

# **MEMMEN PARCEL ANNEXATION MEMMEN YOUNG PD MAJOR AMENDMENT**

TOWN COUNCIL  
JUNE 6, 2023



# VICINITY MAP

## Annexation

- 5 acres
- West of Ridge Rd
- South of 5<sup>th</sup> Street
- North of Plum Creek Parkway





# MEMMEN PARCEL ANNEXATION PROCESS

- July 10, 2020: Annexation Petition Accepted
- August 18, 2020: Substantial Compliance Hearing
- October 6, 2020: Eligibility Hearing

# VICINITY MAP

## Zoning Amendment

- 180.5 acres total
  - 5 acre annexation
  - 175.5 acre of Memmen Young PD
- West of Ridge Rd
- South of 5<sup>th</sup> Street
- North of Plum Creek Parkway





# HISTORY OF ENTITLEMENTS

## MEMMEN YOUNG PD

### Annexation

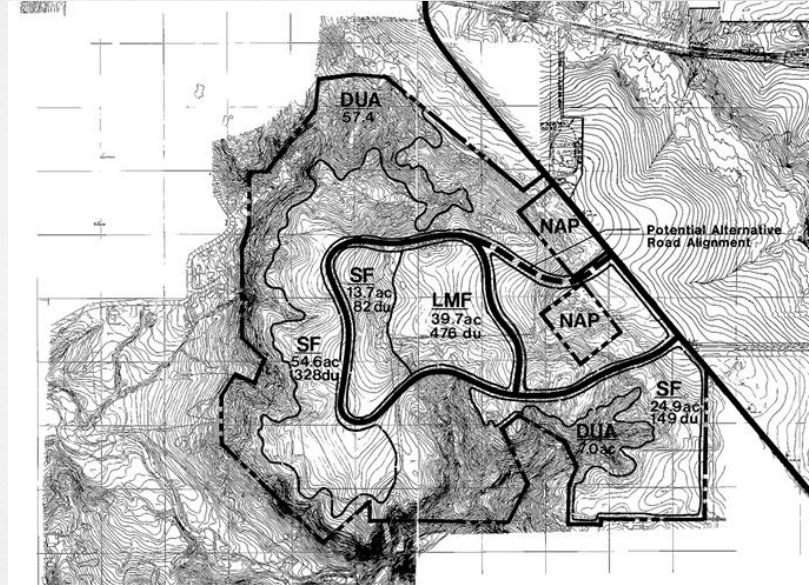
- 1981 through 1985

### 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

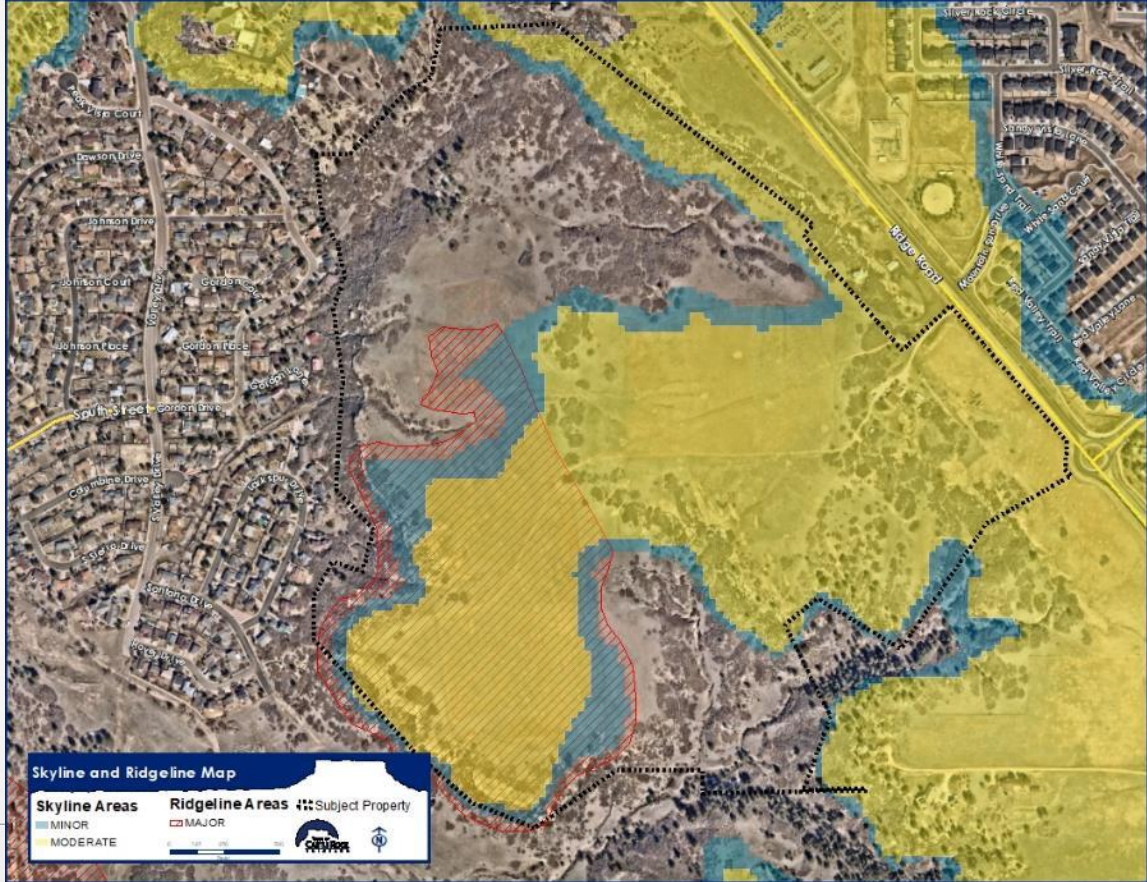


### Memmen Young Portion

### THE VILLAGES at CASTLE ROCK-Infill

Planned Unit Development  
Preliminary Site Plan

# SKYLINE/RIDGELINE REGULATIONS



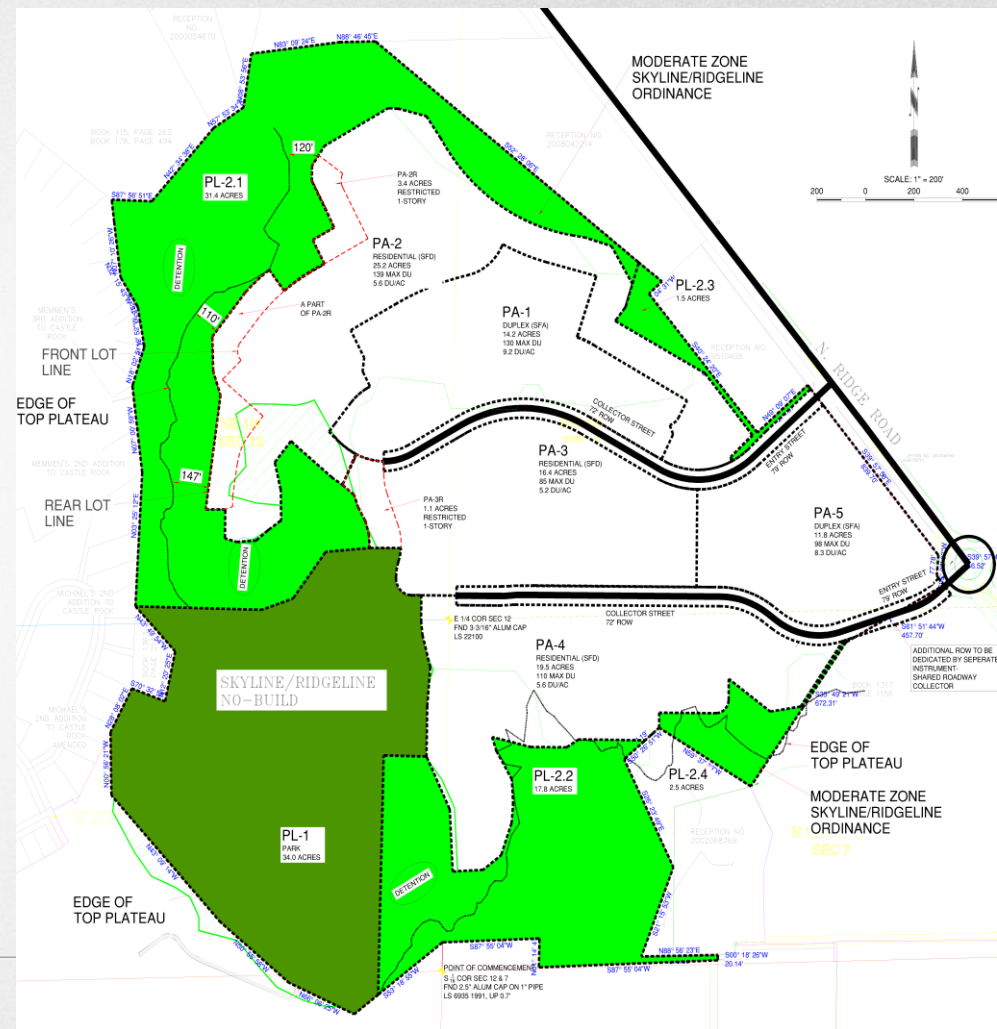


# MEMMEN YOUNG

## 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%



# MEMMEN YOUNG PD AMENDMENT & MEMMEN PARCEL ANNEXATION

## Key Elements

- 86.9 acres of Open Space and Parks: **48% increase**
- 562 Dwelling Units: **38% decrease**
- Buffer on western edge
- Updated development agreement
- Provides contributions to nearby transportation improvements
- Provides cash-in-lieu for a new well site
- Logical infill that allows for improved 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
- Design and construct water and wastewater system improvements necessary to serve the development
- 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



# 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.

# RECOMMENDATIONS

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.



# PROPOSED MOTIONS

## Option 1: 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.”*

## Option 2 : Approve with Conditions

*“I move to approve the Memmen Parcel Annexation ordinance, as introduced by title, with the following conditions \_\_\_\_\_.”*

*“I move to approve the Memmen Young PD Amendment ordinance, as introduced by title, with the following conditions \_\_\_\_\_.”*

# PROPOSED 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].”*

# QUESTIONS?

