

MT. ROYAL SITE DEVELOPMENT PLAN

TOWN COUNCIL
APRIL 16, 2024



VICINITY MAP

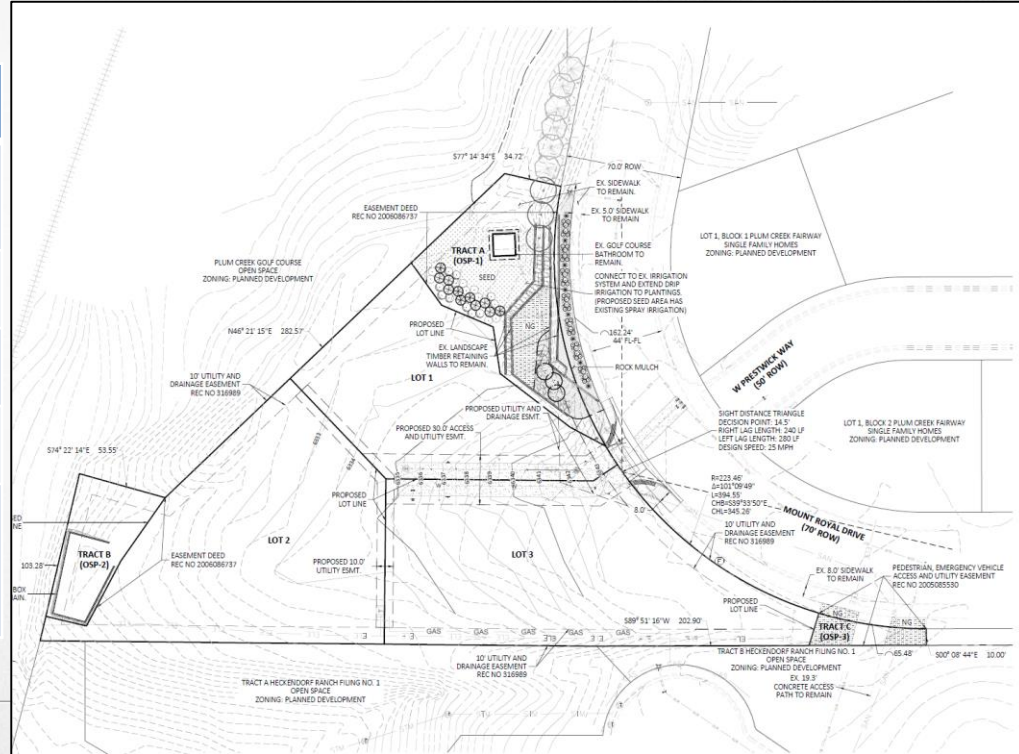
- 1.5 Acres
- Located
 - Mt. Royal Drive and West Prestwick Way
- Zoning
 - 3 Single Family Detached Units
 - Lots = 1.2 acres
 - Open Space = .27 acres
- Surrounding Uses
 - Plum Creek PD: SF-D
 - Heckendorf Ranch PD: SF-D



DEVELOPMENT STANDARDS

Site Utilization and Comparison Table

	Plum Creek PD, Amd. 3	Mt. Royal Proposed SDP
# of Units	3 SF-Detached	3 SF-Detached
Open Space	.275 acres	.275 acres
Max. Height	35 feet	35 feet
Setbacks	TBD with SDP	Front - 20 feet Rear - 15 feet Side Lot - Varies



COMMUNITY OUTREACH AND FEEDBACK

Outreach Efforts

- 3 hybrid neighborhood meetings were held
- Written notices were sent to property owners within 500 feet of the subject property, public hearing sign was posted on the site, and notices were published on Town webpage

Neighborhood Meetings		
Date	Format	Attendance
February 16, 2023	Hybrid	1
July 6, 2023	Hybrid	0
March 18, 2024	Hybrid	2

Questions about:

- Maximum heights
- HOA or Metro District
- Home designs
- Start of construction

SDP REVIEW AND APPROVAL CRITERIA

CRMC 17.38.040

- 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

- Conforms to the goals of the Town's guiding documents
- Meets the requirements of the Plum Creek PD, Amendment 3
- Meets Site Development Plan review and approval criteria of the Municipal Code, Chapter 17.38

RECOMMENDATION

Planning Commission voted 5 to 0 to recommend approval of the Mt. Royal Site Development Plan, as proposed.

PROPOSED MOTIONS

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

Alternative Motions:

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

[list conditions]

“I move to continue this item to the Town Council meeting on [date], at 6 pm.”



QUESTIONS