

PLUM CREEK GOLF COURSE CLUBHOUSE SITE DEVELOPMENT PLAN

TOWN COUNCIL
DECEMBER 21, 2021





Plum Creek

Subject Property

Plum Creek South

Unincorporated Douglas County

SDP21-0016 Vicinity Map

Subject Property

Scale: 0 150 300 450 Feet

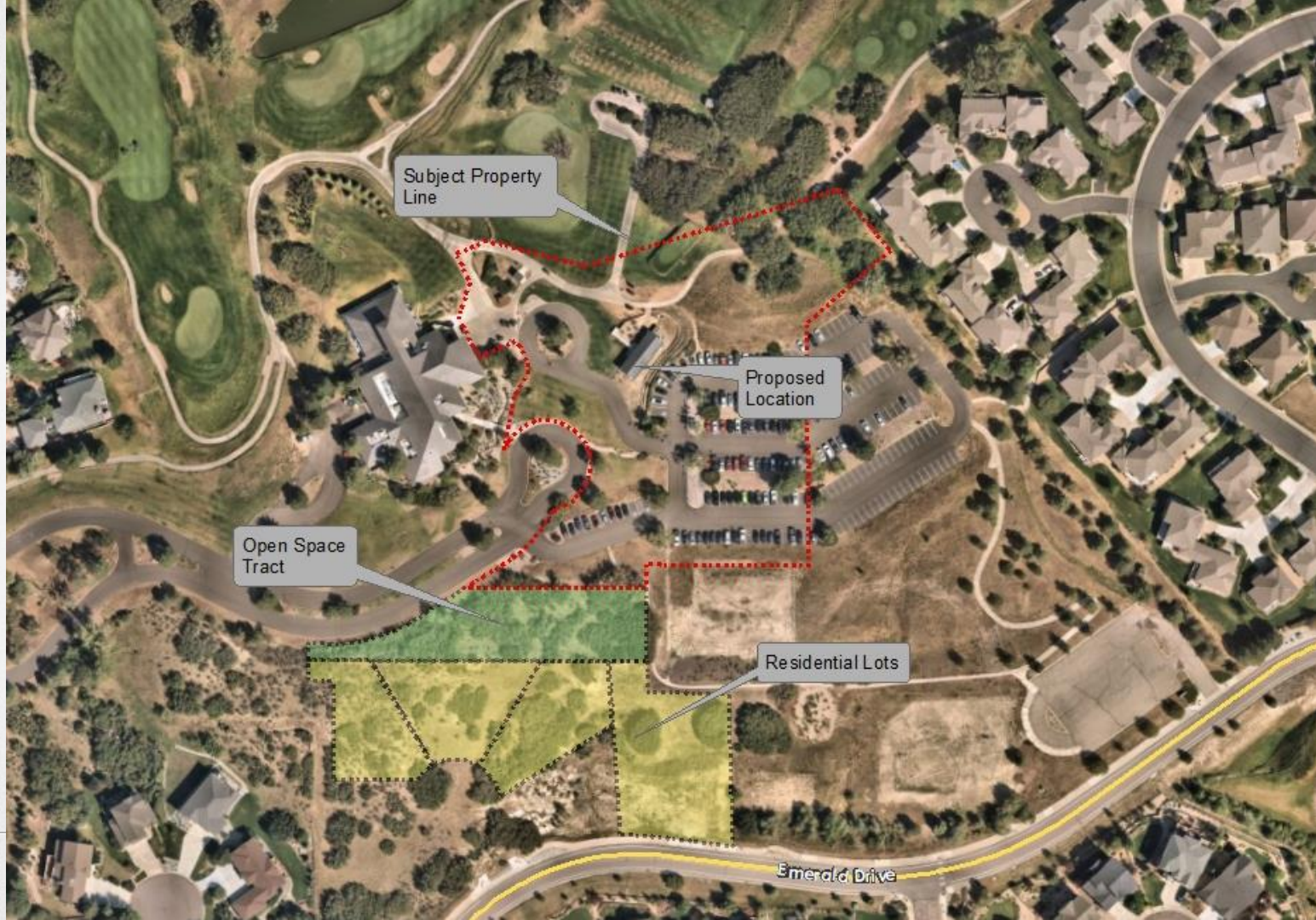


HISTORY

- Zoning is Plum Creek Amended, approved in 1982.
- Zoning amended in 1985 and 1999.
- Original clubhouse approved in 1983, completed in 1984.
- Replat of property in 2018.
- Temporary trailer in 2018.

CONSIDERATION OF APPROVAL SITE DEVELOPMENT PLAN

- Compliance with Zoning Requirements
- Residential/Non-Residential Interface Regulations (CRMC 17.50)
- SDP Review and Approval Criteria and Analysis (CRMC 17.38.040)



Subject Property Line

Proposed Location

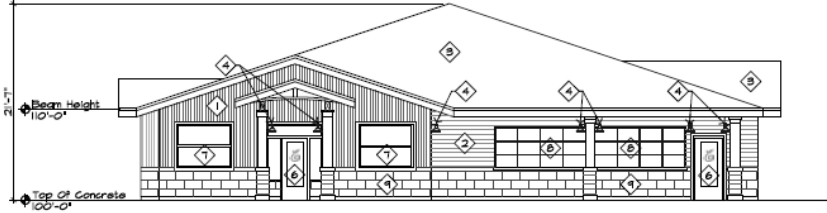
Open Space Tract

Residential Lots

Emerald Drive



BUILDING ELEVATIONS



North Elevation

1/8" = 1'-0"



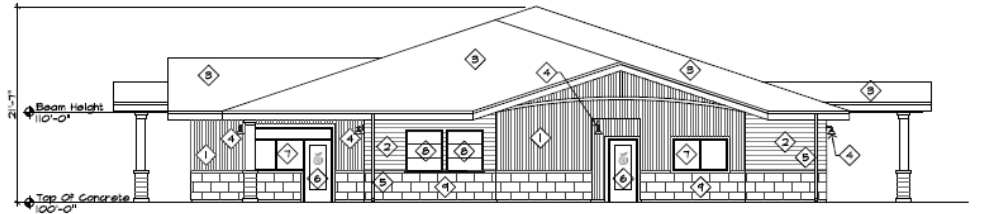
East Elevation

1/8" = 1'-0"



South Elevation

1/8" = 1'-0"



West Elevation

1/8" = 1'-0"

RESIDENTIAL/NON-RESIDENTIAL INTERFACE

1. Minimize the visibility of undesirable, nonresidential uses and activities from residential uses through building orientation.
2. Provide attractive buildings with thoughtful architectural detailing.
3. Create a visually attractive transition between nonresidential and residential uses with the use of walls, fences, berms and/or landscaping.

SDP REVIEW AND APPROVAL 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 Plum Creek Amended PD
- Complies CRMC 17.50 Residential/Non-Residential Interface
- Complies CRMC 17.38 Site Development Plan criteria

RECOMMENDATION

- Planning Commission recommends approval of the Plum Creek Golf Course Clubhouse Site Development Plan.

PROPOSED MOTION

“I move to approve the Resolution as introduced by Title”

ALTERNATIVE MOTIONS

*“I move to move to approve the Resolution as introduced by Title,
with the following conditions: _____”*

“I move to continue this item to the meeting on _____, 2022.”

QUESTIONS?

