

MEADOWS SINGLE FAMILY RESIDENTIAL SITE DEVELOPMENT PLAN AMENDMENT

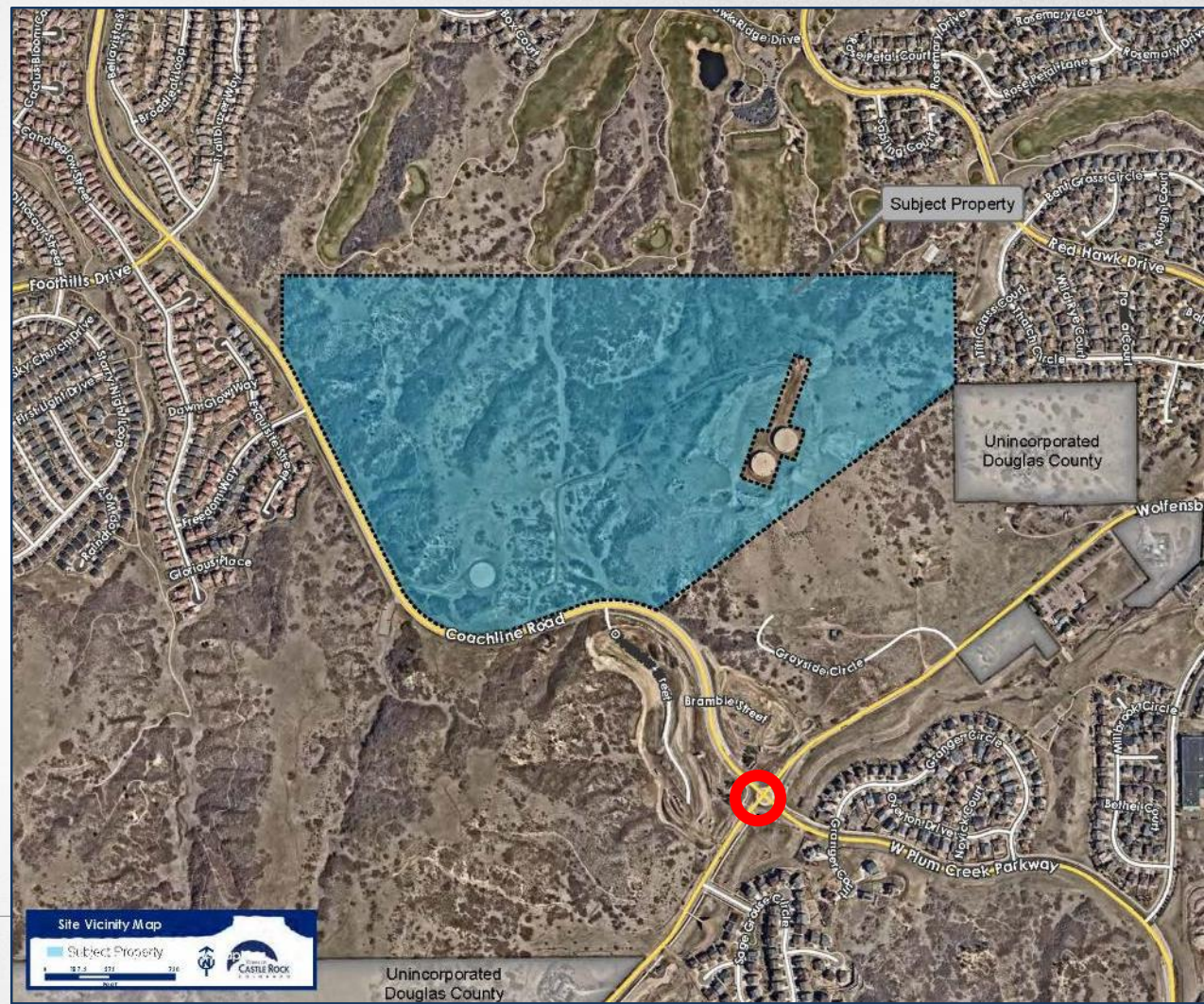
PLANNING COMMISSION
MARCH 9, 2023



SITE VICINITY MAP

Meadows Filing 16, Parcel 6 Lots

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

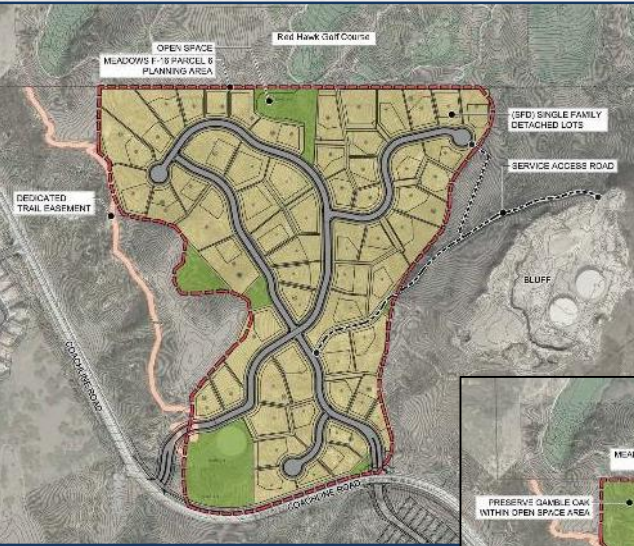


SURROUNDING USES



- Red Hawk Golf Course
- Red Hawk PD
- Hillside PD
- Hillside Open Space
- Ridgeline Open Space
- Meadows PD

BACKGROUND



Increases:

- ✓ Open Space
- ✓ Buffers

Preserves:

- ✓ Natural Features
- ✓ Wildlife Corridors



Conceptual Site Plan - 2022

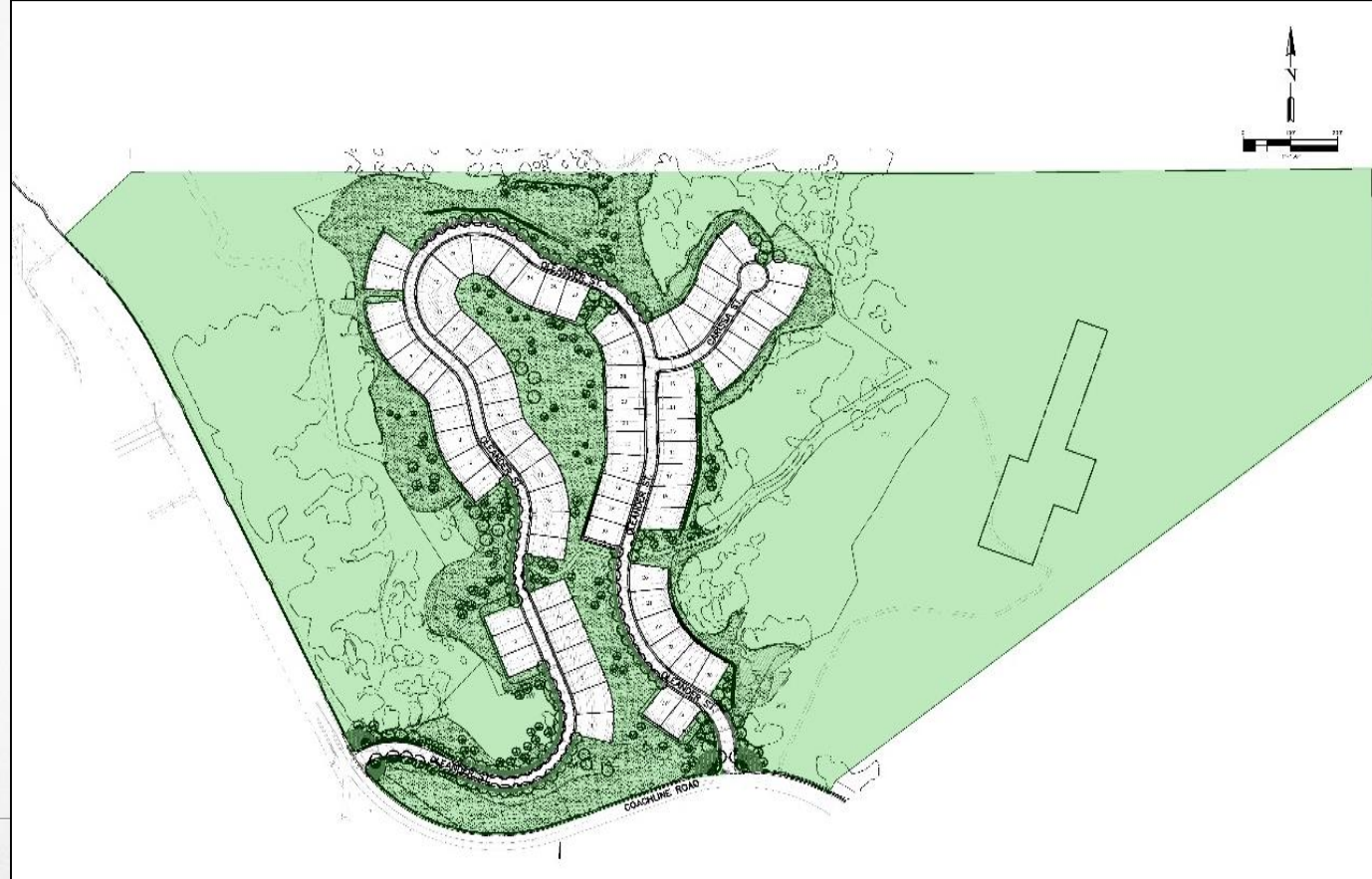


Proposed Site Plan - 2023

SITE DEVELOPMENT PLAN

SDP Proposal:

- SF-D Units = 77
- Max. Height = 35'
- Gross Density = .56 Du/Ac.
- Avg. Lot Size = 9,255 SF
- Open Space = 114 acres (83%)



STAFF ANALYSIS

Staff finds the Site Development Plan Amendment

- Conforms to the goals of the Town's guiding documents
- Meets the requirements of the Meadows PD, 4th Amendment
- Meets TCMC Chapter 17.38.040: Site Development Plan criteria and Town's Technical Criteria

RECOMMENDATION

Staff recommends that Planning Commission recommend approval to Town Council.

PROPOSED MOTIONS

Option 1: Approval

“I move to recommend approval of the Meadows Filing 16, Parcel 6 Site Development Plan, Amendment No. 13, to Town Council.”

Option 2: Approval with Conditions

“I move to recommend approval of the Meadows Filing 16, Parcel 6 Site Development Plan, Amendment No. 13, to Town Council, 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 Planning Commission meeting on [date certain], 2023, at 6 pm.”

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

