



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: October 18, 2021

Re: Arbor Falls PD No. 4- Major PD Plan Amendment (Case # 140-2021)

Executive Summary

Approval will amend the planned development (PD) plan and associated statement of intent (SOI) for approximately 7.49 acres of the Arbor Falls PD Plan to be known as "Arbor Falls PD No. 4." This request is being considered concurrent with a request for approval of three design adjustments that are discussed under separate cover on the Council's October 18, 2021 agenda. If the proposed PD plan amendment and design adjustments are approved a total of 37 detached single-family would be authorized to be constructed on the development acreage following final plat approval.

Discussion

A Civil Group (agent), on behalf of Boone Development, Inc. (owner), requests a major revision to the Arbor Falls PD Plan and SOI to be known as "Arbor Falls PD No. 4". The revised PD Plan includes a modified site layout, a revised statement of intent (SOI) reflecting a change in use from multi-family to one-family detached dwellings, and revised design parameters. The proposed PD also removes a previously approved clubhouse and pool intended to serve development residents. The PD-zoned property is generally located north of Highway WW and south of Pergola Drive addressed as 5730 Pergola Drive, and represents approximately 1/5 of the Arbor Falls Planned Development.

A concurrent request for approval of three (3) design adjustments from Sections 29-5.1 and Appendix A of the UDC are presented under separate cover on the Council's October 18 agenda and would need to be approved to allow the revised development plan to proceed forward to final platting. Given the development plan serves as the development's preliminary plat the requested design adjustments require separate action by both the Planning Commission and Council.

As a part of the revised development plan, the applicant is seeking approval of several design exceptions. These exceptions are described below and are shown on the development plan itself. The exceptions do not require a separate vote of the Commission or Council and would be approved as part of the ordinance approving the development plan.

The PD Plan presented for Council approval shows 37 detached single-family lots on property that was previously intended to be improved with seven, 10-unit condo buildings and a pool and clubhouse. The former development layout was approved in 2006 and known as the Arbor Falls PUD Plan. The applicant indicates the revision from multi-family units to detached units is to align with market-driven housing demands. The proposed development density of



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4.9 units per acre does not exceed the approved Arbor Falls development density of 6.6 dwelling units per acre.

The applicant desires to construct homes on smaller lots with more narrow setbacks than is typically seen within the City's R-1 district. The applicant states that homes with less yard maintenance and access to the Old Hawthorne neighborhood amenities is desired by neighborhood buyers. The proposed style of housing is similar to what is built in the other phases of Arbor Falls, to the north and east, and exists in both attached and detached housing forms. The existing developments, due to their PD zoning, were constructed with narrower setbacks of 18-20' front, 20-25' rear and 5' interior side yard. The desired style of housing as well as reduced setbacks is also common in other parts of the broader Old Hawthorne neighborhood.

Per the revised SOI, the minimum residential lot size for the subject site is 5,000 square feet, with a maximum building height of 35 feet, front yard setback of 20', rear yard setback of 20', side yard of 5' (interior), and a side yard for corner lots of 12.5'. Design exceptions to permit these reduced setbacks via the PD approval process are requested and are described in detail in the attached staff report.

The plan also shows an irrigation well house on Lot 545 (which serves as a greenspace common lot) and two cluster mailbox locations (on Lots C403 and 545) that are the subject of a second design exception which are more fully discussed within the attached staff report. The cluster mailboxes will be subject to USPS siting requirements. Per the SOI, the well house and accessory buildings to maintain the common lots shall not exceed 400 square feet and shall be sited outside of rights of ways and/or utility easements.

Access to the site will be provided from Pergola Drive via Hailey Drive (new) and Talco Drive (existing). Talco Drive will be extended from its southern terminus to Euliss Drive (an existing street) west, where it will connect to Hailey Drive and loop to the north to Pergola Drive. A cul-de-sac street, Roman Drive, extends from Hailey Drive, and a 5' pedestrian path extends from the end of the cul-de-sac bulb across the greenspace lot to Talco Drive to provide east-west pedestrian connectivity. All proposed streets are to be privately maintained with 24-feet of pavement. Access to the development and street design widths have been reviewed and approved by both the Fire Department and Traffic Engineering staff and are supported. 6' sidewalks are shown along both sides of all streets, and parking is to be restricted to one side of each street.

The Planning and Zoning Commission considered this request at their September 23, 2021 meeting. Staff and the applicant provided presentations which explained that the plan presented was an amended version of the one originally presented at the Commission's August 19, 2021. The amended plan removed the previously proposed garage storage units and slightly revised the lot layout. Following questions and comments by the Commissioners, a motion to recommend approval of the revised PD Plan and associated design exceptions as stated on the PD plan was made and passed (7-0).



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The Planning Commission staff report, locator maps, PD Plan, Statement of Intent, Design Adjustment Worksheets, Design Exception Information, 2006 PUD Plan, 2006 PD Zoning, Public Correspondence (supportive), and meeting minute excerpts are attached.

Fiscal Impact

Short-Term Impact: None anticipated within the next two years. Public infrastructure extension/expansion would be at the cost of the developer.

Long-Term Impact: Public infrastructure maintenance such as roads, sewers, and water, as well as public safety and solid waste service provision. Future impacts may or may not be offset by increased user fees and/or property tax collections.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Reliable Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Infrastructure, Tertiary Impact: Not Applicable

Legislative History

Date	Action
10/16/06	Arbor Falls PUD plan (Ord. 19255)
07/17/06	PUD rezoning to PUD 6.6 (includes Arbor Falls area) (Ord. 19117)
07/07/05	Old Hawthorne annexation and zoning (Ord. 18558)

Suggested Council Action

Approve the major PD amendment to be known as "Arbor Falls PD No. 4", inclusive of the requested design exceptions, as recommended by the Planning and Zoning Commission.