

AVILLA AT FOUNDERS VILLAGE (BELLA MESA SOUTH) SITE DEVELOPMENT PLAN

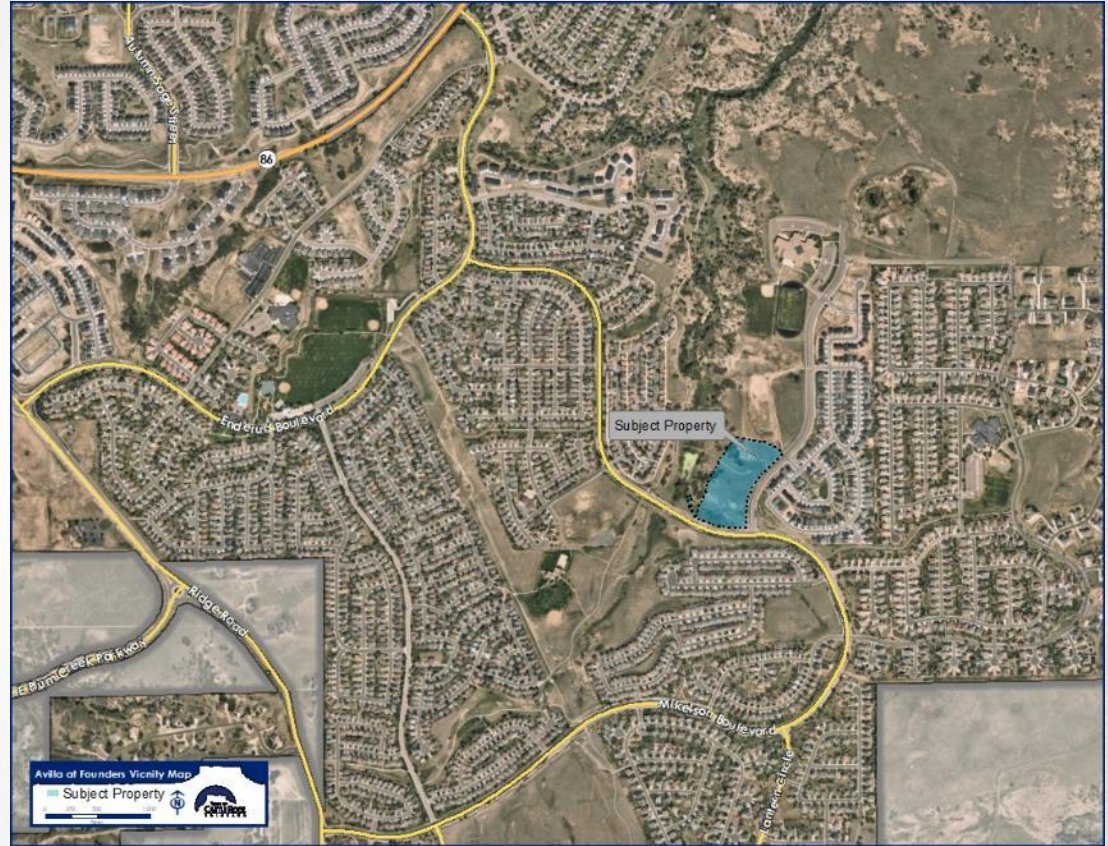
PLANNING COMMISSION
MARCH 23, 2023



SITE VICINITY MAP

Tracts B and C Bella
Mesa Filing No. 1

- Site is 9.3 Acres



SURROUNDING USES

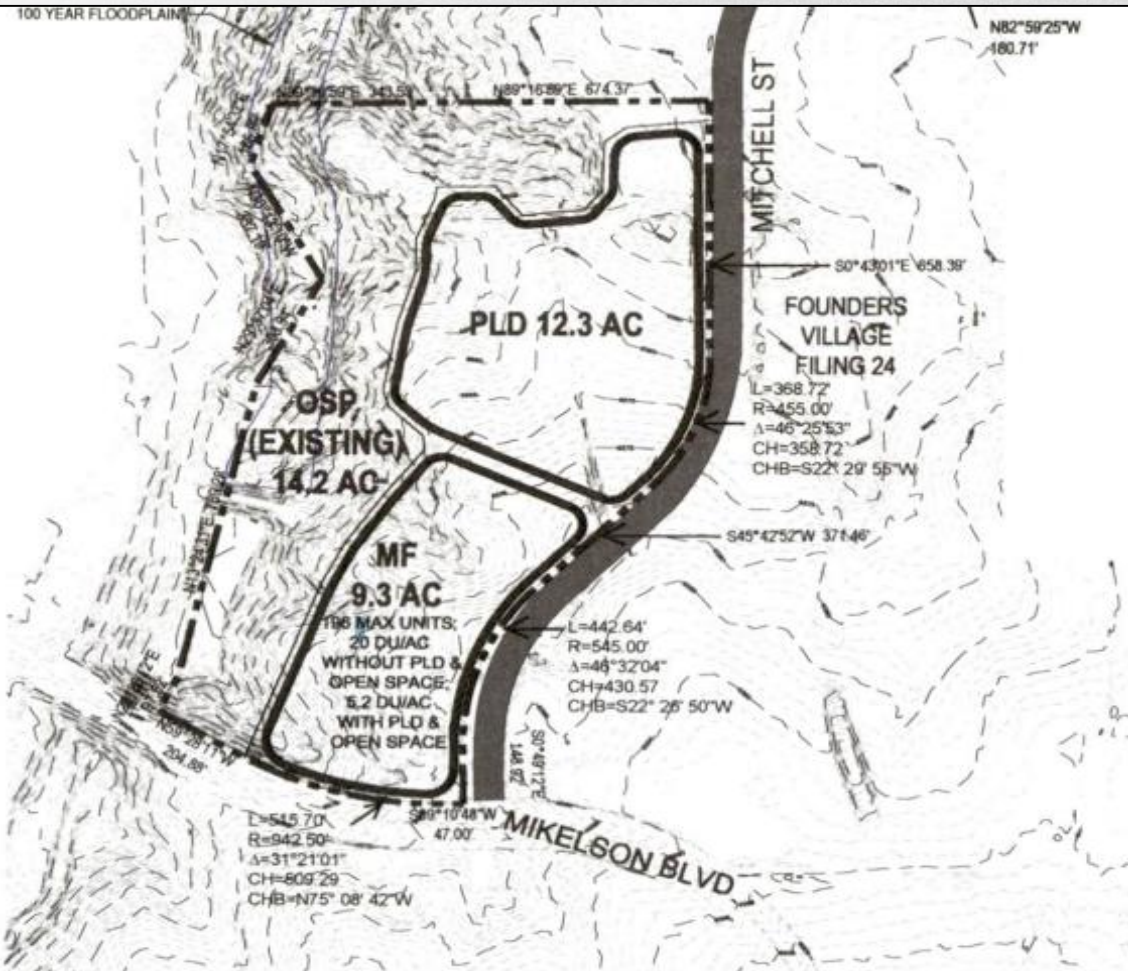


- Founders F12 & Open Space
- PLD and Mesa Middle
- Bella Mesa by Richmond
- Castlewood Ranch F1

HISTORY OF APPROVALS

- 1985, originally annexed and zoned as the Villages at Castle Rock PD-Founders Village Portion.
- Split zoned for multi-family and commercial.
- 1986, zoning amendment to create standalone Founders Village PD.
- 1994, zoning amendment made property strictly multi-family (20 du/acre).
- 2004, Founders F24 SDP approval for 194 single-family homes and 264 multi-family townhomes (35 feet).
- 2015, zoning amendment created the Bella Mesa PD.

ZONING



Land Use	Acres	Units	Density
Bella Mesa			
Existing	212.2 AC	1,300-1,400	6.1-6.6 DU/AC
Proposed			
R-SF	197.3 AC		2.7 DU/AC
Open Space Private	95.9 AC		
Total	293.2 AC*	525	1.8 DU/AC **

*An Additional 81.0 AC Via Annexation

**1.8 DU/AC with Open Space Private; 2.7 DU/AC without Open Space Private

Founders Village F-24 West			
Existing			
MF	22.7 AC		16 DU/AC
Open Space	13.1 AC		
Total	35.8 AC	363	10.1 DU/AC
Proposed			
MF	9.3 AC		20 DU/AC
Open Space Private	14.2 AC		
Public Land Dedication	12.3 AC		
Total	35.8 AC	186	5.2 DU/AC



NORTH



SCALE: 1" = 200'

PROJECT BENCHMARK:
DOUGLAS COUNTY GIS CONTROL MONUMENT NO. 4.015025.
MONUMENTED BY A 3" DIAMETER ALUMINUM CAPPED MONUMENT BEING
NORTH OF THE EAST 1/4 CORNER OF SECTION 8 AS MONUMENTED BY 2" ALUMINUM
CAPPED MONUMENT STAMPED "1.528606", NAVD 83 DATUM ELEVATION = 9572.29

OWNER:
BELLA MESA LAND, LLC
2404 N. RIO GRANDE AVE.
ORLANDO, FL 32804
P 407.245.8360

LAND PLANNER:

NORRIS DESIGN
Planning | Landscape Architecture

COMMUNITY OUTREACH AND FEEDBACK

Outreach Efforts

- 3 neighborhood meetings were held
- Properties within 500 feet are mailed notices, public hearing signs are posted, meeting notices on Town webpage

Neighborhood Meetings		
Date	Format	Attendance
September 2021	Hybrid	15
January 2022	Hybrid	3
November 2022	Virtual	4

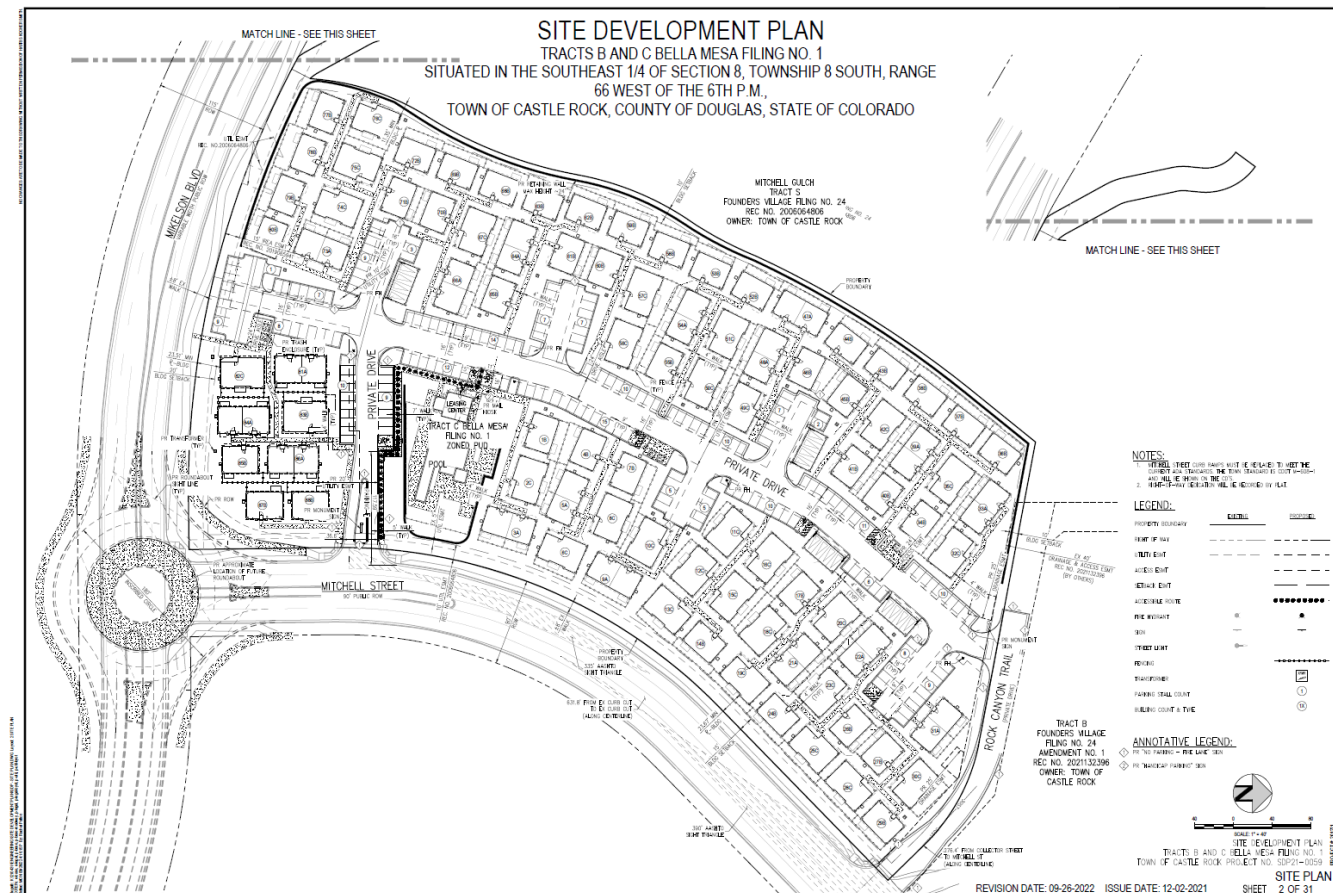
Highlights of Feedback

- General Development Concerns
- School Traffic

SITE DEVELOPMENT PLAN

SDP Proposal:

- Units - 105
- Gross Density = 11.6 (du/ac)
- Max Height – 24' 11" (Leasing Center)
- Max Height – 19' 6" Units
- Parking Spaces = 220 spaces



SDP REVIEW AND APPROVAL CRITERIA

CRMC Chapter 17.38.040 Site Development Plan 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

STAFF ANALYSIS

Staff finds the Site Development Plan Amendment

- Conforms to the goals of the Town's guiding documents
- Meets the requirements of the Bella Mesa PD
- 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 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 the Planning Commission meeting on [date], at [time]."

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.

ZONING COMPARISON TABLE

	PROPOSED	ZONING STANDARDS
ZONING	BELLA MESA PLANNED DEVELOPMENT PLAN	
USE	MULTI-FAMILY	
LOT SIZE	9.03 ACRES	
DENSITY	11.6 DU/ACRE	20 DU/ACRE
BUILDING HEIGHT		
UNITS	19'-5.50" (MAX)	50'-0"
LEASING CENTER	24'-10 9/16"	
PROPOSED UNITS	105	186
1 BEDROOM UNIT(637.8 SF)	34	33%
2 BEDROOM UNIT (970.03 SF)	41	39%
3 BEDROOM UNIT (1289.25 SF)	30	28%
BUILDING SETBACKS		
MIKELSON BLVD	20'	20'
MITCHELL ST	15'	15'
WEST/NORTH SIDE	10'	TBD
PARKING	PROVIDED	REQUIRED
TOTAL PARKING SPACES	220	219
SURFACE PARKING SPACES	204	-
GARAGE PARKING SPACES	16	-
HANDICAP PARKING SPACES	7	7

