DATE:	**MONDAY, MARCH 21, 2011**
To:	Honorable Mayor Hall and City Council
From:	Mitch Humble, Community Development Department

ITEM IV-1

Request: For a Planned Unit Development Agreement Modification for the Perrine Point PUD Mixed Use Residential/Neighborhood Commercial Planned Unit Development Agreement located at the northwest corner of Grandview Drive North and Falls Avenue West to modify the architectural concept and to provide for an active adult residential community within the R-6 zoned area of the PUD. c/o Gerald Martens on behalf of Tres Gringos, LLC. (app 2428)

Time Estimate:

The applicant's presentation may take up to fifteen (15) minutes. Staff's presentation will be approximately ten (10) minutes.

Background:

Applicant:	**Status:** Owner/Developer	**Size:** 80 (+/-) acres
Tres Gringos, LLC c/o Gerald Martens P.O. Box 5179 Twin Falls, ID 83303 208-734-4888 208-420-2461 gmartens@ehminc.com	**Current Zoning:** R-2, R-6, NCO PUD	**Requested Zoning:** Amendment to Perrine Point PUD Agreement and Master Development Plan
	Comprehensive Plan: Neighborhood Center and Urban Village	**Lot Count:** 264 lots
	Existing Land Use: Undeveloped	**Proposed Land Use:** mixed-use residential and neighborhood commercial
Representative:	**Zoning Designations & Surrounding Land Use(s)**	
Ken Edmunds 961 Wildwood Way Twin Falls, ID 83301 208-530-4889	**North:** R-2; single-family and duplex residential	**East:** R-2; Grandview Drive North, agricultural land
	South: R-2 PUD; Falls Avenue West, agricultural land	**West:** SUI Area of Impact; rural residential
	Applicable Regulations: 10-1-4, 10-1-5, 10-4-4, 10-4-21, 10-6-1 thru 4, 10-7-6, 10-14-1 thru 6	

Approval Process:

10-6-1.4(E) Approval of a PUD Sub-District:

1. Preliminary Development Plan. The petitioner for a planned unit development sub-district may, after pre-application conferences with the planning staff, submit a preliminary development plan to the Commission for review, which development plan shall include the following: a. The proposed site plan, showing building locations and land use areas; b. Proposed traffic circulation, parking areas, pedestrian walks and landscaping; c. Proposed construction sequence for buildings, streets, spaces and landscaped areas; d. Existing zoning district boundaries; e. A survey of the property, including topography, buildings, watercourses, trees over six inches (6") in trunk diameter, streets, utility easements, drainage patterns, right of way and land use; f. Other requirements that the Planning Department, Planning Commission, or legislative body may request.

2. After Commission review, a public hearing shall be held before the Commission and Council for a zoning district and zoning map amendment. (Ord. 2124, 10-15-1984)

Budget Impact:

Approval of this request will have negligible impact on the City budget. Upon development would increase the taxes brought into the City Budget.

Regulatory Impact:

Approval by the City Council will allow the applicant to proceed with development upon recording an amended Planned Unit Development Agreement and plat amendments.

History:

The City Council approved the annexation of the 80 (+/-) acre site with an R-2 zoning on October 24, 2005. On August 21, 2006, the City Council approved the request to rezone the property from R-2 to R-2, R-6, NCO PUD for a neighborhood commercial center, multi-family residential, and single family residential development with four (4) conditions: **1)** Subject to Master Development Plan amendments as required by Building, Fire, and Zoning Officials to ensure compliance with all applicable City Code requirements and standards; **2)** Subject to the adjacent arterials and collector streets being rebuilt to current City standards upon development of the property; **3)** Move the NCO zoned property east to be adjacent to Grandview Drive and to move the R-6/townhomes back to the west, behind the NCO; **4)** Within the R-6 zoned property only single family dwellings may be allowed. In the PUD Master Development Plan and in the final plat the NCO area was moved to the corner of Falls Avenue West and Grandview Drive North. A PUD amendment would be required for development of anything in the R-6 zoned area besides the proposed townhomes.

On October 23, 2006, the City Council approved a Parks-In-Lieu contribution to satisfy park land dedication provisions for the Perrine Point PUD Subdivision. A contribution was made in-lieu of the 2.64 acre park requirement for this subdivision because of its proximity to the Sunway Soccer Complex and park area.

The final plat for the full site at 264 residential lots on 65 (+/-) acres and 16 neighborhood commercial lots on 12 (+/-) acres was approved by the City Council on March 17, 2008. In May of 2008 the Perrine Point Subdivision final plat and the Perrine Point PUD Agreement were recorded.

A Preliminary Presentation on this PUD amendment request was made at the February 8, 2011, Planning and Zoning Commission public meeting followed by the public hearing on February 23, 2011.

Analysis:

This is a request for an amendment to the Perrine Point P.U.D. - Mixed Use Residential/Neighborhood Commercial Planned Unit Development Agreement and Master Development Plan to modify the architectural concept to accommodate an active adult residential community within the area zoned R-6 located near the northwest corner of Grandview Drive North and Falls Avenue West. The request would modify the area currently proposed and platted for Single-Family-attached Townhome Dwellings to accommodate a four-plex building type that would later be platted as condominium units to allow for individual ownership of each unit and common ownership of each building and lot.

City Code requires that the applicants make a preliminary PUD presentation to the Commission and to the public. This presentation, which took place on February 8, 2011, allows the Commission and the public to become familiar with the project prior to the public hearing. At the presentation Ken Edmunds described that the active adult residential community would be limited to residents 55-years of age and older. The design concept includes four (4) units sharing a wall with each of the units being 1200-1800 sq ft in size with an attached two-car garage for each unit. A Condominium Owners' Association would maintain the common property through a mutual agreement with a maintenance contractor/company. There will be no maintenance equipment or materials stored within this PUD. The amendment shows that a clubhouse will be built for the residents of the adult community only – site improvements to meet development requirements. The applicant anticipates that visitor parking would be accommodated with on-street parking. Each 4 plex is required to provide 9 parking spaces per building. The parking will require compliance with the code and will be reviewed for compliance as part of a building permit review. There is not a provision for additional parking nor for recreational vehicle parking however there were not specific

areas provided in the original plat or the PUD Agreement/Master Development Plan. A provision there shall not be any recreational vehicles, boats or trailers stored outside of an enclosed building or within a sight obscuring fence should be added to the PUD Agreement.

At the time the property was rezoned from an R-2, single-family and duplex zoning to the R-2, R-6, and R-6 NCO PUD it was noted that if the property was developed at minimum lot size standards for the R-2 zoning district that there could be approximately 400 dwelling units on the property. As proposed with the mix of residence types and neighborhood commercial business the property was platted with 264 residential lots and 16 neighborhood commercial lots. The area that is being proposed to be amended would not change the number of single family residential units. The plat shows 104 s/f lots currently platted and the proposal is to replat to allow 26 lots with 4 s/f units per building – this is also 104 s/f units. In the initial PUD rezone process in 2006 there were concerns expressed that allowing R-6 multi-family zoning would allow for high-density or apartment multi-family housing to go in. The PUD allowed for single family townhomes and each was to have individual ownership. The proposed concept is for single level four-plex buildings with 4 residential units however the architectural concept has an appearance similar to a single-family residence in that they are single level dwellings. The developer has stated as the four-plex buildings would be subdivided into condominiums the site would function in a similar way as attached single-family dwellings. The proposed amendment would not allow for apartments and would be conditioned on amending the plat to reflect the condominium development.

In addition to the conceptual change for the residence types there is also a change proposed in regards to the street layout of the development. In the Perrine Point Subdivision, as it is currently platted, the streets generally run north-south and east-west and provide connectivity through the entire development. Crestview Drive West runs west and connects with the collector running north-south. The new proposal alters Crestview Drive West from running through the subdivision and off-sets the intersection of Magic Road at Fieldstream Way. In review, the Engineering Department has concerns that the new layout restricts access through the subdivision. Staff recommends that Crestview Drive West remain as a through street as it is being developed as a collector in the subdivision and is required by code to connect to other collector and arterial streets. Magic Road alignment also conflicts with City code as it is required to align with Magic Road on the west side of Fieldstream Way or the road centerlines must be offset by a minimum of 125' (§10-12-3.6).

The proposed development and amendment is still in compliance with the Comprehensive Plan which designates this area as appropriate for Neighborhood Center commercial development and Urban Village development which includes a mix of housing types and densities.

On February 23, 2011 the Planning & Zoning Commission unanimously recommended approval of this request, as presented, subject to the following conditions:

1. Subject to PUD Agreement amendments or Master Development Plan amendments as required by Building, Fire, and Zoning Officials to ensure compliance with all applicable City Code requirements and standards;
2. Subject to recordation of amendment to the Perrine Point PUD Agreement.
3. Subject to an amendment of the Perrine Point Subdivision to reflect the change from attached single-family ROWHOUSE lots to allow for fewer and larger residential lots being designated for four-plex residential buildings and to require each four-plex residential building to be approved and recorded as a condominium plat prior to occupancy.
4. Subject to Engineering Department approval of the road configurations prior to recordation of the amended final plat.

Attachments:

1. Reason for Request
2. Vicinity Map
3. Area Zoning Map
4. Aerial Map
5. Perrine Point Subdivision plat
6. Master Development Plan
7. Proposed Modifications exhibit
8. Proposed Modifications exhibit- zoom on subject area
9. Proposed architectural concept
10. Portion of the Feb 23, 2011 P&Z minutes

Perrine Point, P.U.D. Agreement Amendment Request

C-3. Provide a detailed written statement on a separate sheet of paper containing:

A. The reason for the request.

The approved PUD agreement for Perrine Point includes an R-6, residential multi-household district. As presented by the original developer, this phase of the project used a "row house" attached single-family dwelling concept. The Applicant desires to modify the architectural concept to accommodate an active adult residential community.

The new concept will have attached single-family dwellings, primarily in four-plex configurations as indicated on the attached exhibit. Dwelling sizes will range from 1,100-2,000 square feet and each dwelling shall have an attached garage. Each building will be divided into condominium units in compliance with City and State condominium requirements.

The development will also include a clubhouse for common use by residents. The new concept will result in a decrease in density.

B. Submit the current PUD Agreement showing the proposed changes and an amended master development plan.

The only change to the PUD Agreement occurs in paragraph 2-A-2. The current language is:

<u>R-6, Residential Multi-Household District</u>. Development shall meet the requirements of the R-6 Zone for all uses and property development standards, except as provided herein:

(a) Lot Area: the minimum lot area shall be three thousand five hundred (3,500) square feet per dwelling unit providing that the area within the R-6 Zoning include density as a whole no greater than the minimum density for R-6 Zoning.
(b) Limited to single-family dwellings, attached and/or detached.

The proposed language is:

<u>R-6, Residential Multi-Household District</u>. Development shall meet the requirements of the R-6 Zone for all uses and property development standards, except as provided herein:

(a) Lot Area: the minimum lot area per dwelling unit shall be three thousand five hundred (3,500) square feet providing that the area within the R-6 Zoning include density as a whole no greater than the minimum density for R-6 Zoning. Therefore, the minimum lot size for a two-dwelling building shall be no less than 7,000 square feet and no less than 14,000 square feet for four-dwelling building.
(b) Limited to single-family dwellings, attached and/or detached.

(c) Provide for a common building for use by residents as a recreational/meeting facility.

The amended master development plan is attached.

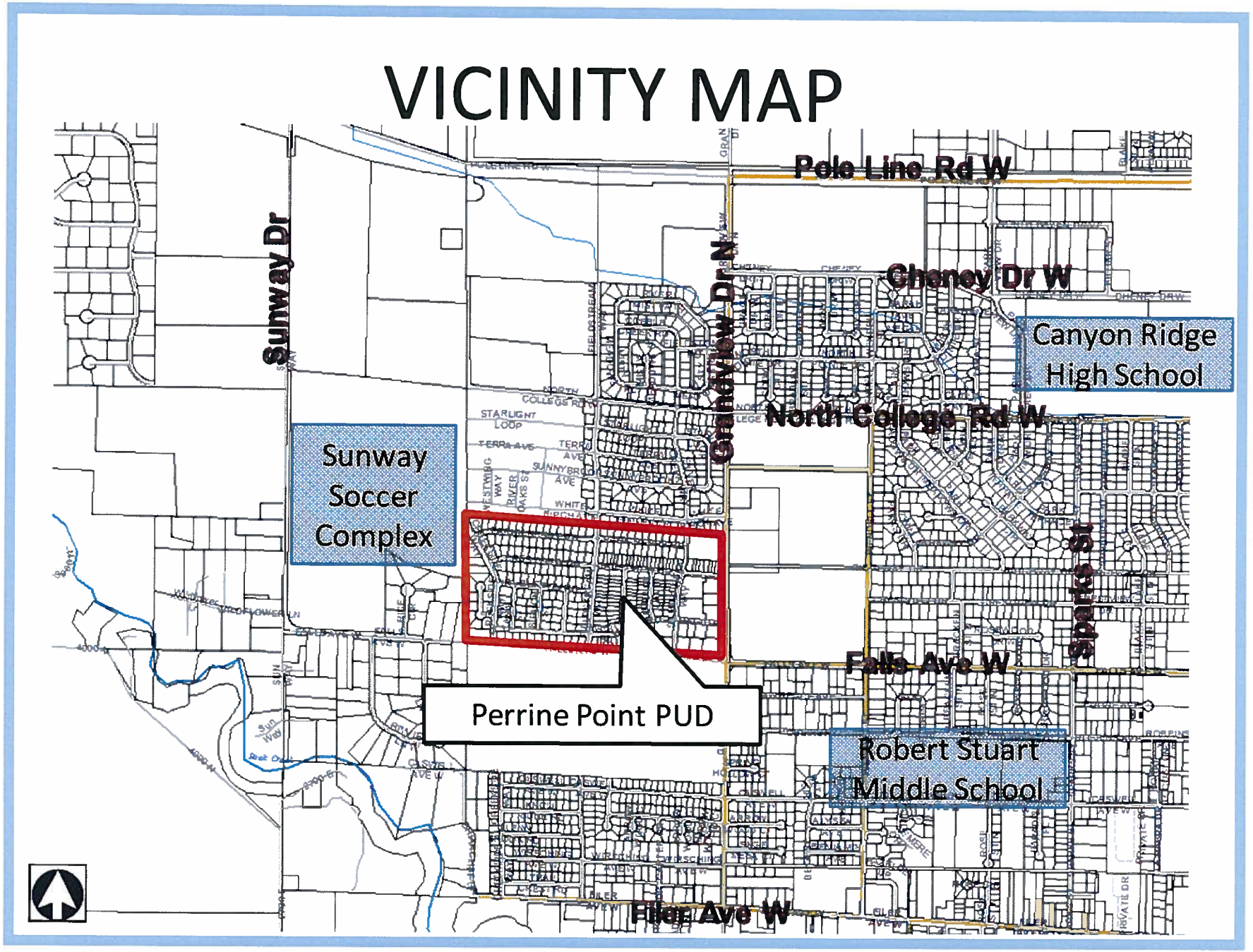
C. Explained in detail how this change could affect the development.

This change will impact the anticipated buyers of homes in the R-6 zoned area of the development. The anticipated users will be active adults seeking residences that will have all exterior building and landscaping maintenance under the responsibility of a homeowners association and provide other amenities desirable for adults 55 years of age and older. The original concept was intended to serve all segments of potential homeowners. Therefore, the Applicant expects the market will be more limited to, but carefully targeted at, a segment of the City's demographics that is growing and currently exceeds 25% of the total population. The Applicant believes the new concept is unique to the area and needs a specific, unaddressed segment of the market.

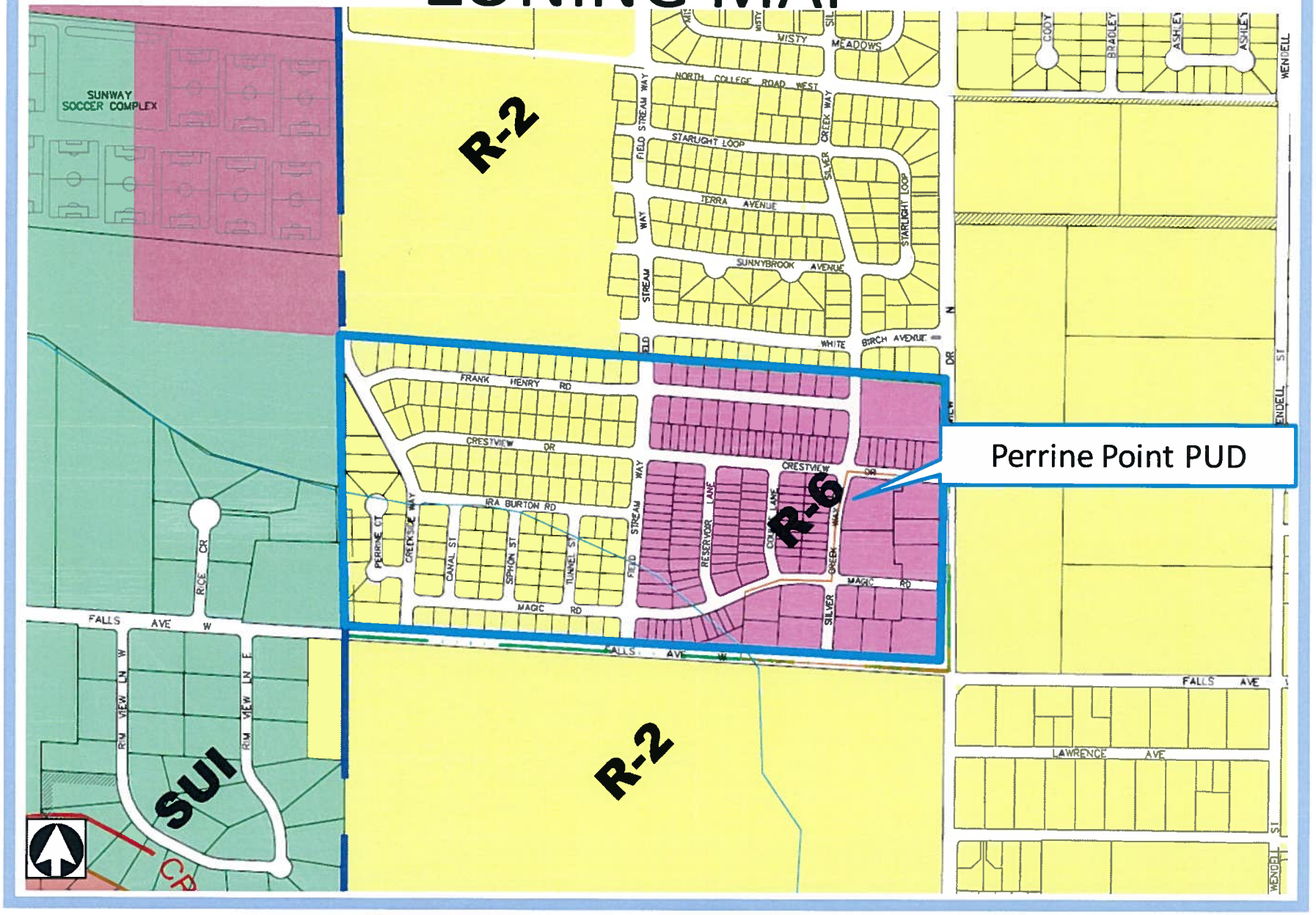
D. Explained in detail how this change could affect the surrounding area.

The Applicant does not believe that the revision will have any impact on the Perrine Point Subdivision or other surrounding developments.

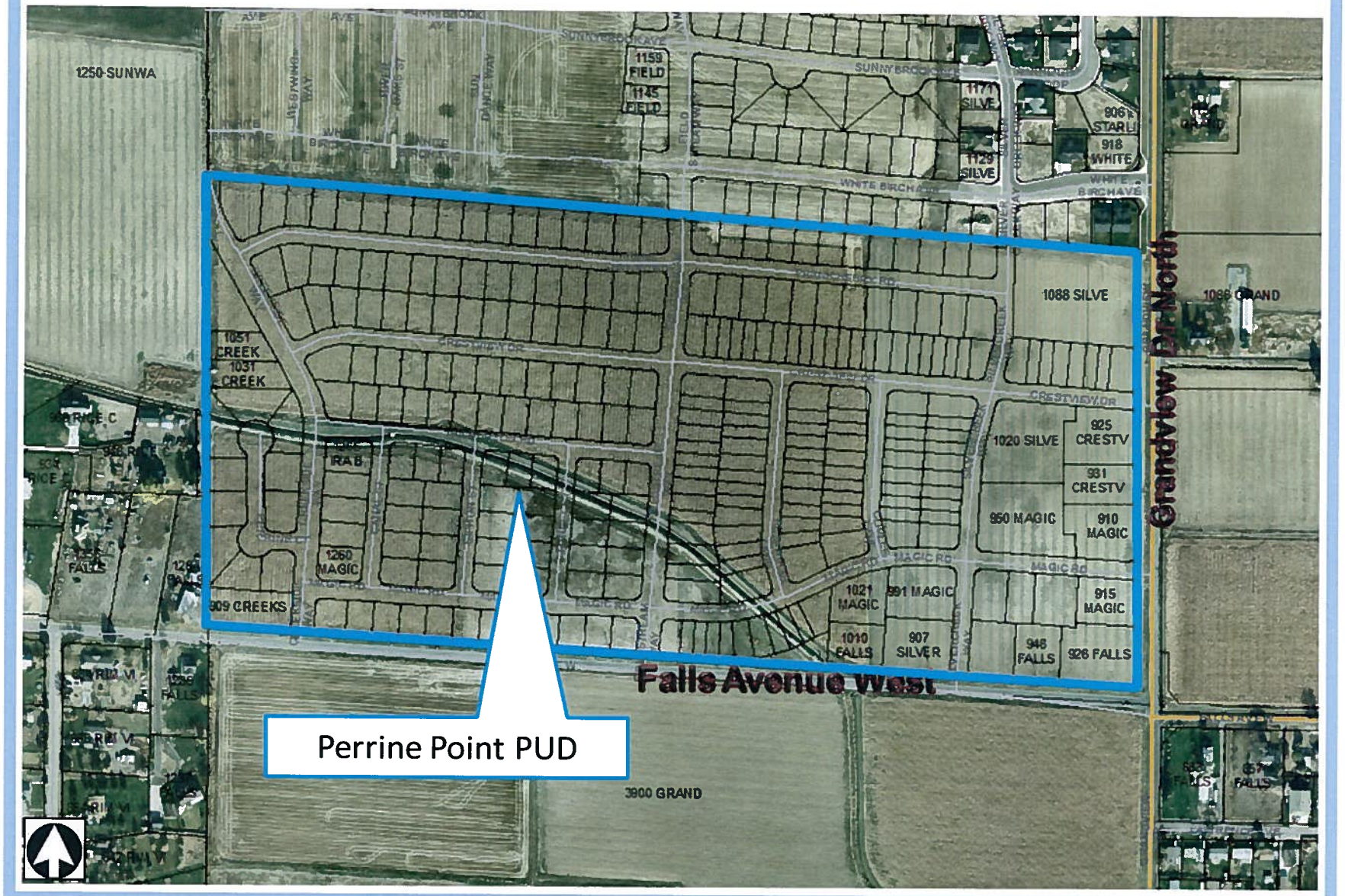
VICINITY MAP



ZONING MAP


SUNWAY SOCCER COMPLEX
R-2
R-2
R-6
SUI
Perrine Point PUD
MISTY MEADOWS
NORTH COLLEGE ROAD WEST
STARLIGHT LOOP
TERRA AVENUE
SUNNYBROOK AVENUE
WHITE BIRCH AVENUE
FRANK HENRY RD
CRESTVIEW DR
IRA BURTON RD
MAGIC RD
FALLS AVE W
LAWRENCE AVE
WENDELL ST
RICE CR
RIM VIEW LN W
RIM VIEW LN E
PERRINE CT
CREEKSIDE WAY
CANAL ST
SIPHON ST
TUNNEL ST
FIELD STREAM WAY
RESERVOIR LANE
COLT LANE
SILVER CREEK WAY
CODY
BRADLEY
ASHLEY

AERIAL MAP


1250 SUNWA
1159 FIELD
1145 FIELD
1171 SILVE
1129 SILVE
906 STARLI
918 WHITE
1088 SILVE
1051 CREEK
1031 CREEK
RA B
1260 MAGIC
909 CREEKS
1020 SILVE
925 CRESTV
931 CRESTV
950 MAGIC
910 MAGIC
1021 MAGIC
991 MAGIC
915 MAGIC
1010 FALLS
907 SILVER
946 FALLS
926 FALLS
Falls Avenue West
Grandview Dr North
3900 GRAND
Perrine Point PUD

Plat Showing

PERRINE POINT SUBDIVISION

Situated in the South 1/2 of the Southeast 1/4 of Section 6, Township 10 South, Range 17 East, B.M., City of Twin Falls, Twin Falls County, Idaho

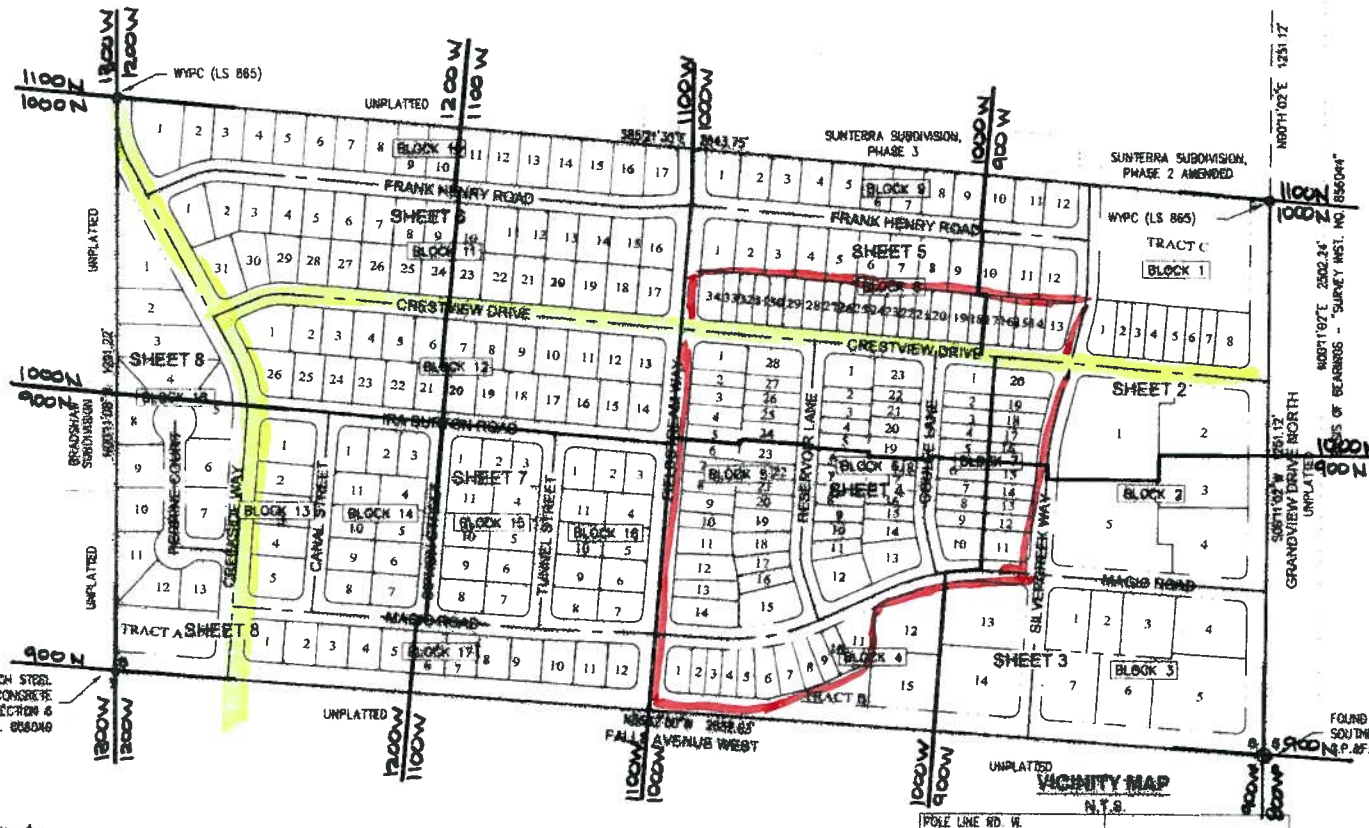
2008

Sheet Index

SHEET 1	SUBDIVISION BOUNDARY AND COVER SHEET
SHEET 2	BLOCK 1 & BLOCK 2
SHEET 3	BLOCK 3 & BLOCK 4
SHEET 4	BLOCK 5, BLOCK 6 & BLOCK 7
SHEET 5	BLOCK 8 & BLOCK 9
SHEET 6	BLOCK 10 & BLOCK 11
SHEET 7	BLOCK 12, BLOCK 13 & BLOCK 14
SHEET 7	BLOCK 15 & BLOCK 16
SHEET 8	BLOCK 17 & BLOCK 18
SHEET 9	CURVE AND LINE TABLES
SHEET 10	BLOCK 1 & 2 EASEMENTS
SHEET 11	BLOCK 3 & 4 EASEMENTS
SHEET 12	OWNER'S CERTIFICATE AND NOTES
SHEET 13	SIGNATURE SHEET

Monument Certification

THE INTERIOR MONUMENTS ON THIS PLAT SHOWN AS "TO BE SET" WILL BE SET IN ACCORDANCE WITH IDAHO CODE SECTION 50-1333, AS DETERMINED BY THE CITY OF TWIN FALLS, IDAHO.



Legend

- CALCULATED POINT
- FOUND BRASS CAP
- FOUND 1/2" STEEL PIN
- FOUND 5/8" STEEL PIN AS NOTED
- TO BE SET 5/8" X 30" STEEL PIN WYPC MARKED "HWE 5617"
- TO BE SET 1/2" X 24" STEEL PIN WYPC MARKED "HWE 5617"
- 1 LOT NUMBER
- BLOCK 1 BLOCK NUMBER
- WYPC WITH YELLOW PLASTIC CAP
- SUBDIVISION BOUNDARY
- SECTION LINE
- CENTERLINE OF STREET
- INTERIOR LOT LINE
- UTILITY EASEMENT LINE
- SIDEWALK & UTILITY EASEMENT LINE
- INGRESS, EGRESS, UTILITY, DRAINAGE, & EMERGENCY VEHICLE ACCESS EASEMENT
- IRRIGATION, UTILITY AND DRAINAGE EASEMENT LINE
- DEDICATED RIGHT-OF-WAY LINE

Health Certificate

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 ARE IN FORCE. NO OWNER SHALL CONSTRUCT ANY BUILDING, DWELLING, OR SHELTER WHICH NECESSITATES THE SUPPLYING OF WATER OR SEWAGE FACILITIES FOR PERSONS USING SUCH PREMISES UNTIL SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED.

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED FOR DEVELOPMENT PHASE 1 CONSISTING OF THE FOLLOWING BLOCK 3 LOTS 1 THROUGH 7 BASED ON THE STATE OF IDAHO, DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ) APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF THE SANITARY RESTRICTIONS. BUYER IS CAUTIONED THAT AT THE TIME OF THIS APPROVAL, NO DRINKING WATER OR SEWER/SEPTIC FACILITIES WERE CONSTRUCTED. BUILDING CONSTRUCTION CAN BE ALLOWED WITH APPROPRIATE BUILDING PERMITS IF DRINKING WATER OR SEWER FACILITIES HAVE SINCE BEEN CONSTRUCTED OR IF THE DEVELOPER IS SIMULTANEOUSLY CONSTRUCTING THOSE FACILITIES. IF THE DEVELOPER FAILS TO CONSTRUCT FACILITIES OR MEET THE OTHER CONDITIONS OF DEQ, THEN SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL, AND NO CONSTRUCTION OF ANY BUILDING OR SHELTER REQUIRING DRINKING WATER OR SEWER/SEPTIC FACILITIES SHALL BE ALLOWED.

REHS, SOUTH CENTRAL PUBLIC HEALTH DISTRICT

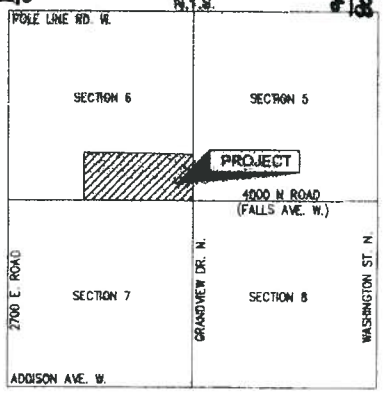
DATE

References

1. QUITCLAIM DEED INST. #2006-019981, RECORDS OF TWIN FALLS COUNTY, IDAHO.
2. RECORD OF SURVEY INST. #856044, RECORDS OF TWIN FALLS COUNTY, IDAHO.
3. PLAT OF SUNTERRA SUBDIVISION, PHASE 2 AMENDED, RECORDS OF TWIN FALLS COUNTY, IDAHO.
4. PLAT OF SUNTERRA SUBDIVISION, PHASE 3, RECORDS OF TWIN FALLS COUNTY, IDAHO.
5. PLAT OF BRADSHAW SUBDIVISION, RECORDS OF TWIN FALLS COUNTY, IDAHO.

VICINITY MAP

N.T.S.

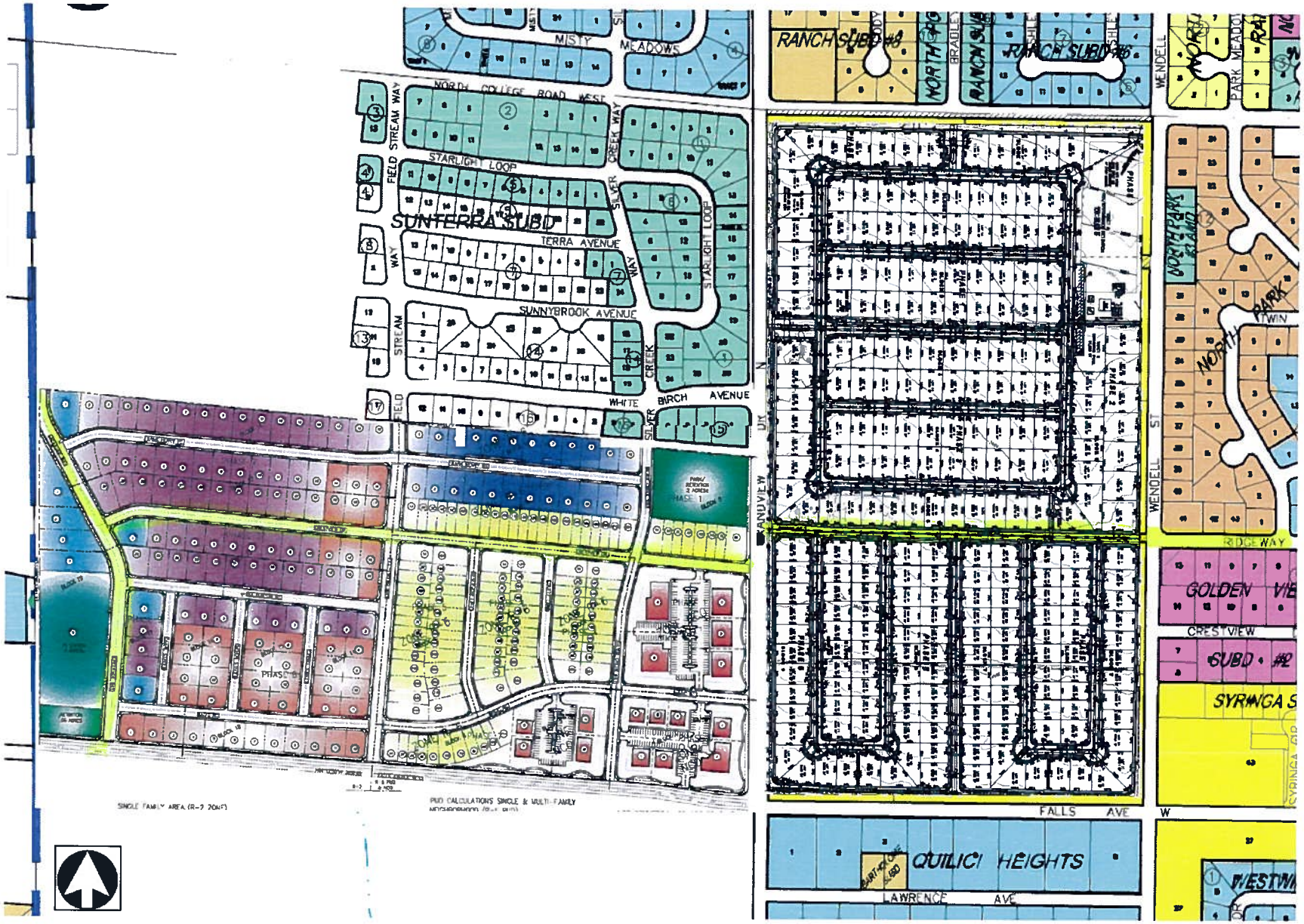


Owner/Developer

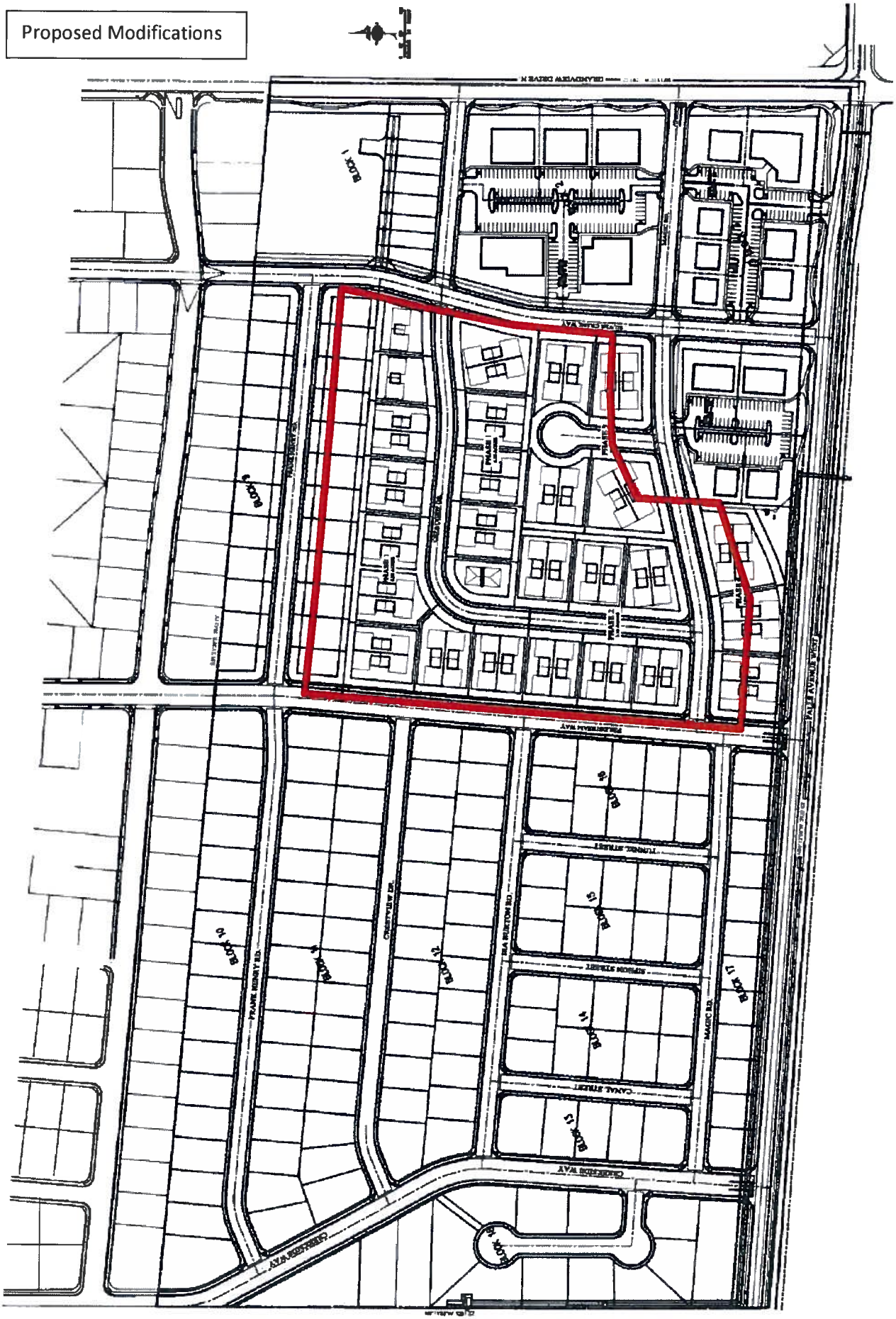
GREENRIDGE DEVELOPMENT, LLC
14540 BIG BASIN WAY #240
SARATOGA, CALIFORNIA, 95070
PHONE: (408) 872-1240

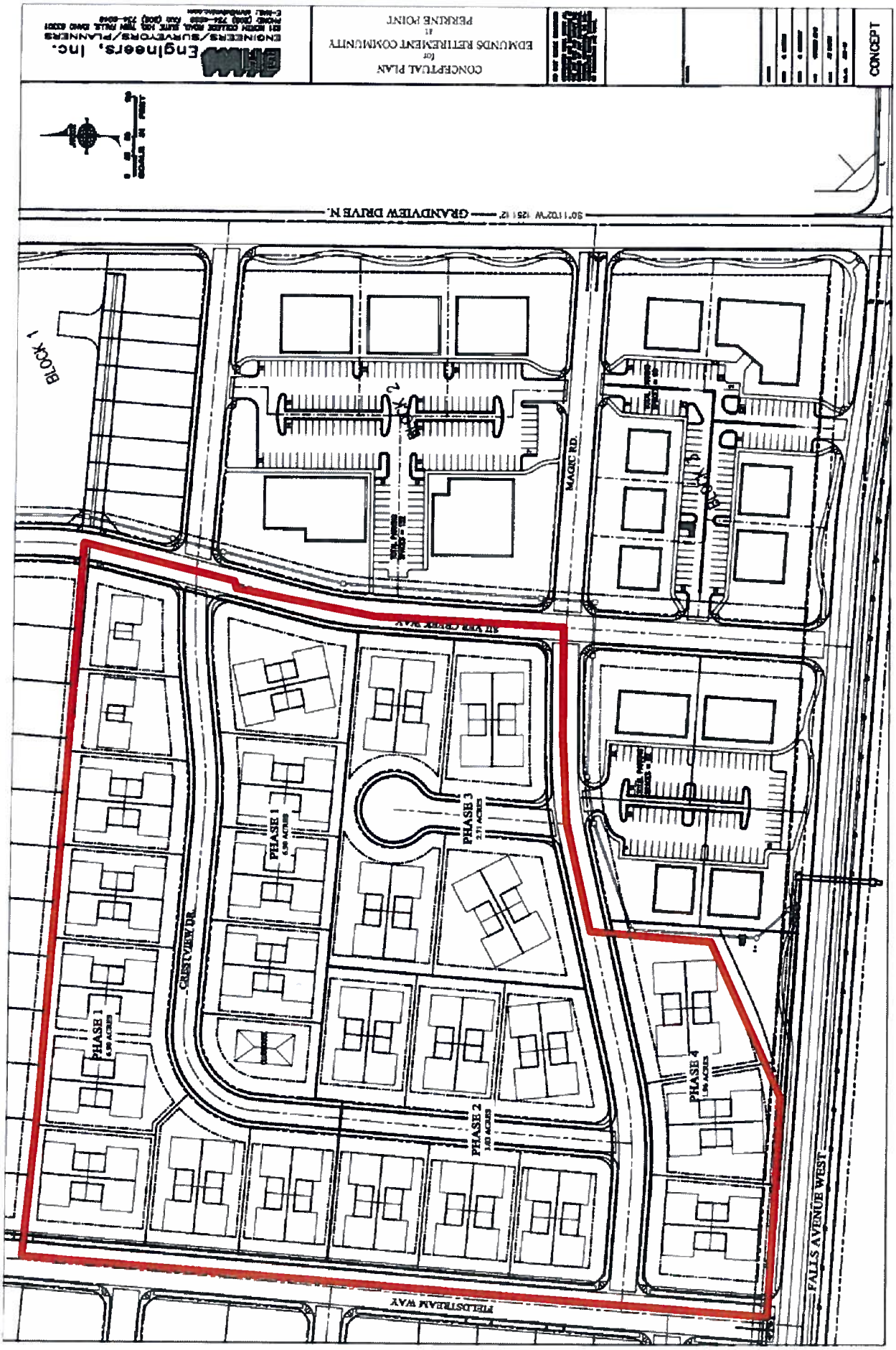
THE LAND GROUP, INC.
- Land Surveying
- Civil Engineering
- Site Planning
- Landscape Architecture
- Golf Course Engineering
- Graphic Communications

140 River Vista Place
Twin Falls, Idaho 83301
Phone (208) 733-4041
Fax (208) 733-4045
www.thelandgroupinc.com


MISTY MEADOWS
NORTH COLLEGE ROAD WEST
FIELD STREAM WAY
STARLIGHT LOOP
SILVER CREEK WAY
SUNTERRA SUBD
TERRA AVENUE
SUNNYBROOK AVENUE
WHITE BIRCH AVENUE
RANCH SUBD #8
RANCH SUBD #6
NORTHPARK
WENDELL ST
PARK MEADOW
NORTHPARK ESTATES
NORTH PARK TWIN
RIDGEWAY
GOLDEN VIE
CRESTVIEW
SUBD #2
SYRINGA S
FALLS AVE
QUILICI HEIGHTS
LAWRENCE AVE
PHASE 1
PHASE 2
PHASE 3
SINGLE FAMILY AREA (R-2 ZONE)
PUD CALCULATIONS SINGLE & MULTI-FAMILY

Proposed Modifications




CONCEPT
CONCEPTUAL PLAN
for
EDMUNDS RETIREMENT COMMUNITY
at
PERRINE POINT
Engineers, Inc.
ENGINEERS/SURVEYORS/PLANNERS
GRANDVIEW DRIVE N.
BLOCK 1
MAGIC RD.
FALLS AVENUE WEST
FIELDSTREAM WAY
CRESTVIEW DR.
PHASE 1
PHASE 2
PHASE 3
PHASE 4

02/15/2011

02/15/2011

MINUTES
Twin Falls City Planning & Zoning Commission
February 23, 2011-6:00 PM
City Council Chambers
305 3rd Avenue East Twin Falls, ID 83301

PLANNING & ZONING COMMISSION MEMBERS

CITY LIMITS:

Wayne Bohrn (**Chairman**) Kevin Cope (**Vice-Chairman**) Jason Derricott V. Lane Jaboson Bonnie Lezamiz Gerardo Munoz Jim Schouten

AREA OF IMPACT:

Lee DeVore R. Erick Mikesell

CITY COUNCIL LIAISON

Rebecca Mills Sojka

ATTENDANCE

PLANNING & ZONING MEMBERS

PRESENT:	ABSENT:
Bohrn	Cope
Derricott	Lezamiz
Jacobson	
Munoz	
Schouten	

AREA OF IMPACT MEMBERS

PRESENT:	ABSENT:
DeVore	
Mikesell	

CITY COUNCIL MEMBERS PRESENT: Mills Sojka
CITY STAFF PRESENT: Carraway, Strickland, Vitek, Wonderlich

AGENDA ITEMS FOR CONSIDERATION AND PUBLIC HEARING

III. ITEMS OF CONSIDERATION: NONE

IV. PUBLIC HEARINGS:

2. Request for a Planned Unit Development Agreement Modification for the Perrine Point PUD - Mixed Use Residential/Neighborhood Commercial Planned Unit Development -Agreement located at the northwest corner of Grandview Drive North and Falls Avenue West to modify the architectural concept and to provide for an active adult residential community within the R-6 zoned area of the PUD. c/o Gerald Martens on behalf of Tres Gringos, LLC. (app 2428)

I. CALL MEETING TO ORDER:

Chairman Bohrn called the meeting to order at 6:00 P.M. He then reviewed the public meeting procedures with the audience, confirmed there was a quorum present and introduced City Staff present.

II. CONSENT CALENDAR:

1. Approval of Minutes from the following meeting(s): **February 8, 2011**

2. Approval of Findings of Fact and Conclusions of Law:
   - Zebarth Subdivision (Pre-Plat 02-08-11)
   - Marcella Blass (SUP 02-08-11)
   - Andy Barry (SUP 02-08-11)
   - Libra Bartlett (SUP 02-08-11)
   - La Casita (NCBE 02-08-11)
   - MV Flight Simulation (SUP Denial 02-08-11)

MOTION:

Commissioner Schouten made a motion to approve the consent calendar as presented. Commissioner Mikesell seconded the motion.

UNANIMOUSLY APPROVED

III. ITEMS OF CONSIDERATION: NONE

IV. PUBLIC HEARINGS:

2. Request for a Planned Unit Development Agreement Modification for the Perrine Point PUD - Mixed Use Residential/Neighborhood Commercial Planned Unit Development Agreement located at the northwest corner of Grandview Drive North and Falls Avenue West to modify the architectural concept and to provide for an active adult residential community within the R-6 zoned area of the PUD. c/o Gerald Martens on behalf of Tres Gringos, LLC. (app 2428)

APPLICANT PRESENTATION:

Ken Edmunds, the applicant, stated this Perrine Point PUD was recorded in 2008 and it called out an area to be zoned R-6 with 112 single family units designated. The concept was a row housing design. The proposal is not a change in density but in architectural concept. He reviewed exhibits on the overhead. Because it is a change in the PUD it is still a zoning change. The area will be designed as a concept similar to four-plex units that have a common driveway that feeds into two double garages with 48 units (basically two duplexes backed up to one another) and a club house. The units will range in size between 1,100 and 2000 sq. ft. These buildings will be condominiumized all the exterior maintenance will be taken care of as part of the home owners association. This development is really targeted at active adults where they do not want to maintain a yard but still want to own their own home.

The building will have siding with brick accents along with one club house that will be available to all of the residents. There will be some free parking at the club house, the units have parking capacity for two cars in the garage as well as the space in front of the garages. There will be a perimeter fence with a common walking path. The hope is that it will appeal to active older adults that don't want to maintain a large single family home. A couple of issues have been brought to his attention regarding the design of the roads and an extension of the ¼ mile roads. On the original subdivision Crestview Drive was a continuous road from Grandview Drive and continued through the development. They don't want traffic to continue through the development on the west. The question then becomes; is there a ¼ mile road that would be adequate for traffic. There is a ¼ mile road designed to the north of the development that would allow traffic access to this area that the City Engineer is comfortable with using. The other issue is can they amend the final platting or does this requires a new preliminary plat. He believes with Engineering's consent a preliminary plat process will not be necessary. They are keeping essentially the same density they are targeting a different population but the overall concept is a high density development and they requests that the Commission make a recommendation that the amendment of the final plat will be sufficient. They request that the Commission recommend that it just require a final plat approval.

STAFF PRESENTATION:

Zoning & Development Manager Carraway reviewed the exhibits on the overhead and stated this is an 80 (+/-) acre site that came through for annexation and zoning approval in 2006. The zoning for the property was a little unusual because it included a Neighborhood Commercial Zoning along the southwest corner of the property. Through the PUD process there is a Master Development Plan that is also approved. In this plan there was a section of 112 lots platted and approved for single family row housing on 3500 square foot lots. The R-6 zoning does allow for smaller single family home lots.

The proposal tonight is for a development similar to four-plexes built to be condominiumized. Each of the buildings would be condominiumized so that each unit would be on its own lot. The elevations show single story buildings and the original row houses were to be two story. Because the changes are significantly different this request was required to come through as an amendment to the PUD. The issues that have come up related to the platting, is that generally speaking when a piece of property is completely platted and the applicant is changing

the concept, densities and street layouts it requires the development to go through the full preliminary and final plat process for review. In this instance this development will not be changing density, but what will change is the lot configuration, reducing the plat from 112 lots to 26 lots with a four-plex on each lot. This should not be enough of an issue to require a new preliminary process. It will need a final plat amendment that will need to be approved by the City Council.

Some of the concerns related to the roads, on the original plat Crestview Drive went all the way through and is considered a major collector street. The Master Street Plan does require that ¼ mile and ½ mile streets be connected and constructed differently than local streets. The applicant has worked with the City Engineering Department on the concept of changing the road so that it creates a more private feeling. Crestview Drive does still have the ability to connect all the way through however at this time it is being proposed to stop within the development.

Zoning & Development Manager Carraway requested that the Assistant City Engineer address the street concerns at this time.

Assistant City Engineer Vitek reviewed the exhibits on the overhead. He explained the North College is the ½ mile road located to the north of this project , Falls Avenue West is to the south and is the mile arterial so essentially there should be a major collector constructed between these two roads. White Birch Avenue is designed to be a collector and Crestview Drive would be a minor collector, unfortunately when another development to the west named "Broadmoor" came through it was offset making Crestview Drive more of a local road therefore there shouldn't be any major issues with it not continuing through to connect with Fieldstream Road any other concerns could be address at the construction review phase of the project.

Zoning & Development Manager Carraway stated that parking was addressed by the applicant in the PUD this is basically a standard development already platted showing residential lots with parking provided onsite. Each residential unit is required to have two off street parking spaces, however a four-plex building shall provide 9 parking spaces as per City Code and parking and maneuvering areas must be hard surfaced. The condominiums would have to have a home owners association for each building and each building will have to be platted. There is a lot involved with building this type of development, staff doesn't have any concerns should the Commission make a positive recommendation. The project is in compliance with the Comprehensive Plan and is appropriate for an urban residential mixed use development.

Zoning & Development Manager Carraway stated upon conclusion should the Commission recommend approval of the request as presented to the City Council staff recommends the following conditions:

1. Subject to Master Development Plan Amendments as required by Building, Fire, and Zoning Officials to ensure compliance with all applicable City Code requirements and standards;
2. Subject to recordation of amendment to the Perrine Point PUD Agreement.
3. Subject to an amendment of the Perrine Point Subdivision to reflect the change from attached single-family ROWHOUSE lots to allow for fewer and larger residential lots being designated for four-plex residential buildings and to require each four-plex residential building to be approved and recorded as a condominium plat prior to occupancy.
4. Subject to Engineering Department approval of the road configurations prior to recordation of the amended final plat.

PUBLIC HEARING: OPENED & CLOSED WITHOUT CONCERNS

DELIBERATIONS:

- Commissioner Munoz stated he is not as concerned on the parking with this development as he was with the original concept. The only parking concern he has is around the club house, and five spots may be an issue and would encourage the applicant to consider more parking.
- Commissioner Mikesell stated he is in agreement and there may be a mess with the parking on occasion and he would recommend possibly 8 parking spaces.
- Zoning & Development Manager Carraway stated that is a club house and has to meet parking requirements for an indoor recreation facility and code should address the concerns.
- Commissioner Bohrn stated that this may be an issue but that home owners association may address congestion concerns if they arise and he likes this design better than the original plan.
- Commissioner Mikesell stated because the club house will be a neighborhood building it will have to meet code for parking and other requirements.

MOTION:

Commissioner Munoz made a motion to recommend approval of the request to City Council, as presented subject to staff recommendations. Commissioner Schouten seconded the motion. All members present voted in favor of the motion.

RECOMMENDED FOR APPROVAL, AS PRESENTED, WITH STAFF RECOMMENDATION

1. Subject to Master Development Plan Amendments as required by Building, Fire, and Zoning Officials to ensure compliance with all applicable City Code requirements and standards;
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TO BE HEARD AT CITY COUNCIL MARCH 21, 2010