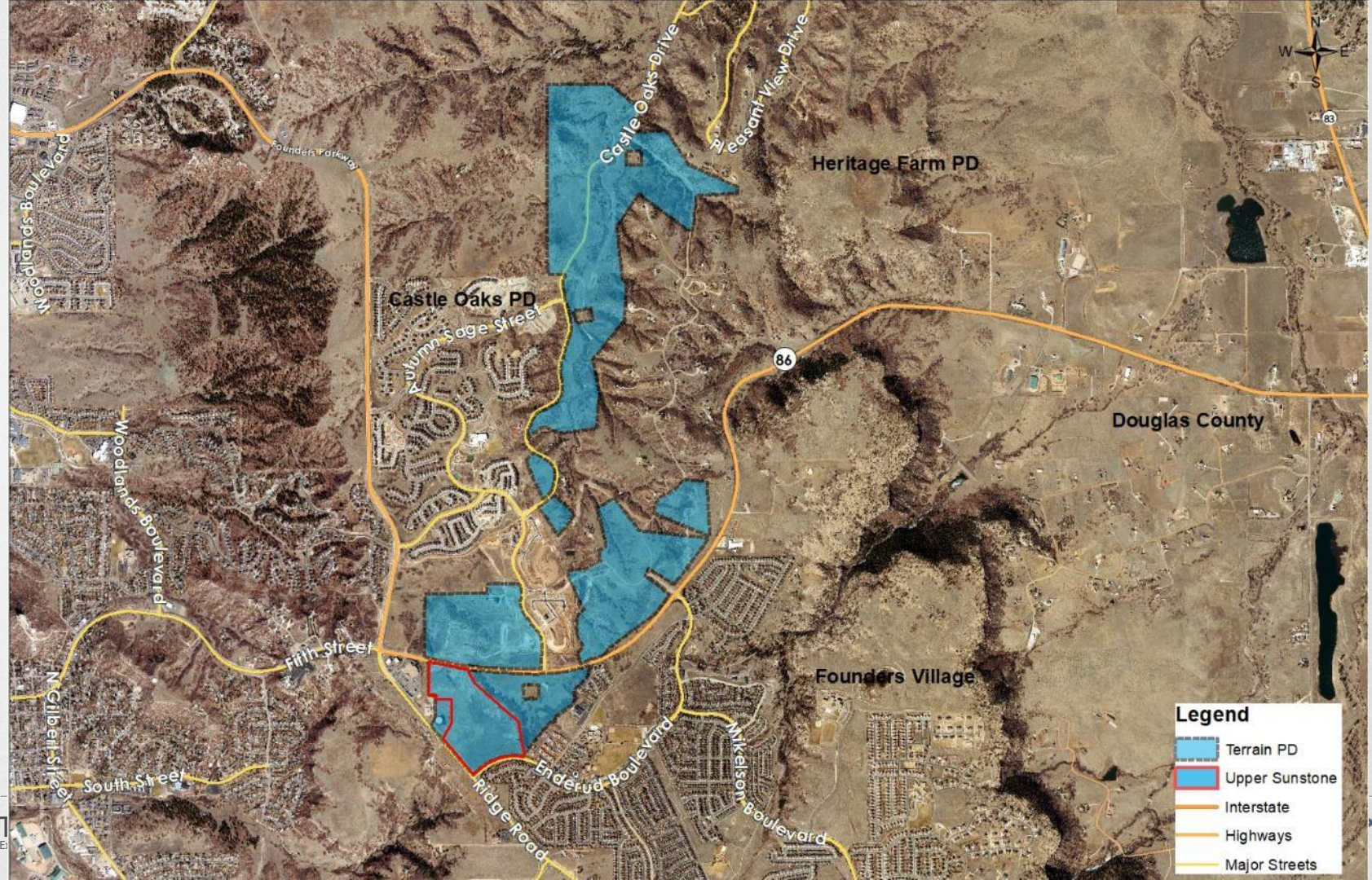


USE BY SPECIAL REVIEW-SDP UPPER SUNSTONE VILLAGE, PA 47, 51 & 52 OF THE TERRAIN PD

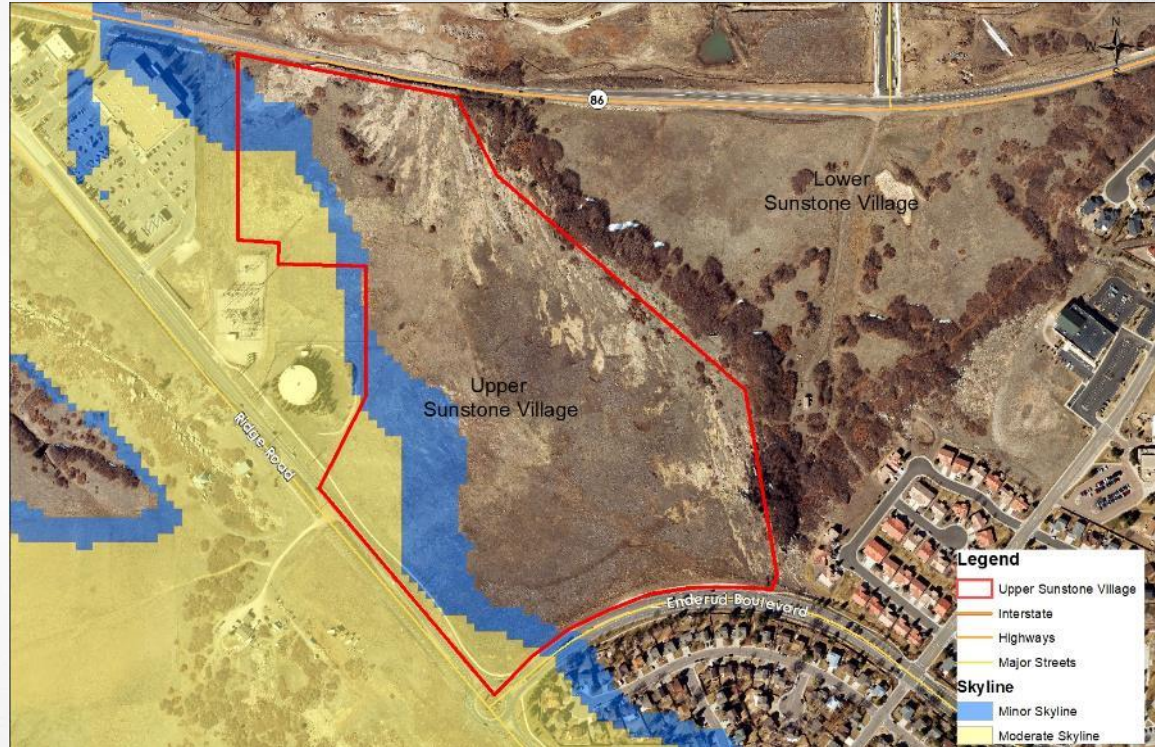
DONNA FERGUSON, DEVELOPMENT SERVICES
PLANNING COMMISSION
JANUARY 24, 2019





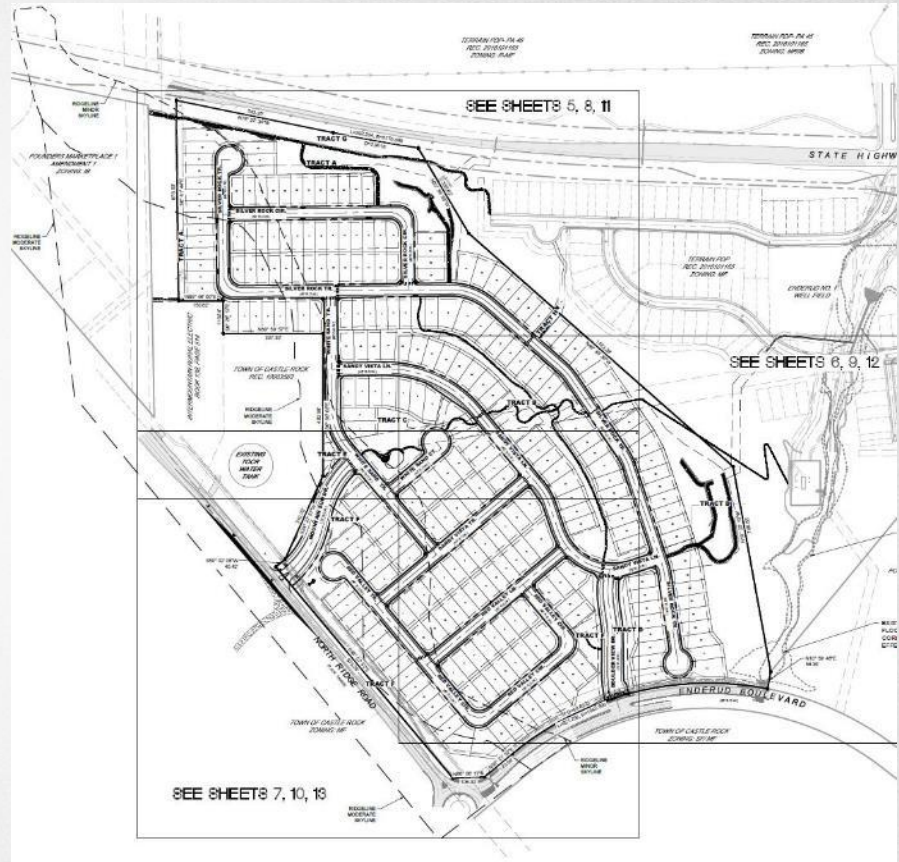
EXISTING CONDITIONS

- A 56.5 acre parcel perched at the top of a mesa which slopes downward to the north and east.
- Cliff like features to the north, scrub oak to the east, relatively flat center.
- To the west resides Skyline protection areas, an IREA substation & Town water tank.
- SF attached neighborhood planned to the east, existing SF neighborhood to the south.



PROPOSED USR-SDP

- A total of 261 dwelling units; 74 SF attached and 187 SF detached.
- Two vehicular entrances into the site; N. Ridge Road and Enderud Boulevard.
- Open space along the northern and eastern edges.
- Pocket park and trails system.



Zoning Comparison Chart

Zoning	Terrain Planned Development Plan					
Village	Sunstone Village					
Planning Area (PA)	PA 47		PA 51		PA 52	
Acreage	26.8		10.8		15.0	
Use Area	MF-IB		R-TH-SF		MF-IB	
	PD Requirement	Provided (SDP)	PD Requirement	Provided (SDP)	PD Requirement	Provided (SDP)
Permitted Uses	Mixed-use development Including Single-family detached & Single-family attached (by Special Review)	64 Single-family detached & 74 Single-family attached	A mix of residential including Single-family detached	42 Single-family detached	Mixed-use development Including Single-family detached & Single-family attached (by Special Review)	81 Single-family detached
Maximum Dwelling Units/Gross Acre	18	5.1 units/acre	8	3.9 units/acre	18	5.4 units/acre
Maximum Building Height	50-feet*	35	35-feet	35	50-feet*	35
Minimum Setbacks						
Front to Garage**	18	18	18	18	18	18
Front to Side Garage**	12	12	12	12	12	12
Front to Living Area**	15	15	15	15	15	15
Rear**	12	12	12	12	12	12
Side Interior Lot**	5	0 attached 5 detached	5	5	5	5
Side to Street**	10	10	10	10	10	10
Minimum Parking	2-car garage for each Single-family detached & attached	138	2-car garage for each Single-family detached & attached	42	2-car garage for each Single-family detached & attached	81

* The underlying zoning for the PA permits multi-family structures of 50-feet or higher. As such, within moderate skyline areas no primary or accessory structures with a building height greater than 35-feet shall be constructed; and, within minor skyline areas no primary or accessory structures with a building height greater than 35-feet shall be constructed.

** Per Terrain PDP setbacks are to be established at the time of final SDP

FINDINGS

- Staff finds, as outlined in this report, that the proposed USR-SDP meets the requisite review and approval criteria of:
- The Terrain Planned Development Plan & Zoning Regulations and
- Section 17.38.040 – Site Development Plan review and approval criteria and
- Section 17.38.050 – Use by Special Review review and approval criteria

RECOMMENDATION

- Staff recommends that Planning Commission recommend approval to Town Council of the Use by Special Review Site Development Plan for Upper Sunstone Village, Terrain Planning Areas 47, 51 & 52

QUESTIONS?

APPLICANT PRESENTATION

Starwood Land Ventures (SLV)

