

THE MEADOWS C-O-I SENIOR MULTIFAMILY

Site Development Plan

PLANNING COMMISSION
FEBRUARY 9, 2023



VICINITY MAP

The Meadows C-O-I: Mixed-Use Development

- 1984, originally annexed and zoned as the meadows planned development (PD).
- Various zoning amendments over the years.
- 2003, as part of Meadows PD 4th Amendment.



SURROUNDING USES

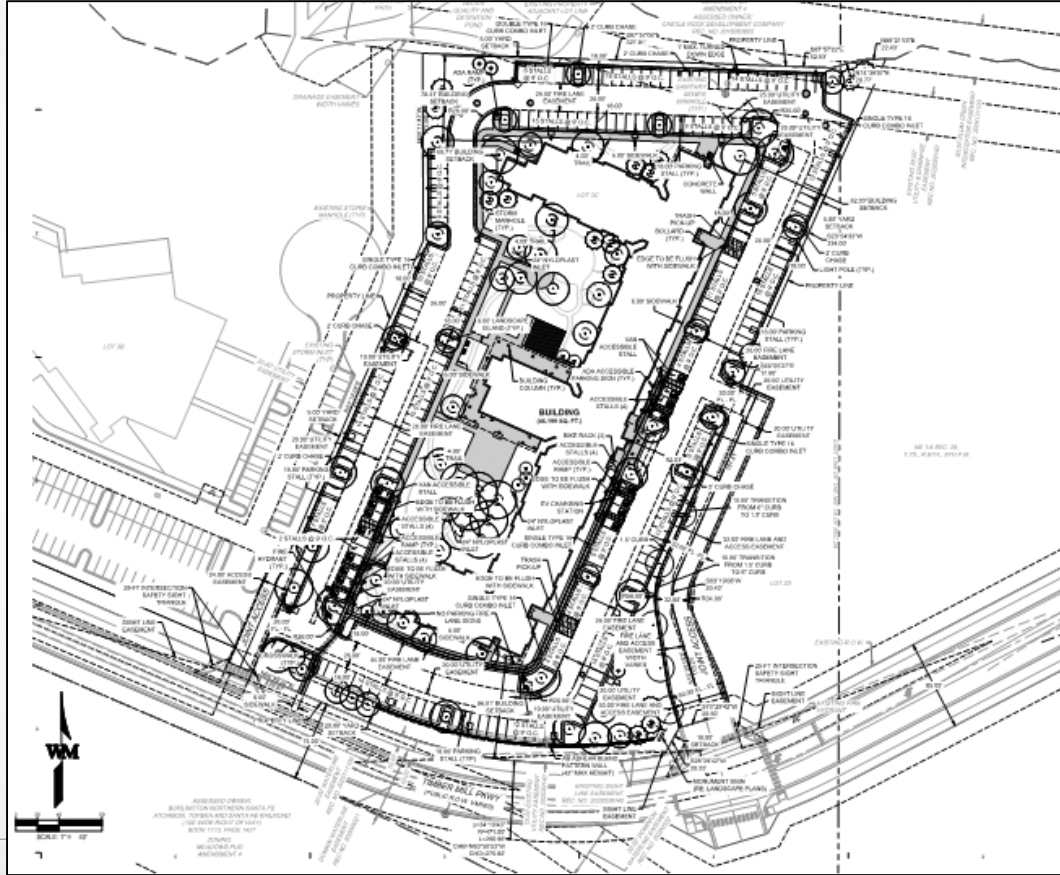


- Permitted uses include senior housing, office, retail, restaurant and recreation
- Surrounding uses include single-family residential, church, and open space

SITE DEVELOPMENT PLAN

SDP Proposal:

- 5.48 Acres
- 200 Dwelling Units
- 183,239 Square Foot Building
- Residential Parking On-Site
- Maximum Building Height is 57'-5"



STAFF ANALYSIS

Staff finds the Site Development Plan:

- Conforms to the goals of the Town's guiding documents
- Meets the requirements of the Meadows PD, 4th Amendment
- 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 of the Meadows Filing No. 19 – Parcel 2N, Amendment No. 1, Lot 3C Site Development Plan, as presented.”

Option 2: Approval with Conditions

“I move to recommend approval of the Meadows Filing No. 19 – Parcel 2N, Amendment No. 1, Lot 3C Site Development Plan, 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 certain], 2023, at 6 pm.”



QUESTIONS & DISCUSSION



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.