

# THE RIDGE AT CRYSTAL VALLEY SITE DEVELOPMENT PLAN AND SKYLINE VARIANCE

PLANNING COMMISSION  
SEPT. 23, 2021





# CONSIDERATION OF APPROVAL

## SITE DEVELOPMENT PLAN

- Compliance with Zoning Requirements
- Site Layout
- Circulation and Connectivity
- Utility Compliance and Off-site Impacts
- Open Space, Public Lands and Recreation Amenities

Does not allow adding uses not already authorized by the underlying zoning.



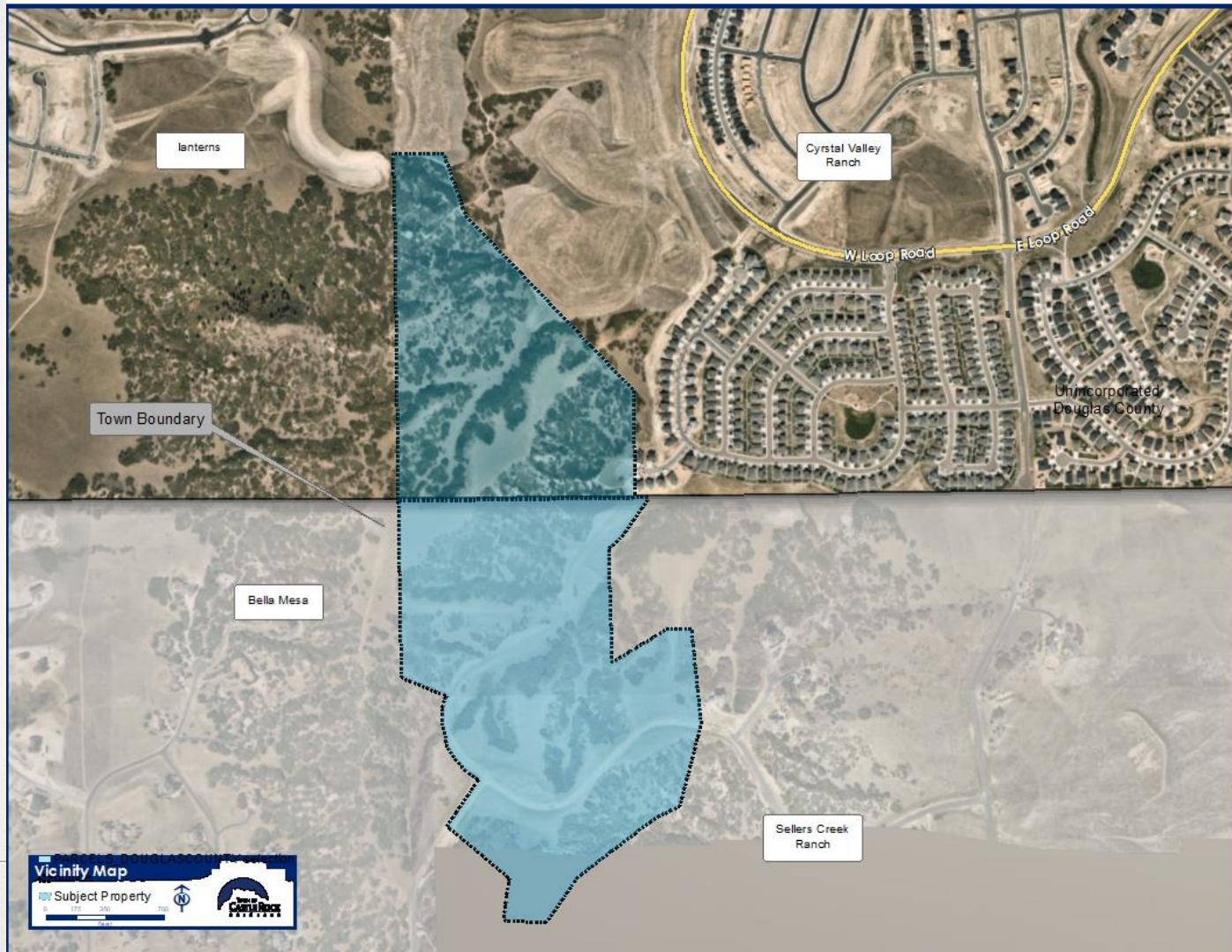
# CONSIDERATION OF APPROVAL SKYLINE VARIANCE

- Under the grounds that: A proposed 25-foot high structure will not be visible in the skyline from several points along the Viewing Platforms, in which event the restrictions of the Minor Skyline Area shall apply.

# HISTORY OF APPROVALS

- The Crystal Valley Ranch Planned Development approved in March of 2001 as a resort residential community.
- Amended in Feb. of 2007 and again in Feb. 2012.
- The current zoning for the site is the Crystal Valley Ranch Planned Development, 4<sup>th</sup> Amendment.
- Permits 90 single-family detached or attached homes.
- The Ridge Estates Planned Development approved in July of 2019 for 52 single-family detached homes.





# SDP PROPOSAL

- 142 Single-family homes
- Connects to Lanterns and Crystal Valley Ranch.
- EVA only for Sellers Creek Ranch
- Internal road circulation
- Open space between home areas
- Larger lots where adjacent to County

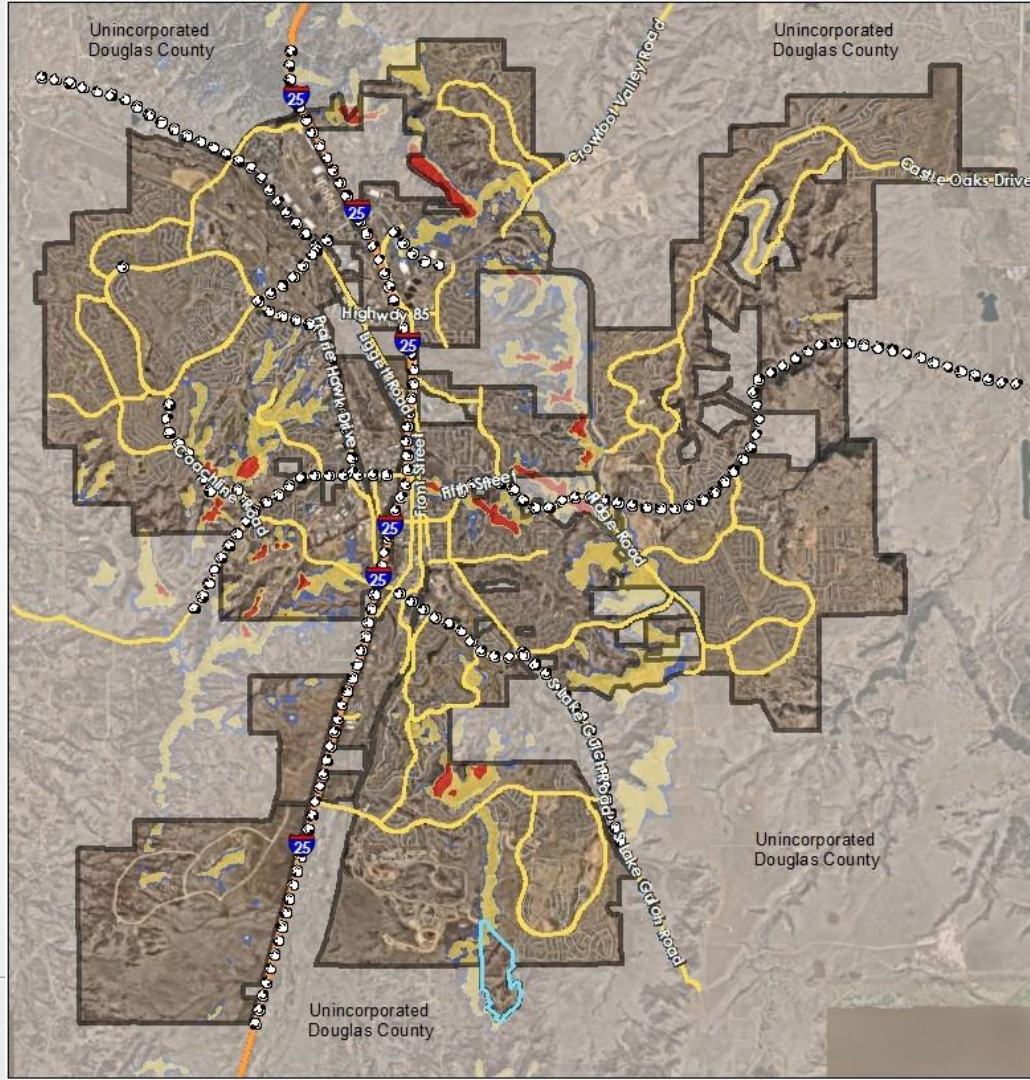




# ZONING COMPARISON

Planning Area (PA)	PA 1		PA 2		PA 3		PA 4		PA 5		PA 15 E		PA 15 SW	
Acreage	7.8		7		7.8		11		18.2		34.5		6	
Use Area	PA 1		PA 2		PA 3		PA 4		PA 5		R-SF-6		R-SF-6	
	PD Requirement	Provided (SDP)	PD Requirement	Provided (SDP)	PD Requirement	Provided (SDP)	PD Requirement	Provided (SDP)	PD Requirement	Provided (SDP)	PD Requirement	Provided (SDP)	PD Requirement	Provided (SDP)
Permitted Uses	Detached Single Family Dwelling Units	11 Detached Single Family Dwelling Units	Detached Single Family Dwelling Units	12 Detached Single Family Dwelling Units	Detached Single Family Dwelling Units	12 Detached Single Family Dwelling Units	Detached Single Family Dwelling Units	10 Detached Single Family Dwelling Units	Detached Single Family Dwelling Units	7 Detached Single Family Dwelling Units	Attached or Detached Dwelling Units	81 Detached Dwelling Units	Attached or Detached Dwelling Units	9 Detached Dwelling Units
Maximum Dwelling Units/Gross Acre	1.4 du/ac	1.4 du/ac	1.7 du/ac	1.7 du/ac	1.5 du/ac	1.5 du/ac	0.9 du/ac	0.9 du/ac	0.4 du/ac	0.4 du/ac	2.3 du/ac	2.3 du/ac	1.5 du/ac	1.5 du/ac
Maximum Building Height	35 ft	35 ft	35 ft	35 ft	35 ft	35 ft	35 ft	35 ft	35 ft	35 ft	35 ft *	35 ft	35 ft *	35 ft
Minimum Standard Lot Area (sq. ft.)	12,000	19,602	10,400	14,810	10,400	15,246	10,400	20,037	12,000	71,003	N/A	N/A	N/A	N/A
Minimum Lot Width (feet)	75	88	55	73	55	70	55	115	75	168	N/A	N/A	N/A	N/A
Minimum Setbacks (feet)	cul-de-sac: 35	cul-de-sac: N/A	cul-de-sac: 25	cul-de-sac: 43	cul-de-sac: 25	cul-de-sac: N/A	cul-de-sac: 25	cul-de-sac: 34	cul-de-sac: 35	cul-de-sac: 63				
Front to Garage	25 ft	25 ft	20 ft	20 ft	20 ft	20 ft	20 ft	20 ft	25 ft	25 ft	20 ft	20 ft	20 ft	20 ft
Front to Side Garage	15 ft	15 ft	15 ft	15 ft	15 ft	15 ft	15 ft	15 ft	15 ft	15 ft	25 ft	25 ft	25 ft	25 ft
Front to Living Area	20 ft	20 ft	20 ft	20 ft	20 ft	20 ft	20 ft	20 ft	20 ft	20 ft	20 ft	20 ft	20 ft	20 ft
Rear	50 ft	50 ft	25 ft	25 ft	25 ft	25 ft	25 ft	25 ft	100 ft	100 ft	20 ft	20 ft	20 ft	20 ft
Side Interior Lot	10 ft	10 ft	10 ft	10 ft	10 ft	10 ft	10 ft	10 ft	10 ft	10 ft	5 ft	5 ft	5 ft	5 ft
Side to Street	15 ft	15 ft	15 ft	15 ft	15 ft	15 ft	15 ft	15 ft	15 ft	15 ft	10 ft	10 ft	10 ft	10 ft
Front to Unenclosed Porch	15 ft	15 ft	15 ft	15 ft	15 ft	15 ft	15 ft	15 ft	15 ft	15 ft	N/A	N/A	N/A	N/A
Minimum Parking	2 spaces per single-family	11 2-car garages	2 spaces per single-family	12 2-car garages	2 spaces per single-family	12 2-car garages	2 spaces per single-family	10 2-car garages	2 spaces per single-family	7 2-car garages	2-car garage for each Single-family detached & single-family attached	81 2-car garages	2-car garage for each Single-family detached & single-family attached	9 2-car garages

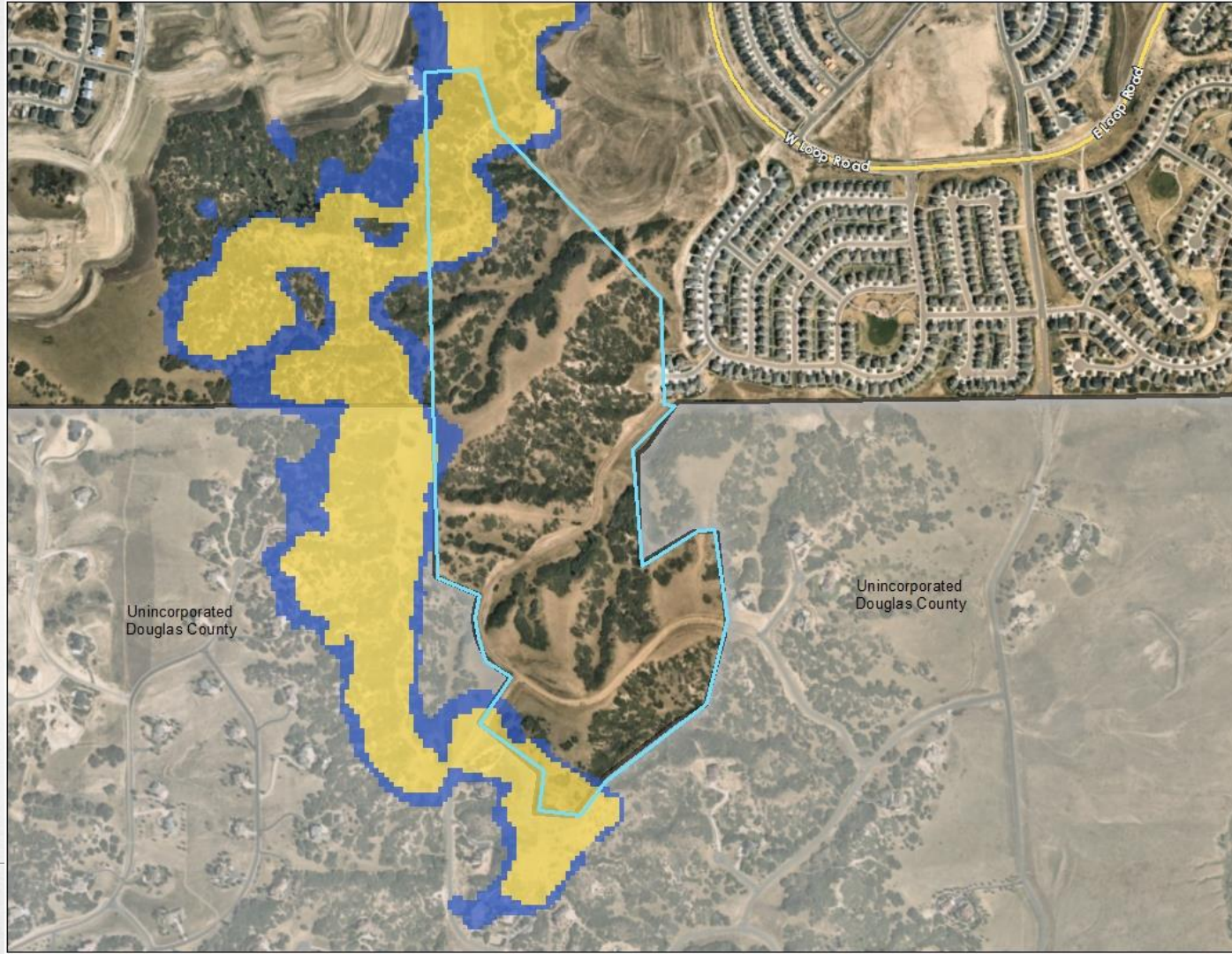




**Legend**

- Viewing Platforms
- Interstate
- Major Streets
- Major Skyline
- Moderate Skyline
- Minor Skyline
- The Ridge at Crystal Valley





# SDP REVIEW AND APPROVAL CRITERIA

- A. Community Vision/Land Use Entitlements
- B. Site Layout
- C. Circulation and Connectivity
- D. Service phasing and Off-site Impacts
- E. Open Space, Public Lands and Recreation Amenities



# **SKYLINE VARIANCE GROUNDS FOR APPROVAL**

A proposed 25-foot high structure will not be visible in the skyline from several points along the Viewing Platforms, in which event the restrictions of the Minor Skyline Area shall apply.

# **ANALYSIS AND FINDINGS**

- Meets the objectives of the Town's Vision and Comprehensive Master Plan; and
- Meets the zoning requirements of the Crystal Valley Ranch PD, 4th Amendment and the Ridge Estates PD; and
- Complies CRMC 17.38 Site Development Plan criteria; and
- Meets the grounds for a Skyline Variance

## **RECOMMENDATION**

- Staff recommends approval of the Ridge at Crystal Valley Skyline Variance and Site Development Plan.

# PROPOSED MOTIONS

*“I move to approve the Ridge at Crystal Valley Skyline Variance”*

and

*“I move to recommend approval of the Ridge at Crystal Valley Site Development Plan to Town Council.”*



# QUESTIONS?

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