



AGENDA MEMORANDUM

To: Planning Commission

From: Brad Boland, AICP, Planner II, Development Services

Title: Plum Creek Golf Course Clubhouse Site Development Plan

Executive Summary

SW Greens Plum Creek LLC (SW Greens) is requesting approval for a Site Development Plan (SDP) for a new 3,910 square foot golf clubhouse at the Plum Creek Golf Course. The clubhouse is located east of the former country club building, now turned wedding venue, on a 3.737-acre lot. Plum Creek Golf Course has been operating out of a temporary trailer since 2018 in the proposed location of the new clubhouse. The new clubhouse will contain a 1,700 square foot bar and grill that will serve golfers and nearby residents. The project is subject to the Town’s residential/non-residential interface regulations requiring public hearings before Planning Commission and Town Council.



Background

Existing Conditions and Surrounding Uses

The original 23,350 square foot Plum Creek Golf Course clubhouse was originally approved in 1983 and completed in 1984. The Plum Creek Golf Course, located generally along Plum Creek Blvd., was operated as a country club at its inception and the clubhouse was used for golf activities, restaurant, and events such as weddings. During the course of time, Plum Creek Golf Course became a public course. Uses in the clubhouse did not change but were now open to the general public. In 2018, SW Greens replatted the property in anticipation of selling the original clubhouse to a third party. Additionally, in 2018, SW Greens moved their golf operations out of the original clubhouse into a temporary trailer that is located where the new clubhouse is proposed. In 2019, SW Greens sold the original clubhouse to Iconic Estates, LLC which renovated the building and reopened as a wedding venue in 2020.

Zoning Regulations

The Plum Creek Amended PD was originally approved in 1982 and was amended in 1985 and 1999.

Discussion

Use

The new clubhouse is proposed to be located in the golf, country club, roads, and open space use area which allows for a golf clubhouse. The clubhouse will include a 1,700 square foot bar and grill that will serve golfers and nearby residents.

Development Standards

A comparison of the proposed site development plan (SDP) to the zoning requirements (Page 1 of SDP) illustrates the proposed SDP meets the maximum height, minimum setbacks and minimum development standards as outlined in the zoning.

The wedding venue and golf course share parking on the lot the clubhouse is proposed on and an adjacent lot. The required parking for the two uses is 153 parking spaces and there are 204 existing parking spaces provided on the two lots.

Interface Regulations

The Town's residential/non-residential interface regulations are triggered by four undeveloped residential lots to the south in the Plum Creek South PD as shown in the below map. While not immediately adjacent, the open space tract between the clubhouse lot and undeveloped residential lots is under 250 feet.



The residential/non-residential interface regulations do not apply to the residential properties to the east of the clubhouse as they are within the Plum Creek Amended PD and it was anticipated that the golf use would deliberately intermingle with the residential uses. Significant landscaping between the proposed clubhouse and the lots to the east currently exists that provides screenings will not be impacted by the project.

Traffic Impact Analysis and Mitigation

The proposed clubhouse does not change the use of the property and any additional traffic generated by a new standalone clubhouse is anticipated to be negligible.

Utilities

Adequate water, wastewater, storm sewer and road infrastructure exists or is proposed with this project to serve the property.

Notification and Outreach

Public Notice

Public hearing notice signs were posted on the property on November 23, 2021. Written notice letters were sent to property owners within 500 feet of the property at least 15 days prior to the public hearings.

Town staff published notice of the Planning Commission and Town Council public hearings on the Town's website and provided information about the proposal on the Town's *Development Activity* interactive map.

Neighborhood Meetings

The applicant held three neighborhood meetings. The meetings were held on March 29, 2021 and June 21, 2021. Public attendance ranged from three to six people. General questions about the project and golf course in general were asked. No concerns about the proposed clubhouse were expressed. Summaries of the meetings are attached.

A third neighborhood meeting on December 8, 2021 will be held. Any pertinent information from that meeting will be conveyed to the Planning Commission at the public hearing.

External Referrals

External referrals were sent to local service providers and Douglas County agencies. Comments received from local agencies and utility service providers were technical in nature and reconciled through the SDP review process.

Analysis

This independent staff analysis takes into account the representations made in the application and attachments submitted to date.

SDP Review and Approval Criteria and Analysis 17.38.040

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 entitle use(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.

Analysis: The proposed SDP meets these criteria. It generally conforms to the Town's Vision and Comprehensive Master Plan and complies with the site's governing zoning, the Plum Creek Amended PDP. It also conforms to all other relevant regulation and development standards of the Town's Municipal Code.

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.

Analysis: The proposed SDP meets these criteria. The SDP meets all relevant site layout requirements outlined in the governing zoning and the regulations in the Town's Municipal Code.

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.

Analysis: The proposed SDP meets this criterion. The SDP utilizes the existing entrance of the Plum Creek Golf Course.

D. Services Phasing and Off-site Impact.

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.

Analysis: The proposed SDP meets this criterion. The SDP provides adequate and efficient utility plans for water, stormwater and wastewater, which considers existing conditions of the site and necessary ingress and egress improvements.

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
4. identified negative impacts.

Analysis: The proposed SDP meets this criterion.

Residential/Non-Residential Interface Regulations 17.50

The Interface Regulations define a compatible interface to include part or all of the following:

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.

Analysis: The proposal meets the intention of the residential/non-residential interface regulations. The proposed clubhouse property and the undeveloped residential lots have a 90-foot open space tract between them. The clubhouse is located 275 feet from its south property line creating a distance of 365 feet from the clubhouse to the undeveloped residential lots, which is significantly larger than the 30 feet buffer required per the interface regulations. The residential lots also sit approximately 40 feet higher than the existing parking lot and 50 feet higher than the proposed clubhouse. The proposed architecture incorporates residential elements to be compatible with its residential surroundings. There are no proposed changes to the existing parking lot and landscaping. The addition of the new clubhouse should have a minimal visual impact from the existing undeveloped residential lots.

Budget Impact

Development of the property will generate review and impact fees, along with use taxes for commercial development.

Findings

All staff review comments and external referral comments have been addressed. The Site Development Plan Amendment for Lot 3 Tournament Players Club at Plum Creek addresses the following:

- Generally, conforms with the objectives of the Town Vision and the Comprehensive Master Plan,
- Meets the requirements of the Plum Creek Amended PD Site Plan and PD Zoning Regulations,
- Meets the review and approval criteria of the Municipal Code, Chapter 17.38 and 17.50.

Recommendation

Town Staff recommends approval of the Plum Creek Golf Course Clubhouse Site Development Plan.

Proposed Motion

Option 1: Approval

"I move to recommend approval of the Site Development Plan to Town Council."

Option 2: Approval with Conditions

"I move to recommend approval of the Site Development Plan 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 xxxxxxxx meeting on xxxxx, 2022."

Attachments

Attachment A: Site Development Plan

Attachment B: Traffic Conformance Letter

Attachment C: Summary of Neighborhood Meeting 3-29-2021

Attachment D: Summary of Neighborhood Meeting 6-21-2021