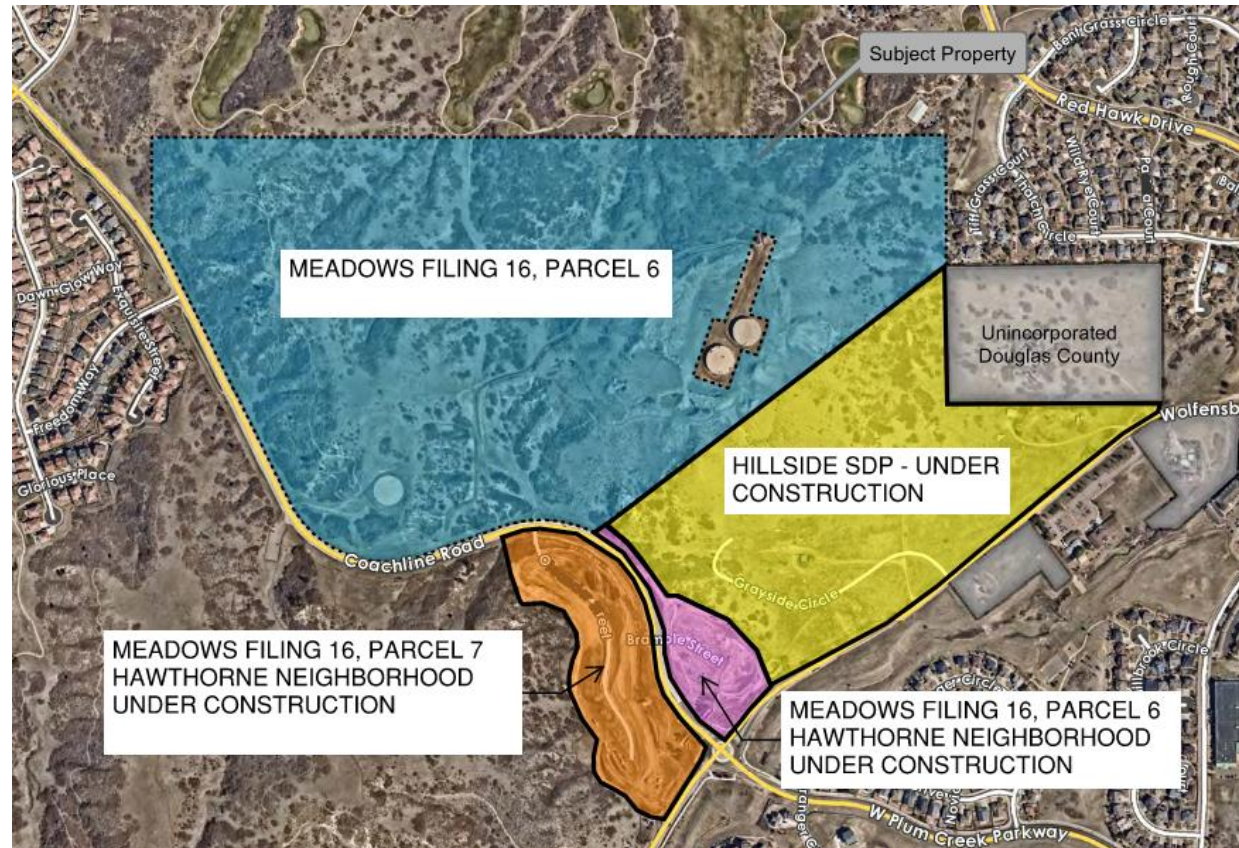


The Meadows Filing 16, Parcel 6

PLANNING COMMISSION HEARING – MARCH 9, 2023

Filing 16, Parcel 6 – Area Overview



Filing 16, Parcel 6 – Parcel Boundary



APPROVED PD SITE PLAN PARCEL BOUNDARY



2004 APPROVED SITE PLAN

Proposed Site Plan Amendment

Proposed Revisions:

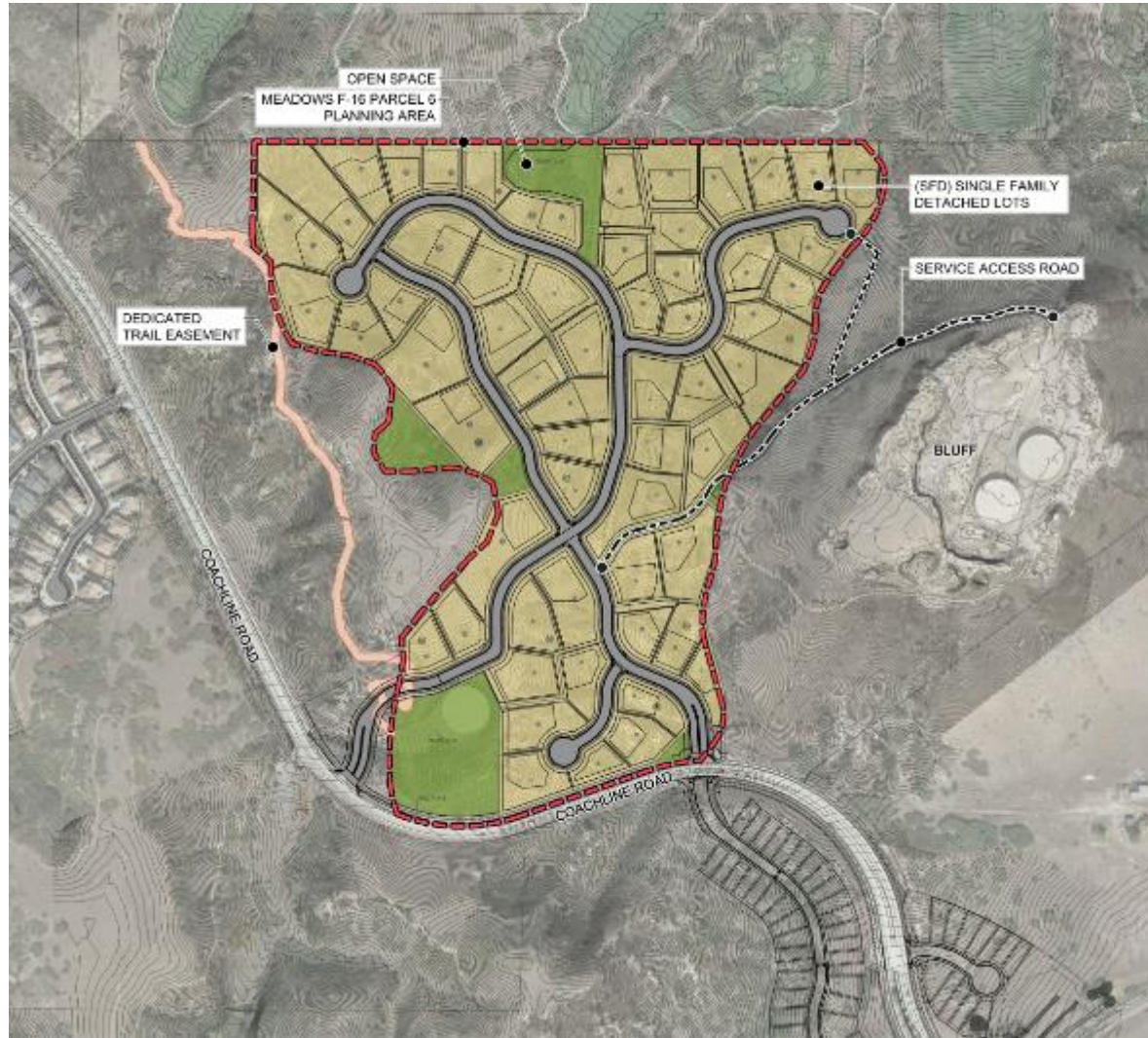
- Adding 18 lots for a total of 77 Single Family Residential Lots
- Increasing open space by 26.8 acres , for a total of 114.1 acres of public and private open space.
- Reducing nominal lot size to 70 x 120 (0.19AC)
- Increasing the buffer between residential development and regional amenities (Red Hawk Golf Course and regional trail).

What is staying the same:

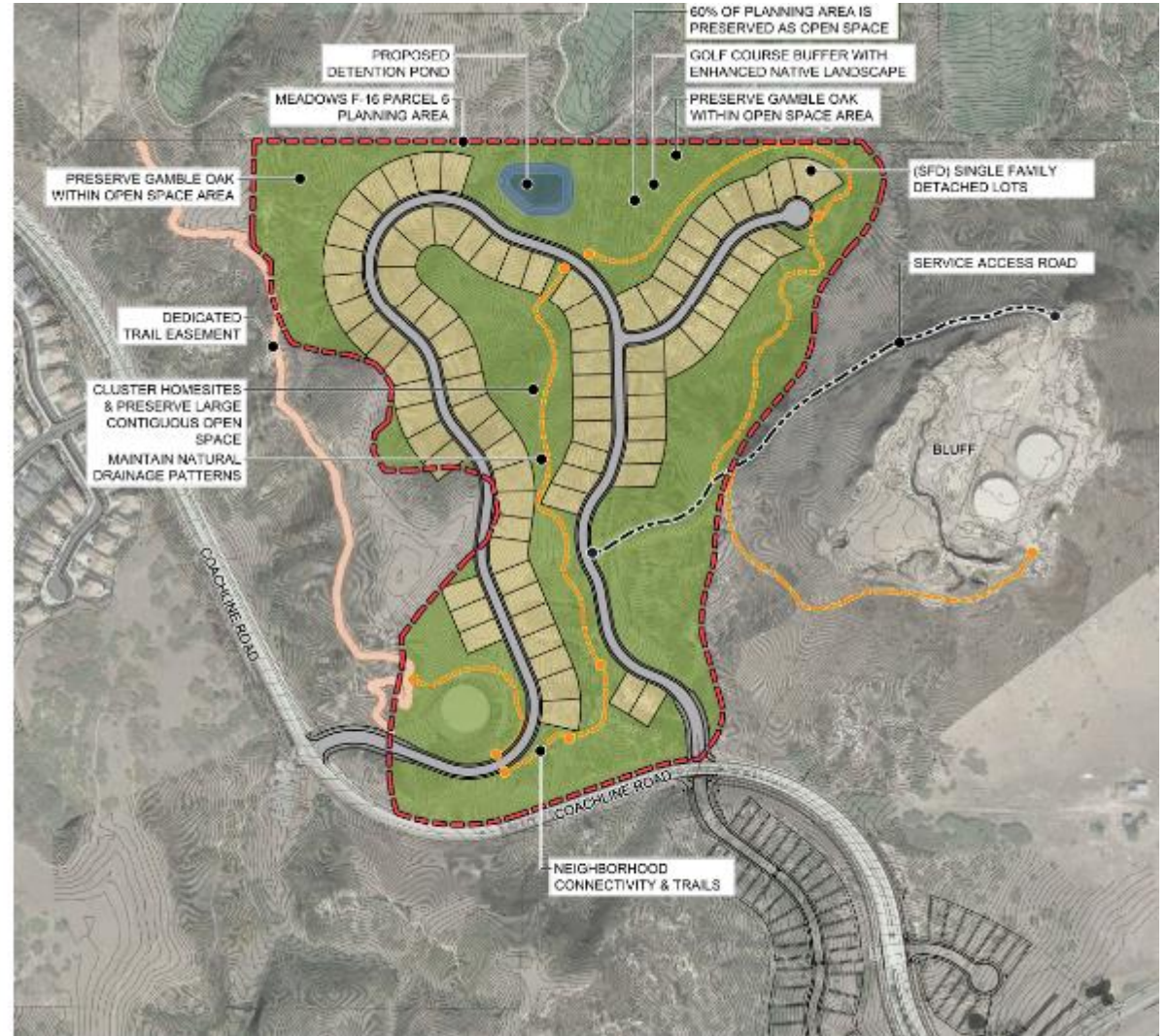
- Zoning remains Residential, Single Family
- Residential development generally stays within footprint of residential lots shown on approved 2004 PD Site Plan.
- Total residential density for Neighborhood D is still less than allowable maximum.
- Still subject to skyline/ridgeline ordinance.
- Maximum building height remains at 35 feet.



Site Plan Evolution



2004 Approved PD Site Plan



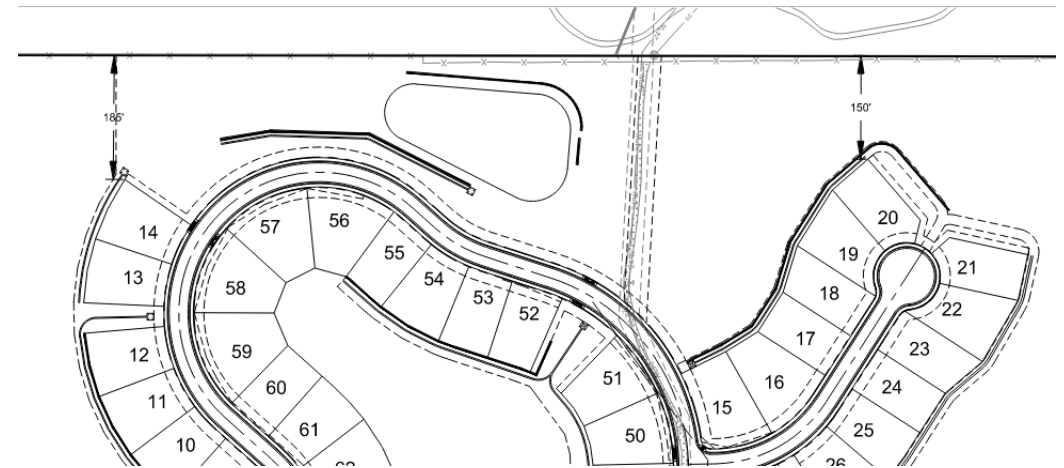
Concept Plan – January 10, 2022

Increased Set Back

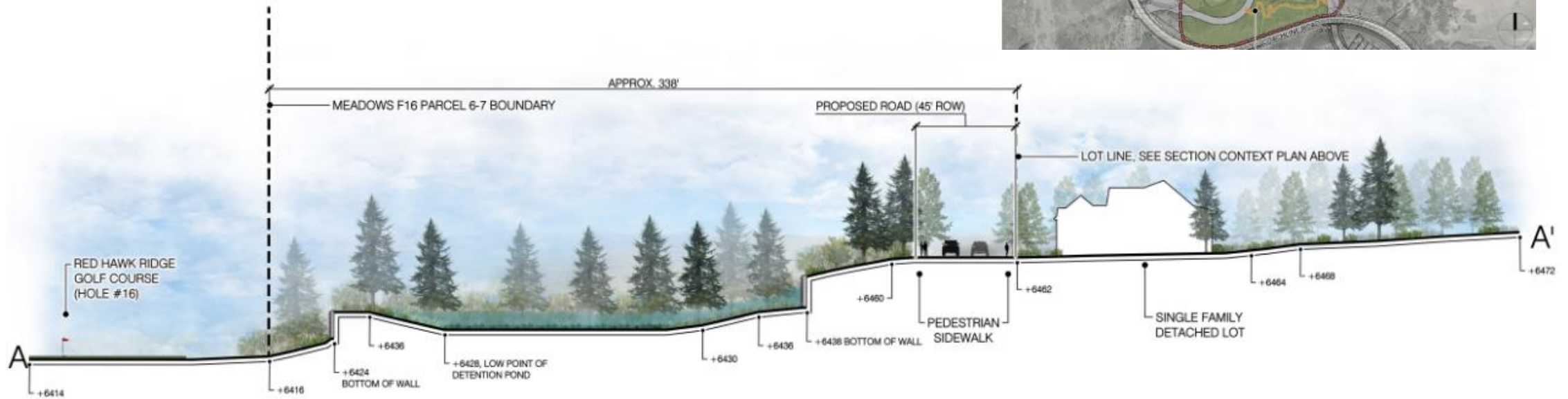
JANUARY 10TH CONCEPT PLAN



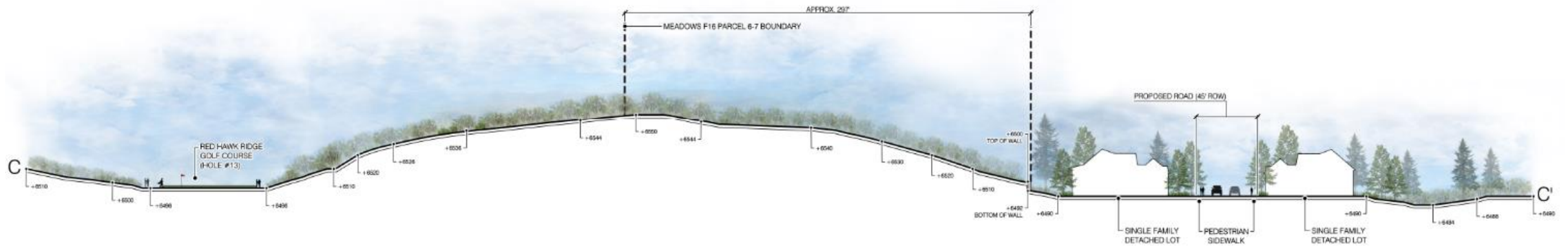
PROPOSED SITE PLAN AMENDMENT



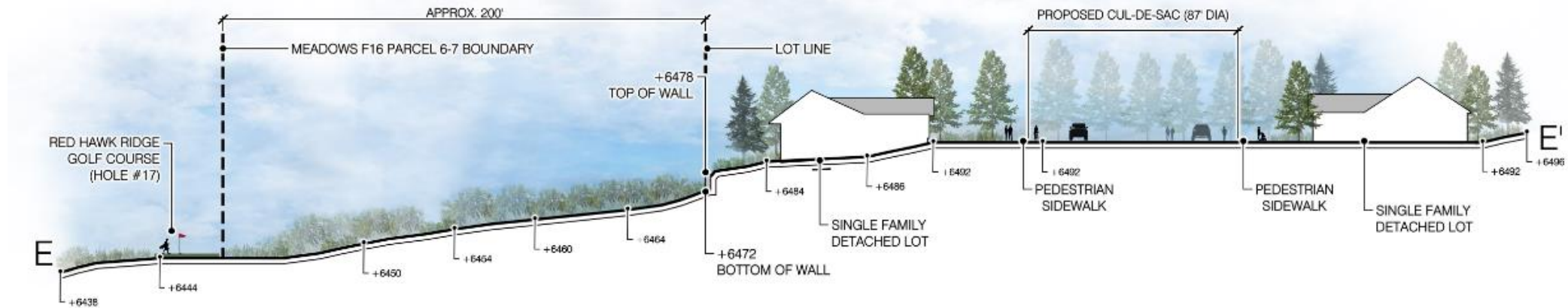
Site Cross Sections



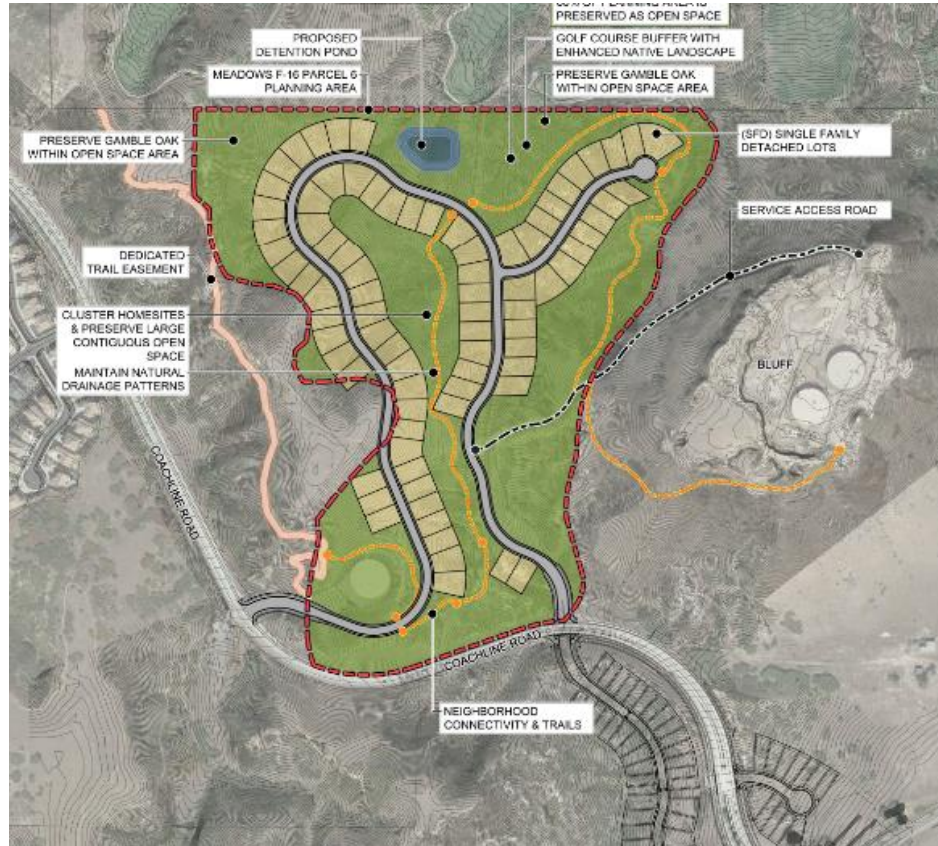
Site Cross Sections



Site Cross Sections



Concept Plan/SDP Amendment Comparison



JANUARY 2022 CONCEPT PLAN



2023 PROPOSED SITE PLAN AMENDMENT

Benefits of Proposed Site Plan Amendment

Increases open space area by 26.8 acres.

Development boundary is smaller than approved PD Site Plan

Converts what would be private, residential lots to open space areas.

Increases separation between lots and regional amenities in the area; trail and Red Hawk Golf Course.

Smaller lots reduces ability of future residents from installing water intensive landscape features.

All lots back to open space

Preserves existing vegetation along golf course and below bluff.



2004 APPROVED PD SITE PLAN



2023 PROPOSED SITE PLAN
AMENDMENT

Reference Slides – Not a part of presentation

Meadows PD Site Plan

Approved in 2004

Defines the underlying zoning for development areas within the Meadows.

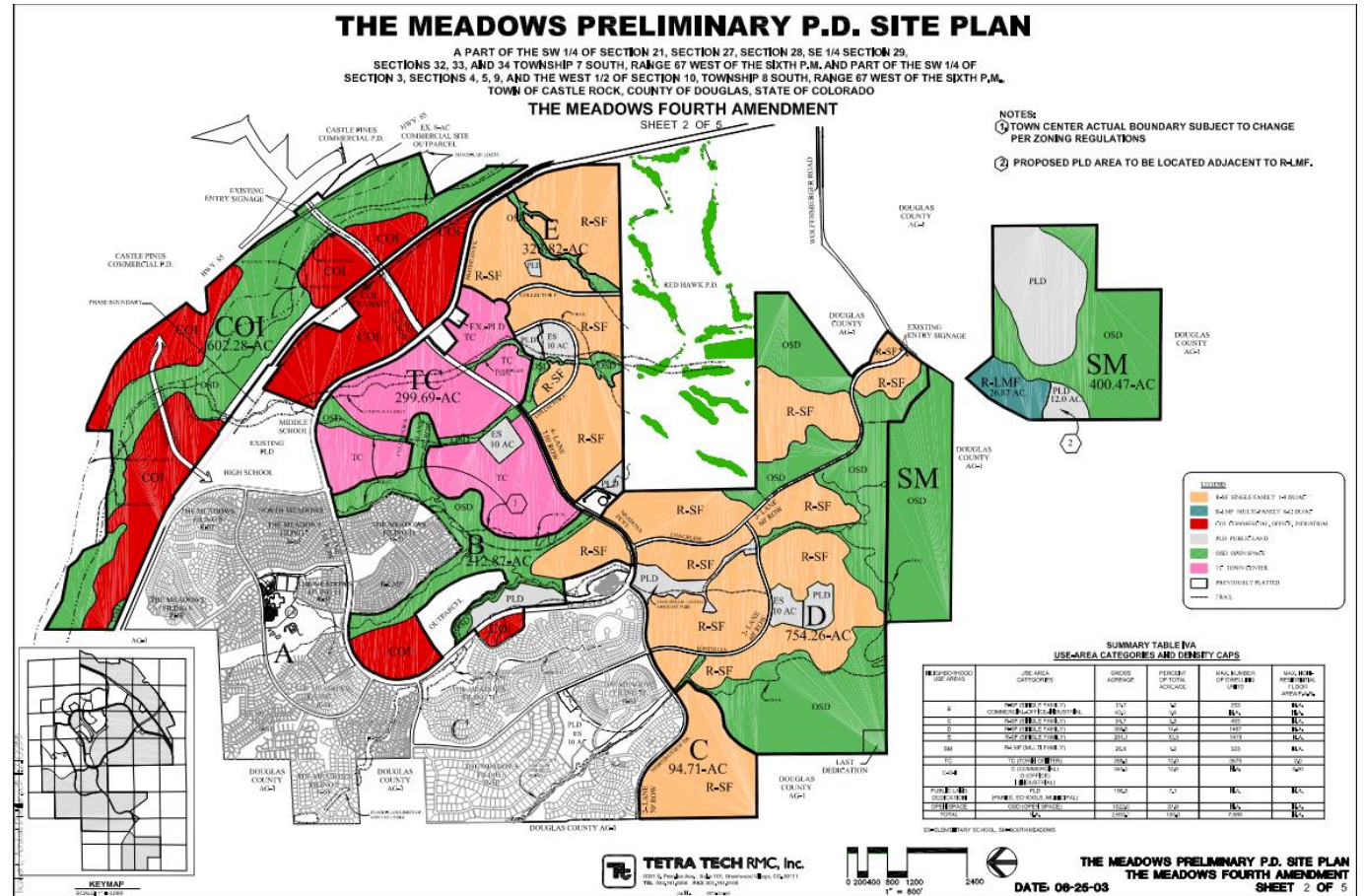
Defines allowed uses within each development area

Maximum Allowable Units = 10,869

To date approximately 7,786 residential units have been approved

Designates areas for Open Space and Public Land dedications

Public Land and Open Space dedication requirement = 1,212.4 AC



Neighborhood D Characteristics

Zoning Designations Include:

- Residential Single Family
- Open Space Dedication
- Public Land Dedication

Neighborhood Names:

- Weathervane
- Morning View
- Fuller Bluff
- Hawthorn (under construction)

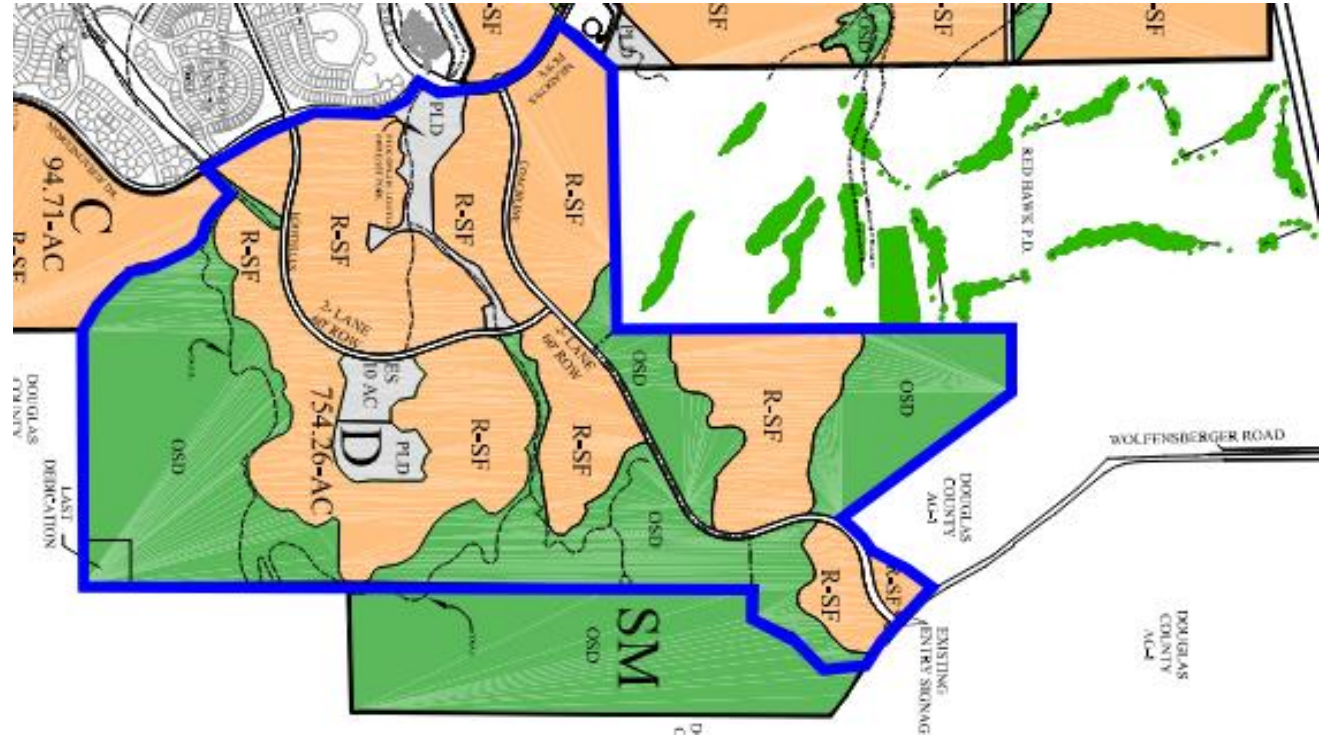
Maximum Dwelling Units = 1,467

Total Approved Dwelling Units = 1,425
(Includes 59 units associated with approved site plan)

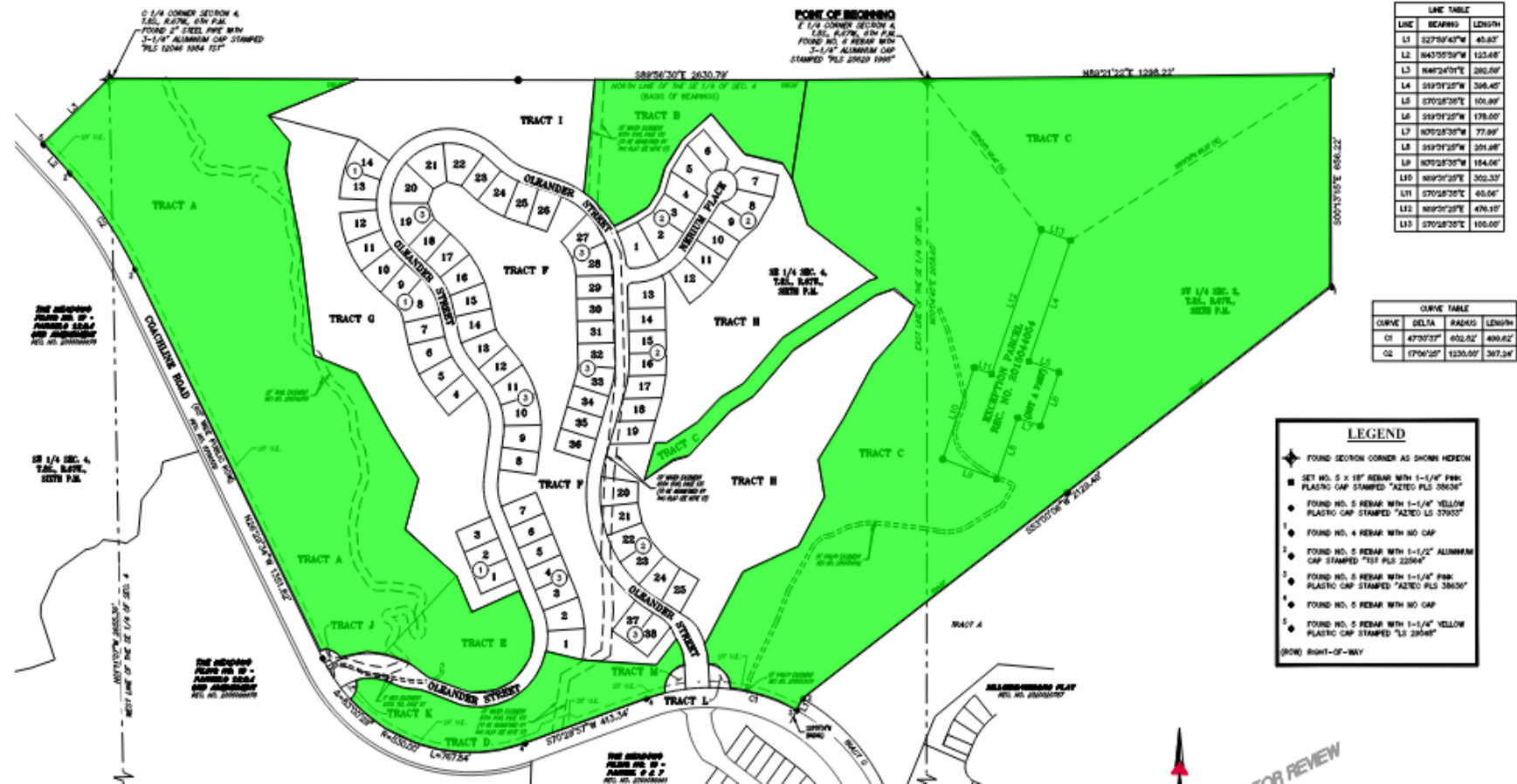
Allowable Additional Dwelling Units in
Neighborhood D = 42

Maximum Building Height = 35 Feet

Subject to Skyline-Ridgeline Protective
Ordinance



Filing 16, Parcel 6 – Tract Ownership



Coachline Road Traffic Information

1. Classification for Coachline Road – Major Arterial

- Allowable Daily Traffic = >15,000 Vehicles Per Day (VPD)
- Design Speed = 45 mph
- Posted Speed Limit = 35 – 40 mph

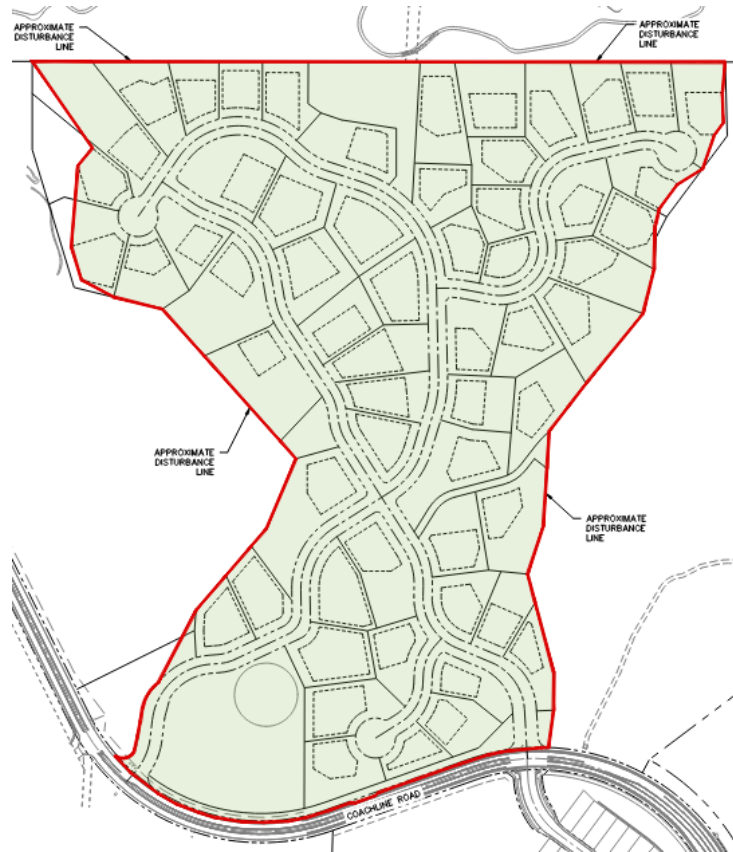
2. Existing Traffic Counts on Coachline Road

- Coachline Near Trailblazer = 6,702 VPD (2020)
 - Source – TOCR Interactive Traffic County Map
- Coachline Near Filing 16-6 = 6,570 VPD (2022)
 - Source – Meadows F16, Parcel 6 TIA – Measured in the Field

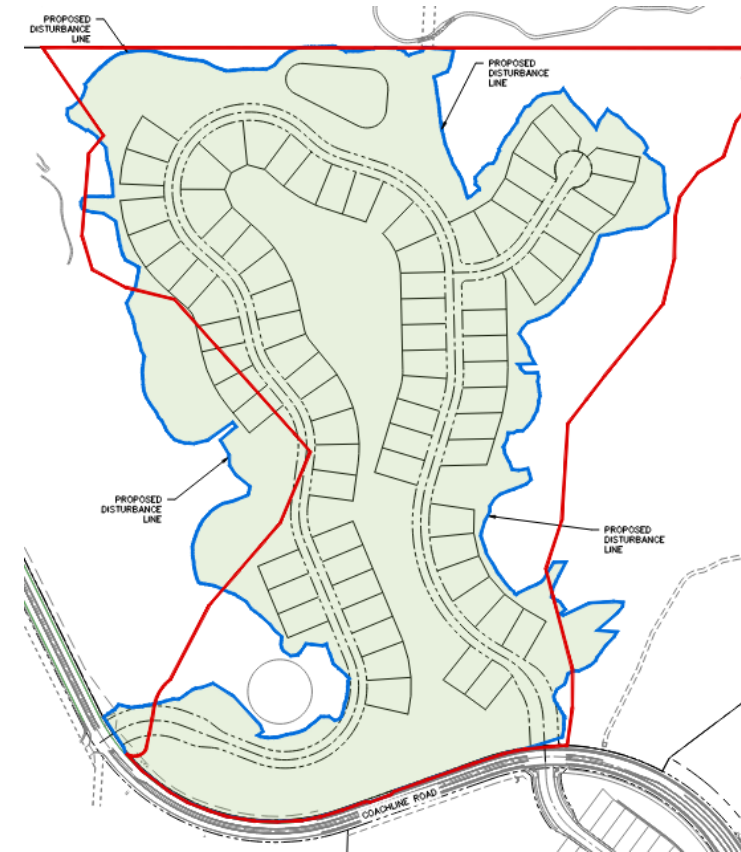
3. Estimated Number of Trips for Filing 16, Parcel 6 at Full Buildout = 794 VPD

4. Projected Traffic Counts for Coachline at Full Buildout of Filing 16, Parcel 6 = 7,800 VPD

Filing 16, Parcel 6 – Grading Impacts



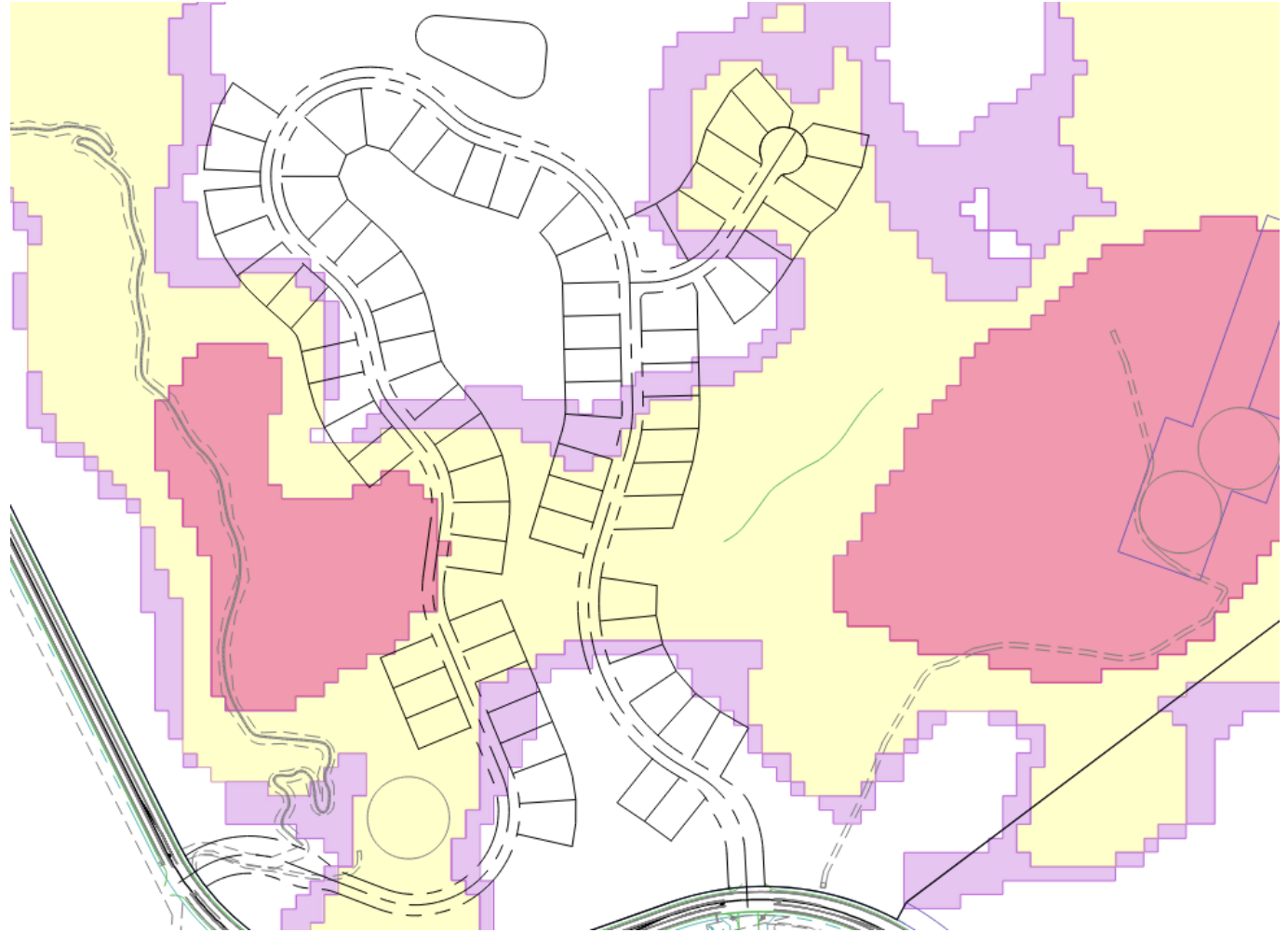
55.7 ACRES OF DISTURBANCE



47.4 ACRES OF DISTURBANCE

TOCR Skylines and Ridgelines

- Major Skyline (Red) = No primary or accessory structure shall be constructed.
- Moderate Skyline (Yellow) = No primary or accessory structure with a Building Height greater than 25 feet.
- Minor Skyline (Purple) = No primary or accessory structure with a Building Height greater than 35 feet.
- 32 of the lots within Filing 16, Parcel will be limited to a maximum building height of 25 feet.



Site Cross Sections

