

## **ADDENDUM MEMORANDUM**

**To:** Honorable Mayor and Members of Town Council

**From:** Tara Vargish, Interim Director, Development Services

**Title:** **Revisions to Staff Report: Plum Creek Convenience Residential/Non-Residential Interface Site Development Plan**

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### **Revised Information**

The staff report for the Plum Creek Convenience Residential/Non-Residential Interface Site Development Plan public hearing item incorrectly stated that the Residential/Non-Residential buffer requirements do not apply on the southwester edge of the property, adjacent to Lake Gulch Road. The requirements do apply here, and the Site Development Plan has been reviewed appropriately for this area. The project meets the required 15 ft buffer in this area. It was listed correctly at the Planning Commission hearing on February 27, 2020.



Following are the corrected sections of the Staff Report with redlines:

### **Proposal**

The proposed Site Development Plan (SDP) includes a gas station and approximate 9,000 square foot retail building with a convenience store, future retail space, and drive thru car wash. Vehicle access is located on East Plum Creek Parkway and Lake Gulch Road. The retail building is centrally located and the fuel canopy is oriented towards the

East Plum Creek Parkway and Lake Gulch intersection. 48 parking spaces are located on the west, north, and south sides of the retail building. The carwash is located on the north side of the building adjacent to East Plum Creek Parkway.

The proposal must meet the residential/non-residential interface regulations to gain approval by Council. The applicant is proposing the following site and buffer improvements as shown on **Attachment B**:

1. Orienting the building and configuring the parking lot to mitigate parking and lighting impacts on adjacent residential properties.
2. Providing a 45-foot buffer (30 foot required) area to the east adjacent to the Oakcrest Town Homes with transitional screening, multiple 8-foot screen fences, adding deciduous and evergreen tree plantings, and keeping three existing mature trees.
3. Installing a berm in the eastern buffer area to enhance the proposed screening elements.
4. Providing a 15-foot buffer (15 foot required) area along the southwestern property edge, adjacent to Lake Gulch road.

### Interface Regulations

The purpose of the Residential/Non-Residential Interface Regulations is to mitigate the impacts between residential and non-residential uses by creating a compatible interface which is visually attractive and interesting. The Interface Regulations were adopted by Town Council on July 22, 2008. The Interface Regulations balance the needs and interest of residential and non-residential development and allow Town Council to approve deviations from the regulations. The Interface Regulations do not remove or reduce approved uses or any zoning regulations.

The Interface Regulations define a compatible interface to include part, or all of the following:

1. Minimize the visibility of undesirable, non-residential uses and activities from residential uses through building orientation.
2. Provide attractive buildings with thoughtful architectural detailing.
3. Create a visually attractive transition between non-residential and residential uses with the use of walls, fences, berms and/or landscaping.

The Interface Regulations apply along the east and southwest property lines where the proposed commercial use interfaces with residential uses. The Baldwin Park Estates subdivision to the north is not subject to the Interface Regulations because East Plum Creek Parkway is a major arterial roads.