

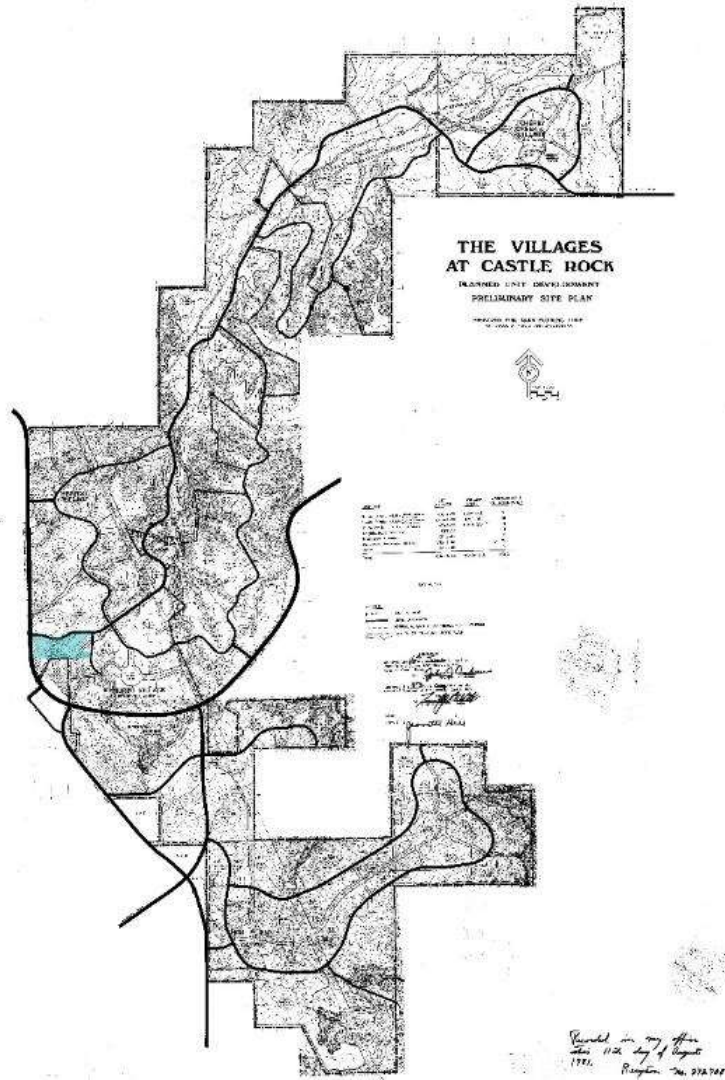
CALIBER AT TERRAIN SITE DEVELOPMENT PLAN

TOWN COUNCIL
JUNE 2, 2020





26-acre Caliber site, shown in blue, within larger 3,600 acre PD area.







ZONING COMPARISON

Zoning Regulation	Requirement	Provided
Use	Multi-family and single-family attached	Multi-family
Density (dwelling units per acre)	20 DU/Acre maximum	9 DU/Acre
Open space	20% minimum	35%
Building height	50-feet maximum	40.6-feet
Parking	485 minimum	505

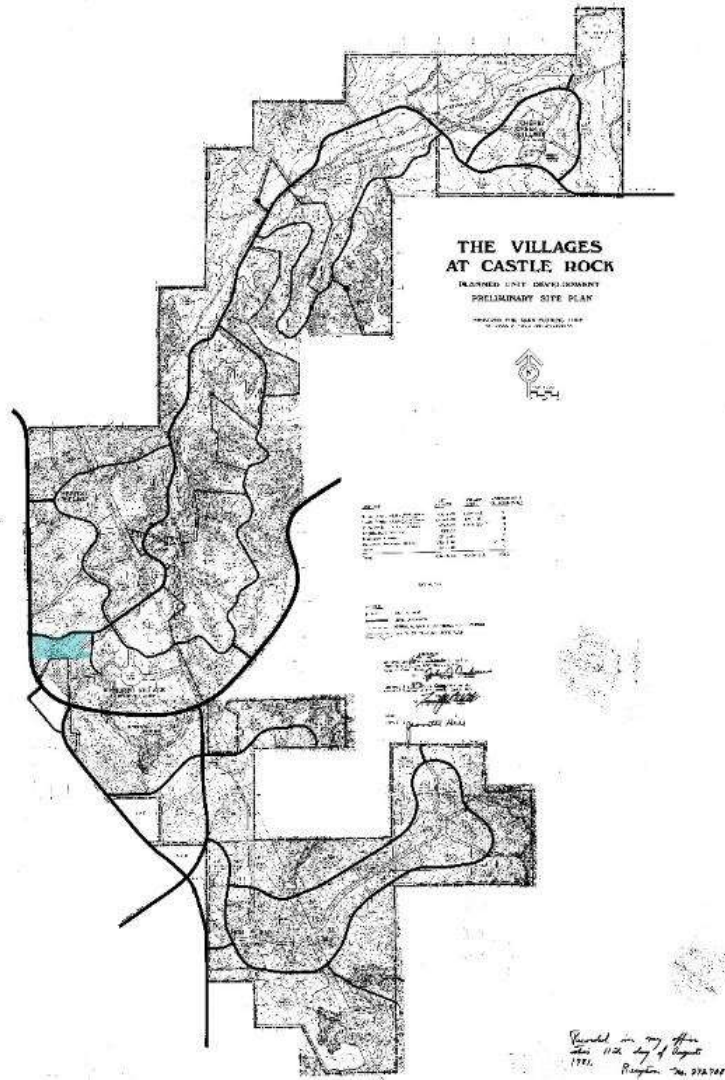
SDP REVIEW AND APPROVAL CRITERIA AND ANALYSIS

- A. Community Vision/Land Use Entitlements –conforms to Town plans & to zoning
- B. Site Layout – designed to Town code and zoning
- C. Circulation and Connectivity – provides new road connection, sidewalk and internal pedestrian connections
- D. Service phasing and Off-site Impacts – provides adequate and efficient utility plans and mitigates traffic impacts
- E. Open Space, Public Lands and Recreation Amenities – meets by providing appropriate open space, buffer area and access to public trail system

COMPLETION CLAUSE

“That following the approval of this ordinance, the owners of tracts within the above-described tract shall present final site plans for all or any portion or portions of the general use areas as are then ready for development. Each final site plan shall contain a phasing plan, provided, however, that the entire Planned Unit Development shall be completed within twenty-five (25) years of the date hereof, except as such may be enlarged by the Board of Trustees or its successors.”

26-acre Caliber site, shown in blue, within larger 3,600 acre PD area.



COMPLETION CLAUSE

- Lack of definition as to what constitutes PD completion within the context of one 26-acre parcel within a 3,600-acre development
- No stated consequence if the completion requirement is triggered
- No stated purpose of the completion requirement and conflict with the 1981 zoning code which precluded such requirements
- Financial investment made by the property owner in reliance on the validity of the underlying zoning
- Past Town practice of granting land use approvals after expiration of the 25-years (2006) based on the PD Ordinance

COMPLETION CLAUSE

- Example of language in recently approved DA:

“In the event Owner has not completed construction of at least \$500,000 in Facilities, excluding soft costs (for example, permitting and financing) by December 31, 2030, then the right of Owner under this Agreement and the Town Regulations to undertake further development of the Property, or to obtain permits for construction of private improvements shall be suspended (the “Development Suspension”). The Development Suspension may be released by Town Council, in its discretion, upon a showing of good cause for the delay, and the demonstration by Owner of the ability to commence and complete development of the Property in accordance with the PD Plan.”

FINDINGS

- Planning Commission finds the proposed site development plan meets the Town's Site Development Plan Review and Approval Criteria set forth in 17.38.040

RECOMMENDATION

- Planning Commission recommends approval of the Site Development Plan upon the finding that the existing zoning is still valid.

PROPOSED MOTION

“I move to approve the resolution as introduced by title”

QUESTIONS?

TOWN COUNCIL
JUNE 2, 2020



MEET THE APPLICANT

ASHLEY BEDELL THE GARRETT COMPANIES

TOWN COUNCIL
JUNE 2, 2020

