

MEADOWS SINGLE FAMILY RESIDENTIAL SITE DEVELOPMENT PLAN AMENDMENT

TOWN COUNCIL
MARCH 21, 2023



SITE VICINITY MAP

Meadows Filing 16, Parcel 6 Lots

- Site is 136 Acres
- Zoned for Single Family Residential – Detached



HISTORY OF APPROVALS

- 1984, originally annexed and zoned as the Meadows Planned Development (PD).
- Various zoning amendments over the years.
- 2003, Meadows PD 4th Amendment (current zoning).
 - This parcel is in Use Area D
 - allows for 1,467 lots
 - to date 1,366 lots platted, leaves 101 lots available
- 2004 Site Development Plan approved for 59 large lots
- Proposal is for 77 lots, leaving 24 lots unplatted in Use Area D

SURROUNDING USES

- Red Hawk Golf Course
- Hillside Open Space
- Ridgeline Open Space
- Single Family Residential



Neighborhood	Gross Density	Open Space
Proposed Site	.56 du/ac	114 ac/84%
Meadows (W)	1.5 du/ac	264 ac/68%
Meadows (S)	1.5 du/ac	29 ac/75%
Hillside (SE)	2.6 du/ac	30 ac/65%
Red Hawk (E)	3 du/ac	6 ac/40%

BACKGROUND



Approved Site Plan – 2004
59 Lots, 87.3 ac (64%) Open Space



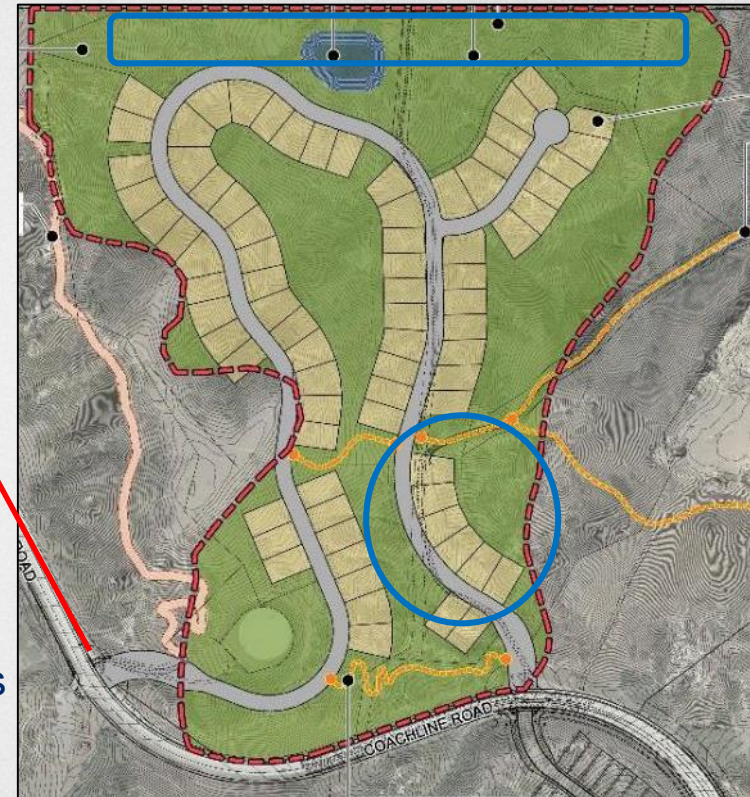
Conceptual Plan - Neighborhood Mtg 2022
81 Lots, increase in Open Space

CONCEPT TO PROPOSED PLAN



Conceptual Plan - Neighborhood Mtg 2022
81 Lots, increase in Open Space

- Increases:
- ✓ Open Space
 - ✓ Buffers to Golf Course
- Preserves:
- ✓ Natural Features
 - ✓ Wildlife Corridors



Proposed Site Plan – 2023
77 Lots, 114 ac. (84%) Open Space

SITE DEVELOPMENT PLAN

Proposal:

- Max. Height = 35',
Skyline Lots limited to 25'
- Gross Density = .56 Du/Ac.
- Avg. Lot Size = 9,255 SF
- Open Space = 114 acres (83%)
- Increased buffer in exchange for Town's future obligation for sidewalk



Neighborhood	# of Lots	Open Space
Approved SDP - 2004	59	87.3 ac/64%
Concept Plan - 2022	81	> approved
Proposed SDP - 2023	77	114 ac/84%

COMMUNITY OUTREACH AND FEEDBACK

- 3 hybrid neighborhood meetings were held
- Properties within 500 feet were mailed notices, public hearing signs were posted, meeting notices published on the Town webpage

Neighborhood Meetings		
Date	Format	Attendance
Jan. 10, 2022	Hybrid	37
June 30, 2022	Hybrid	11
Nov. 28, 2022	Hybrid	3

Highlights of Feedback

- Impacts existing home values
- Increases open space and buffer
- Preserves vegetation
- Impacts to wildlife
- Too dense / homes too small
- Increases traffic
- Wildfire threat
- Existing Trail Connectivity < >

SDP REVIEW AND APPROVAL CRITERIA

CRMC Chapter 17.38.040 Site Development Plan criteria:

- A. Community Vision/Land Use Entitlements
- B. Site Layout
- C. Circulation and Connectivity
- D. Service phasing and Off-site Impacts
- E. Open Space, Public Lands and Recreation Amenities

ANALYSIS AND FINDINGS

- Meets the objectives of the Town's Vision and Comprehensive Master Plan
- Complies with the Meadows PD, 4th Amendment Zoning
- Complies with CRMC Chapter 17.38 Site Development Plan criteria and Town's Technical Criteria

RECOMMENDATION

Planning Commission recommended approval to Town Council by a vote of 6 – 0 on March 9, 2023.

PROPOSED MOTION

Approval

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

ALTERNATIVE MOTION

Approval with Conditions

“I move to approve the Resolution, with the following conditions:” (list conditions)

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].”

QUESTIONS?



SITE DEVELOPMENT PLAN REVIEW AND APPROVAL CRITERIA

17.38.040 - Site Development Plan review and approval criteria.

Site Development Plans and amendments shall be evaluated on the following criteria (and the criteria set forth in Chapter 17.39 for a Site Development Plan-Use by Special Review) as applicable to the type of development proposed:

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 document so long as the application of such document does not restrict the project's entitlement(s) and density.
2. Complies with existing Intergovernmental Agreements applicable to the development proposed.
3. Complies with any applicable Zoning Overlay Regulations and, if applicable, Skyline/Ridgeline Regulations.
4. Complies with the approved Planned Development Plan and Zoning Regulations.
5. Conforms to the Town's architectural goals 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.

B. Site layout.

1. Conforms to Chapter 17.50 Residential/Non-Residential Interface of the CRMC.
2. Site design 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.

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.

D. Services, phasing and off-site impacts.

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.

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.

Neighborhood Use Area D Density Balance	No. of SF Lots
Single Family Lots Allowed in Use Area D	1,467
Single Family Lots Platted To Date*	
Filing No. 16, Parcel No. 1	571
Filing No. 16, Parcel No. 2	565
Filing No. 16, Parcel No. 3	173
Filing No. 16, Parcel No. 6 Super Lot	12
Filing No. 16, Parcel No. 7	45
Sub-Total Lots Platted	1,366
Neighborhood Use Area D Lots Remaining	101
Filing No. 16, Parcel 6 Proposed SDP Amendment No. 13	77
Total Use Area D Unplatted Lots	24
*To Date = Effective Date of Meadows Filing No. 16, Parcel 6 Site Development Plan, Amendment No. 13.	

Figure 3: Neighborhood Use Area D Density Balance

