

MEMMEN PARCEL ANNEXATION, MEMMEN YOUNG PD MAJOR AMENDMENT & MEMMEN YOUNG AMENDED AND RESTATED DEVELOPMENT AGREEMENT

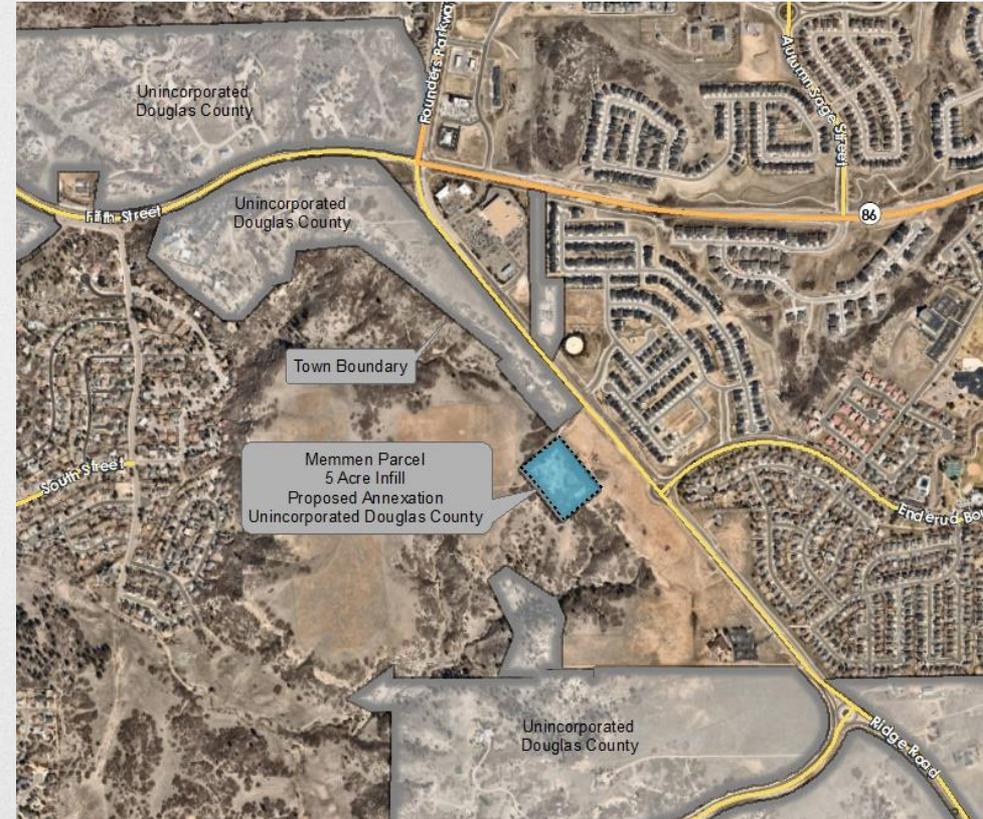
TOWN COUNCIL
JUNE 20, 2023



VICINITY MAPS

Annexation: 5 acres

PD Amendment & DA: 180.5 acres



HISTORY OF ENTITLEMENTS

MEMMEN YOUNG PD

Annexation

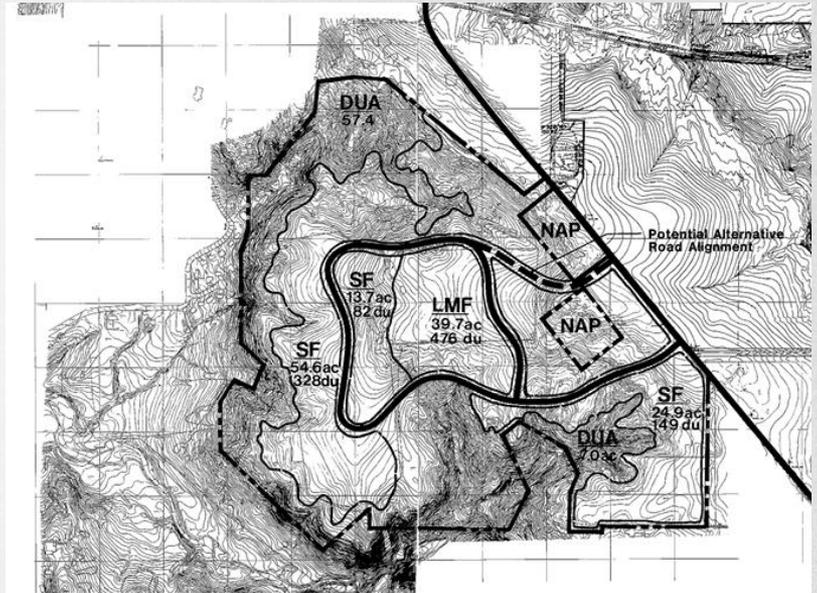
- 1981 through 1985

Memmen Young PD

- Rezoned 1985
- 206.3 acres in size
- 559 SF and 476 MF = 1035 dwelling units
- 64.4 acres dedicated use area

Memmen Young PD (Amendment Area)

- 175.5 acres
- 428 SF and 476 MF = 904 dwelling units
- 58.9 acres dedicated public use area



Memmen Young Portion

THE VILLAGES at CASTLE ROCK-Infill

Planned Unit Development
Preliminary Site Plan

MEMMEN YOUNG PD AMENDMENT & MEMMEN PARCEL ANNEXATION

Key Elements

- 562 Dwelling Units: **38% decrease from current 904 units**
- 86.9 acres of Open Space and Parks: **48% increase from current 58.9 acres**
- Buffer on western edge
- Logical infill that allows for improved access
- **No structures shall be allowed in the major ridgeline. No variance application shall be considered by the Planning Commission as would otherwise be allowed by CRMC 17.48.090.**
- **Any future SDP shall address the conformity to the Town's regulations in regards to blasting, traffic, and access.**

DEVELOPMENT AGREEMENT

Key Elements:

- 280 acre feet of groundwater rights dedicated to the Town
- \$261,360 cash-in-lieu for a two acre well site
- Complete \$500,000 in construction and first building permit by Dec 31, 2026
- Water Efficiency Plan and will meet Town's stringent landscaping criteria
- Pay proportionate share of Ridge Road widening project, and construct all necessary turn lanes for access points
- No more than 252 building permits shall be issued until the earlier of (i) Ridge Road being widened to four lanes and opened for travel or (ii) January 1, 2025
- All public lands to be dedicated to the Town (PL-1 and PL-2), except for area containing stormwater detention facilities
- Conduct Wildland Urban Interface Mitigation assessment and conduct any necessary mitigation as determined by the Fire department

RECOMMENDATION

Planning Commission voted 5-0, to recommend approval of the Memmen Parcel Annexation to Town Council.

Planning Commission voted 3-2, to recommend approval of the Memmen Young PD Amendment to Town Council.

PREVIOUS COUNCIL ACTION

Town Council voted 5-2 to approve the Memmen Parcel Annexation and Memmen Young PD Amendment on June 6, 2023, with several conditions.

PROPOSED MOTIONS

Option 1: Approve with Conditions

*“I move to approve the **Memmen Parcel Annexation** ordinance, as introduced by title, with the condition that the applicant have additional responses on the issues of access, blasting and traffic at the time of the site development plan public hearings.”*

*“I move to approve the **Memmen Young PD Amendment** ordinance, as introduced by title, with the condition that there are no residences in the major ridgeline area and that the applicant have additional responses on the issues of access, blasting and traffic at the time of the site development plan public hearings.”*

*“I move to approve the **Memmen Young Amended and Restated DA** resolution, as introduced by title.”*

ALTERNATIVE MOTIONS

Option 2 : Approval

“I move to approve the Memmen Parcel Annexation ordinance, as introduced by title.”

“I move to approve the Memmen Young PD Amendment ordinance, as introduced by title.”

“I move to approve the Memmen Young Amended and Restated DA resolution, as introduced by title.”

ALTERNATIVE MOTIONS

Option 3: Continue item to future hearing (need more information to make decision)

“I move to continue the Memmen Parcel Annexation item to the Town Council meeting on [date], 2023, at [time].”

“I move to continue the Memmen Young PD Amendment item to the Town Council meeting on [date], 2023, at [time].”

“I move to continue the Memmen Young PD Amended and Restated DA item to the Town Council meeting on [date], 2023, at [time].”

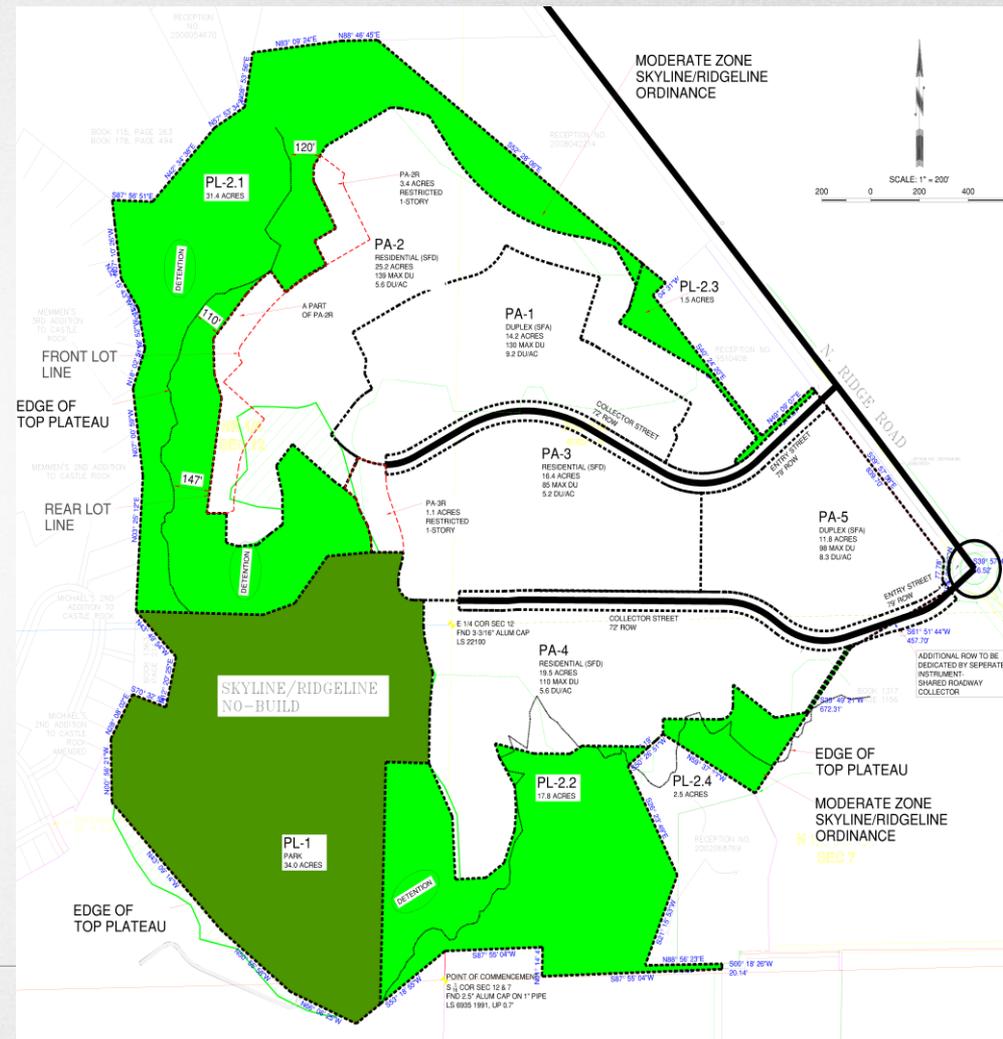
QUESTIONS?



MEMMEN YOUNG PD AMENDMENT

The Amendment establishes:

- Planning Use Areas
 - PA 1 and PA 5 – Paired homes (228 units)
 - PA 2, 3, 4 – Single Family homes (334 units)
 - Removes Multi-family uses
 - Total 562 residential units
- 53 acres of Open Space
- 34 acres of Public Land for park
- Setbacks from western ridgeline
- Restricted heights closest to ridgeline



ZONING COMPARISON

	Existing	Proposed	% Change
Residential Units			
Single Family	428	562	
Multi-Family	476	0	
Total Units =	904	562	- 38%
Maximum Building Height	50 ft max	35 ft max, some areas limited 25 ft	decrease
Parks & Open Space	58.9 acres	86.9 acres	+ 48%

COMMUNITY OUTREACH AND FEEDBACK

Outreach Efforts

- 3 neighborhood meetings are required
- 4 neighborhood meetings held to date

Community Concerns

- Ridgeline Development
- Fire Danger
- Wildlife
- Traffic
- Water Resources

Neighborhood Meetings		
Date	Format	Attendance
May 21, 2019	In-Person	30
February 20, 2020	In-Person	20
January 5, 2022	Hybrid	45
May 18, 2023	Hybrid	22

ANNEXATION FINDINGS

Meets the 2030 Comprehensive Master Plan's Principles

- Responsible Growth (RG-2.1, 2.2)
 - ✓ Is a logical extension or infill of Town boundaries.
 - ✓ Has demonstrated a significant benefit to the Town.
 - ✓ Will be provided with adequate urban services.
 - ✓ Is fiscally responsible.
 - ✓ Conveys to the Town all groundwater rights.

PD PLAN & ZONING REGULATIONS FINDINGS

Meets the Municipal Code Planned Development Criteria outlined in Section 17.34.030

- A. Community vision/land use entitlements.
- B. Relationship to surrounding area.
- C. Circulation and connectivity.
- D. Service, phasing and off-site impacts.
- E. Open space, public lands and recreation amenities.
- F. Preservation of natural features.