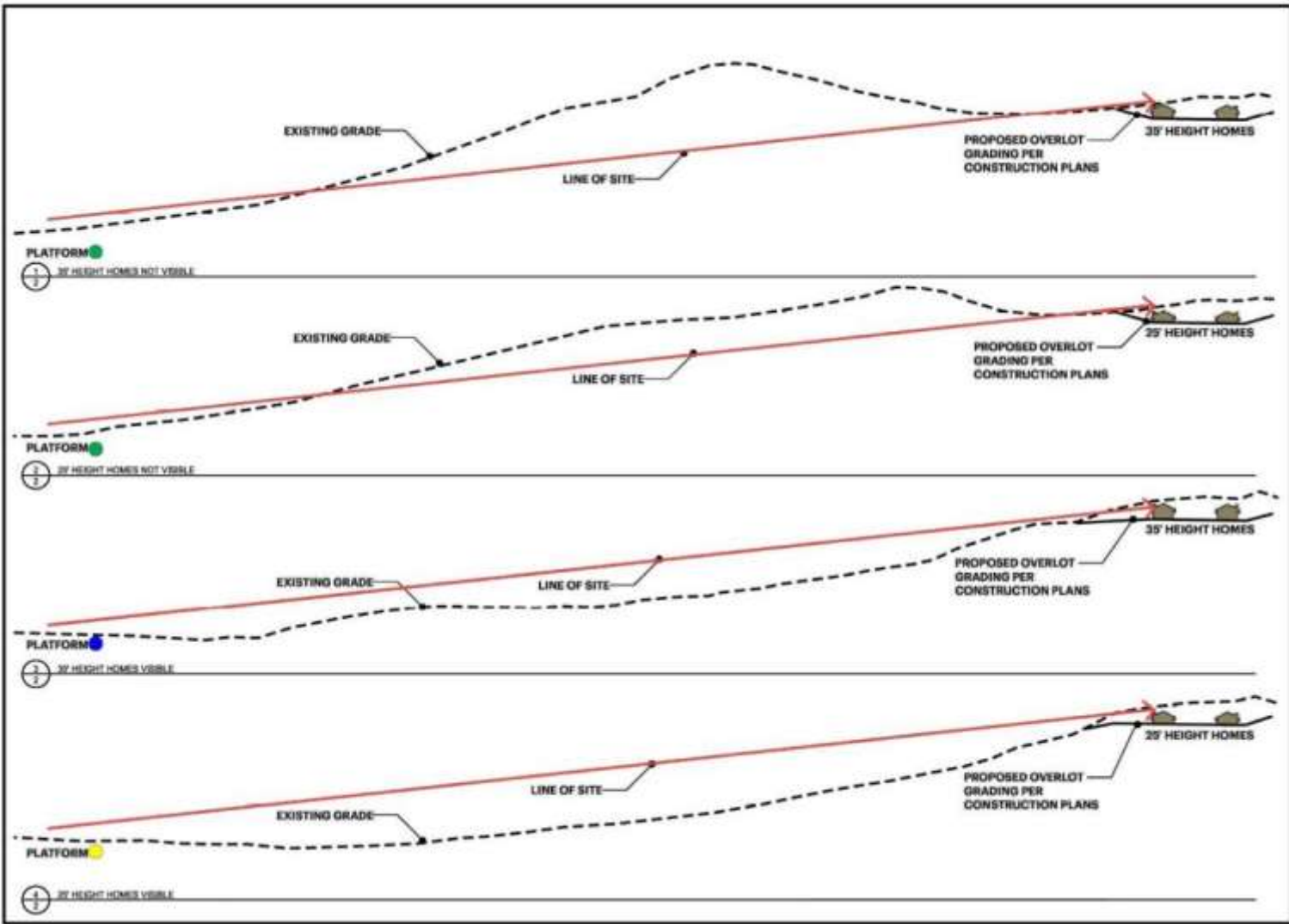
Blue: Minor Skyline,
limit 35 ft height

Yellow: Moderate
Skyline, limit 25 ft
height

Applicant requested
variance on 25 lots in
the yellow Moderate,
to allow 35 ft height

Planning Commission
Deciding Body





SKYLINE VARIANCE

Grounds for Variance 17.48.090.C.1.b:

“A proposed 25-foot high structure in a moderate skyline area will not be visible in the skyline from several points along the viewing platforms, in which event the restrictions of the minor skyline area shall apply.”

1999 Town Report:

- Visible from 16 or less viewing platforms: not mapped
- If a 25 ft home was visible from 17-64 platforms: Moderate Skyline (yellow)
- If a 35 ft home was visible from 17-64 platforms: Minor Skyline (blue)

For this study, 25 ft homes were visible for 16 and fewer platforms, and 35 ft homes were visible from 17 platforms for only two lots.

Variance to move these 25 lots from Moderate to Minor Skyline

Approved by Planning Commission 4-1.

HISTORY OF SKYLINE VARIANCES

- 2005 Ridge Road - one lot for church
- 2011 Meadows F18 - 182 lots residential
- 2014 Ridge Road - one lot for Cell Tower
- 2014 Meadows F18 - 44 lots residential
- 2016 Meadows F18 - 17 lots residential
- 2021 Ridge at Crystal Valley – 25 lots residential

SDP PROPOSAL

- 142 Single-family homes
- Connects to Lanterns and Crystal Valley Ranch.
- EVA only for Sellers Creek Ranch
- Internal road circulation
- Open space between home areas
- Larger lots where adjacent to County
- Complies with Zoning requirements



ANALYSIS AND FINDINGS

- Meets the objectives of the Town's Vision and Comprehensive Master Plan; and
- Meets the zoning requirements of the Crystal Valley Ranch PD, 4th Amendment and the Ridge Estates PD; and
- Complies CRMC 17.38 Site Development Plan criteria

RECOMMENDATION

- Planning Commission voted 4 to 1 to recommend approval of the Ridge at Crystal Valley Site Development Plan.

PROPOSED MOTIONS

“I move to recommend approval of the resolution as introduced by title.”

QUESTIONS?

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OCT. 5, 2021

