



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: November 21, 2016

Re: Breckenridge Park – Preliminary Plat (Case #16-179)

Executive Summary

Approval of this request will authorize a preliminary plat for the creation of a 138-lot single-family subdivision to be known as "Breckenridge Park", pending annexation, R-1 zoning, and approval of a variance to Section 25-53 regarding single-family driveways on collector streets.

Discussion

The applicant is seeking approval of a 138-lot preliminary plat on approximately 90.8 acres pending a concurrent annexation and permanent zoning request (Case #16-178) which is being reviewed by Council on the November 21, 2016 agenda. The requested preliminary plat includes the creation of 133 lots for single-family use, and five common lots. The common lots will contain storm water facilities as well as sensitive land areas located throughout the site.

A similar request for the same subject property (Cases 16-13, 16-14, and 16-15) was withdrawn from Council consideration earlier this year following a recommendation of approval by the Planning Commission. The reason for the withdrawal was to permit additional public engagement with adjacent neighbors and the Council Ward representative.

The proposed plat includes the construction of a major collector through the site (Smith Drive, extended, which is designated neighborhood collector on the Major Roadway Plan with an existing cross-section built as a major collector), as well as other internal residential streets, that will provide two connections to existing City roadways (Smith Drive and Whitefish Drive).

The dedication of right of way for the future extension of West Broadway is also shown on the plat; however, its improvement will not be part of a future final plat. In lieu of its construction the applicant has agreed to enter into a development agreement which will result in cash contributions being provided to the City for other transportation network improvements surrounding the subject site. The full details of the development agreement are included with Case #16-178.

The applicant has also requested a variance to allow a limited number of single-family lots to have direct driveway access to Smith Drive which is generally prohibited due to its classification as a major collector. While generally prohibited, staff supports the requested variance given the applicant's acceptance of a number of modifications to the affected



lots (setback increase, side-load garage requirement) and the installation of traffic calming along Smith Drive.

Staff also recommended that two cul-de-sacs be connected to provide better connectivity; however, the applicant did not agree to the recommended revision. Additional information is provided in the attached Planning and Zoning Commission staff report.

The Planning and Zoning Commission (PZC) considered the proposed 138-lot preliminary plat and requested variance at its meeting on October 6, 2016. Staff presented its report and the applicant and their representatives gave an overview of the request. The Commission inquired about several topics, including staff's recommended approval condition relating to the connection of two cul-de-sacs west of Angel's Rest Way and removal of two plat notations (#24 and #25) from the plat. A full discussion of these items can be found within the attached Planning Commission staff report for Case #16-179.

The applicant responded to the Commission's questions by stating that the lack of connectivity was desired by the surrounding neighbors to discourage traffic onto Whitefish and that the additional plat notes were added for clarity at the request of the adjacent property owners. Staff noted that the notations were inappropriate as stop sign locations are determined by Public Works and that street design is reviewed with the final plat and construction plan review, and not with preliminary plats.

A representative from Stoneridge Estates spoke in support of the subdivision plat and the design of the cul-de-sacs for Angels Rest and Briar Rose Courts, shared concerns with the volume of traffic on Smith Drive, and was in support of a stop sign at Louisville and Smith Drive. No other member of the public spoke.

Following additional discussion, the Planning and Zoning Commission voted (7-0) to recommend approval of the preliminary plat and variance with the following conditions:

1. City Council approval of the annexation and development agreement associated with the site.
2. Old notes #24 & #25 were removed from the plat.
3. Prior to City Council consideration, sanitary sewer location is approved by staff

The PZC did not concur with staff's recommendation to revise the plat to eliminate the cul-de-sacs for Angels Rest and Briar Rose Courts. The applicant has revised the plat since the PZC meeting to address conditions #2 and #3 above.

The Planning Commission staff report, locator maps, preliminary plat (revised per PZC conditions), variance worksheet, MRP Plan, CATSO Coordinating Committee Minutes 5/26/16, archeological survey, public correspondence, and meeting minutes 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 and sewers, as well as public safety and solid waste service provision. Future impacts may be offset by increased user fees, property tax collections, and payments required per the development agreement.

Vision & Strategic Plan Impact

Vision Impacts:

Primary Impact: Development, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Strategic Plan Impacts:

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

Comprehensive Plan Impacts:

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

Legislative History

Date	Action
10/6/2016	Planning and Zoning Commission recommended approval of the preliminary plat with conditions (7-0)

Suggested Council Action

Approval of the preliminary plat and variance subject to approval of the annexation and development agreement associated with the site as recommended by the Planning and Zoning Commission.