



PLANNING COMMISSION MEETING STAFF REPORT

DATE OF MEETING: February 21, 2018

NAME OF PROJECT: Midway Springs

NAME OF APPLICANT: Watts Enterprises

AGENDA ITEM: Midway Springs Preliminary Approval of Phase I

LOCATION OF ITEM: 600 North 200 East

ZONING DESIGNATION: R-1-15

ITEM: 5

Berg Engineering, agent for Watts Enterprises, is requesting Preliminary Approval for phase I of the Midway Springs which is a Planned Unit Development and standard subdivision. The proposal is for 30 building pads and one lot located on 11.2 acres. The proposal is located at 200 East 600 North and is in the R-1-15 zone.

BACKGROUND:

Watts Enterprises is proposing preliminary approval of phase 1 of the Midway Springs subdivision which is comprised of a large-scale standard subdivision and Planned Unit Development. The proposal is for 30 building pads and one lot located on 11.2 acres. The area of the proposed subdivision has historically been in agricultural production. A dairy farm has been on the property for decades. There is generally a high-water table on the property which lends itself to wetlands which are also present on the property. Residents of the city, particularly those living next to the property are have raised concerns with staff regarding the development of the property. The City is committed to assuring the requirements established by the City are met as the project is reviewed by staff.

There are 30 pads proposed in this phase are either 55' x 60' (3,300 sq. ft.) in size or 55' x 55' (3,025 sq. ft.) in size. All structural improvements must be located within the building pad for each dwelling including window wells, eave overhangs, bay window, pop outs, decks, pergolas, and other structural items.

There will be two public trails located in this area of the development. One is a trail that will run north and south and is planned as a linear park trail. The other is a trail running along 600 North. Both will be 8' wide paved public trails that will be constructed by the developer.

The streets located within the area of the PUD will be private roads and will be maintained by the HOA. A public access easement will allow access to all the streets in the PUD. All open space will be common area that will be owned by the homeowner's association (HOA).

Sensitive lands area also located on the property and will be left undisturbed as required by the land use ordinance. These sensitive lands include wetlands and stream corridors.

LAND USE SUMMARY:

- 11.2 acres
- An open space acreage has not been provided
- R-1-15 zoning
- Proposal contains 30 pads (PUD)
- Proposal contains 1 lot
- Private roads will be maintained by the HOA
- The lots will connect to the Midway Sanitation District sewer and to the City's water line.
- 8' paved public trail is planned to run north and south through the length of the property
- Sensitive lands of the property include wetlands, and stream corridors

ANALYSIS:

Open Space – The code requires that with each phase that is approved there is enough open space to comply with the requirements of the code. For example, phase I must have at least 50% open space for that particular phase. If phase I has 75% open space, then phase II only needs to have 25% open space if both phases are equal in acreage. The proposed plans do comply with the open space requirements.

Open Space Credit – The City Council has approved off-site open space for this proposal. Watts Enterprises owns much of the property around the River Road roundabout. The parcel is OMI-0563-0-026-034 and comprises 1.32 acres that will be deeded to the City. Watts Enterprises will need to landscape the property and deed the required water acre-feet to the City as it would if the open space is part of the open space within the proposed Midway Springs subdivision. Midway Springs HOA will be required to maintain the open space unless another option is approved by the City Council. The City Council did limit the maximum density of the development to 97 units based on the off-site open space that is included in the development.

Density – The applicant is asking for approval for 97 dwellings in the development. The density is based on the base density of 2.5 units per acre as allowed for a PUD in the R-1-15 zone. Wetlands and their associated buffer areas receive a density credit of one unit every ten acres. Also, the developer is asking for density credit of 2.26 units for the off-site open space that will be deeded to the City.

Access – Each phase of the subdivision must meet the access and cul-de-sac limitation requirements of the code. A cul-de-sac is limited to 500' in length, unless approved otherwise by the City Council. Staff has reviewed the phasing plan and all street length and access requirements have been met as presented in the application.

Two Points of Access – The development plans have two points of access onto 600 North. The two points of access on 600 North do meet the City requirements regarding the two points of access ordinance.

Traffic Study – The developers have submitted a traffic study to the City as part of the application. Horrocks Engineers has reviewed that study to determine what road improvements are required. Please see attached letter from Horrocks.

Geotechnical Study – The developers have submitted a geotechnical study to the City as part of the application. Horrocks Engineers has reviewed that that study to determine if any special requirements are needed for construction of the roads and future structures in the development. Please see attached letter from Horrocks.

Water – The developers have yet to receive a recommendation from the Water Board to determine the amount of water that will be required for the proposal. Review by the Water Board should occur before this item receives a recommendation from the Planning Commission.

Public Participation Meeting – The developers did hold a public participation meeting on July 10, 2017 as required by the ordinance for master plan applications. This requirement is to give the developers an opportunity to present the development to the surrounding residents of the proposed development.

Sensitive Lands – The property does contain some wetlands that will not be disturbed through the development process. The wetlands will become part of the open space for the development and will be preserved. There is a stream/ditch that runs through the property. It will be impacted by the roads crossing the development because of the culverts that will cover the ditch. Midway Irrigation Company owns an easement to the ditch area and will need to approve modifications made to the current ditch. There is a warm spring on the property that will be preserved. There are also acres of wetlands on the property that are included in the open space areas of the development. A study has been submitted by the developer has been reviewed by three organizations that include The Army Corps of Engineers, Horrocks Engineers, and another third-party wetland expert that was decided by the City. There is concern by residents and of the area and the City regarding the location of wetlands and therefore the City has decided to have three entities review the study that has been submitted.

Staggered Setbacks – The Land Use Code requires staggered setbacks to help mitigate the “wall effect” that dwellings with the same setback on a straight street creates. The code states the following in Section 16.16.8.5.c:

Front setbacks for buildings from all private streets within the PUD shall be staggered at seven and one-half feet variances, with 25 feet the minimum setback. One-third of the buildings containing dwelling units shall be at each of at least three different setbacks as recommended by the Planning Commission and approved by the City Council. For example, one-third at 25 feet, one-third at 32 ½ feet and one-third at 40 feet. Setbacks for accessory buildings shall be as recommended by the Planning Commission and approved by the City Council. Setbacks from private streets shall be measured from top-back of curb or back of sidewalk or trail, whichever is further from the street centerline. The City Council may waive this requirement when a curvilinear street design is used and shown to create the same varying setback effect.

A plat is required for final approval and the units on the plat will need to comply with this requirement.

Phase I Environmental Study and Water Study – The developer has submitted the required Environmental Study and requested water study. Horrocks Engineers has reviewed both.

Trails – The Trails Master Plan and the Master Parks Plan calls for a linear park and trail to run north and south across the proposal. The City feels this is a very important community amenity that will benefit current residents and future residents for generations. Staff feels the trail should be of highest priority and careful review of the alignment and landscaping must happen to assure the trail will function and have the effect that it is envisioned to have. Staff also feels the trail should be built with the first phase in its entirety. If it is built per phase then it could take several years, if not more, to complete the trail. For this reason, it should be completed as a requirement of phase 1. The trail will be an 8’ wide paved public trail that will be constructed by the developer. The trail plan also calls for a connection the Blackner property that is also part of the linear park trail system that will also be an 8’ wide paved or boardwalk trail, depending on the presence of wetlands. This trail will eventually connect to the Indian Summer subdivision with its part of the linear park trail system.

WATER BOARD RECOMMENDATION:

The Water Board has recommended that 50.93-acre feet are required for phase 1.

PROPOSED FINDINGS:

- The proposed master plan does appear to meet the requirements of the code PUDs.
- The public trail system in the development will benefit the entire community by creating a trail away from collector roads.

ALTERNATIVE ACTIONS:

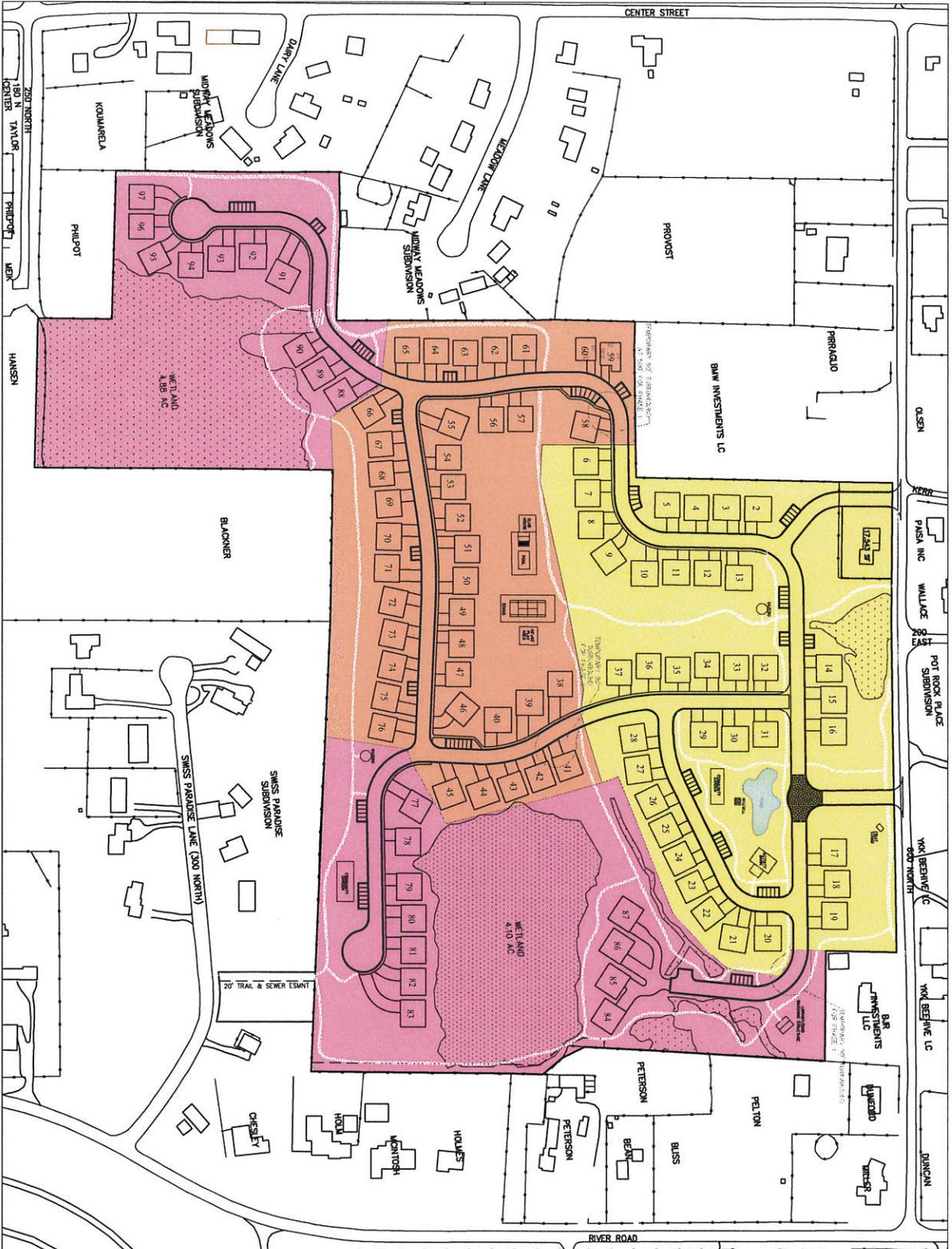
1. Recommendation of Approval. This action can be taken if the Planning Commission feels the proposal complies with the requirements of the Land Use Code.
 - a. Accept staff report
 - b. List accepted findings
 - c. Place condition(s) if needed

2. Continuance. This action can be taken if the Planning Commission feels that there are unresolved issues.
 - a. Accept staff report
 - b. List accepted findings
 - c. Reasons for continuance
 - i. Unresolved issues that must be addressed
 - d. Date when the item will be heard again

3. Recommendation of Denial. This action can be taken if the Planning Commission feels that the request does not meet the intent of the ordinance.
 - a. Accept staff report
 - b. List accepted findings
 - c. Reasons for denial

PROPOSED CONDITIONS:

1. A hydrology study is conducted on site and the areas of phases 2 and 3 are monitored to determine and potential impacts of disturbance of those areas. If any impacts are discovered, then a plan is presented to mitigate those impacts.
2. The linear park public trail is built, in its entirety, as part of phase 1.



- LEGEND**
- WETLANDS
 - PHASE 1 (1-37)
 - PHASE 2 (38-76)
 - PHASE 3 (77-83)
 - UNITS 1-37
 - UNITS 38-76
 - UNITS 77-83



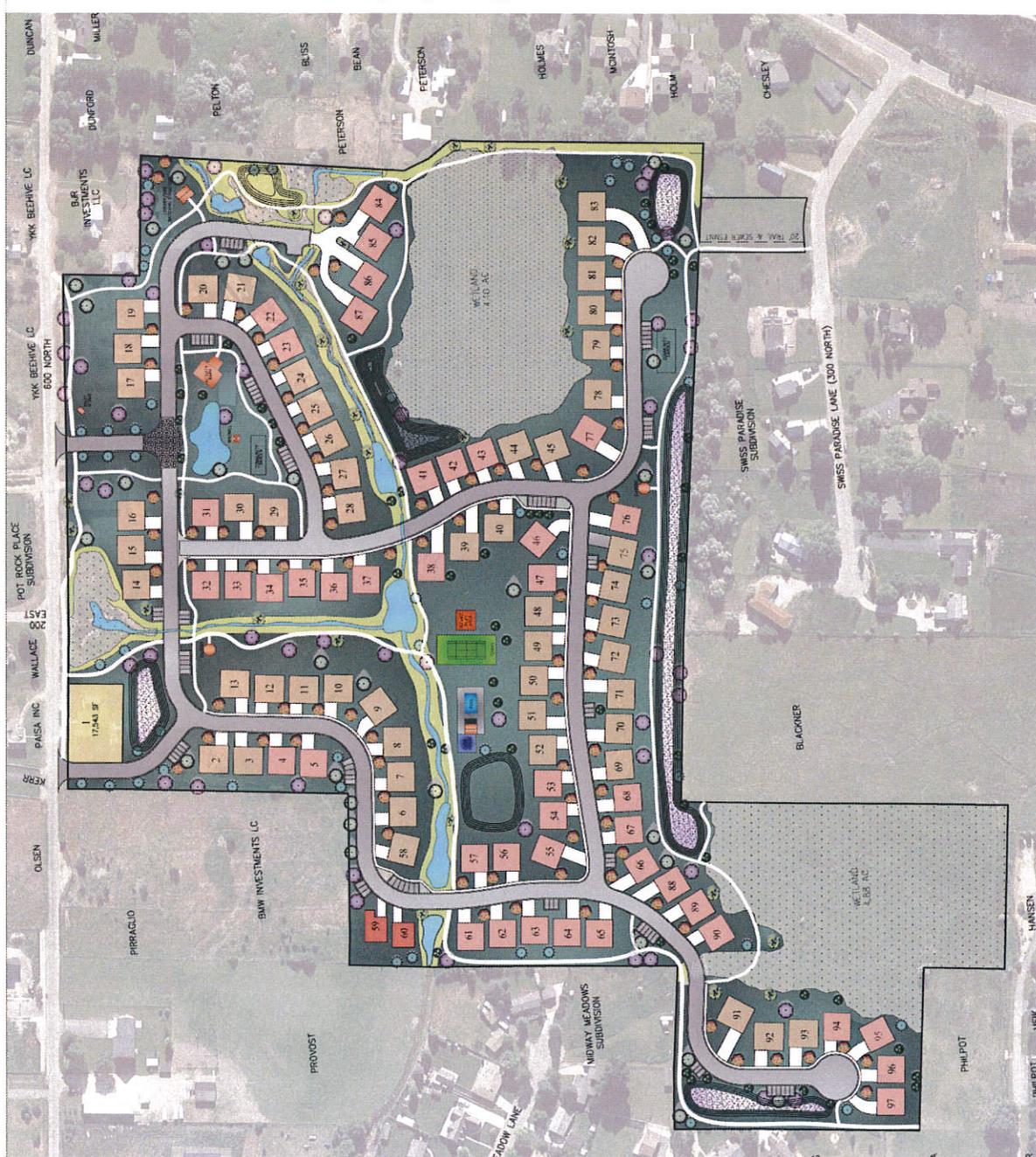
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DATE: 05/20/2014
 DRAWN BY: J. L. JENSEN
 CHECKED BY: J. L. JENSEN

WATTS ENTERPRISES
 REMUND FARMS
 PRELIMINARY
 PHASING PLAN

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DRAWING TITLE: PHASING PLAN
 DATE: 05/20/14
 SHEET NO.: 10



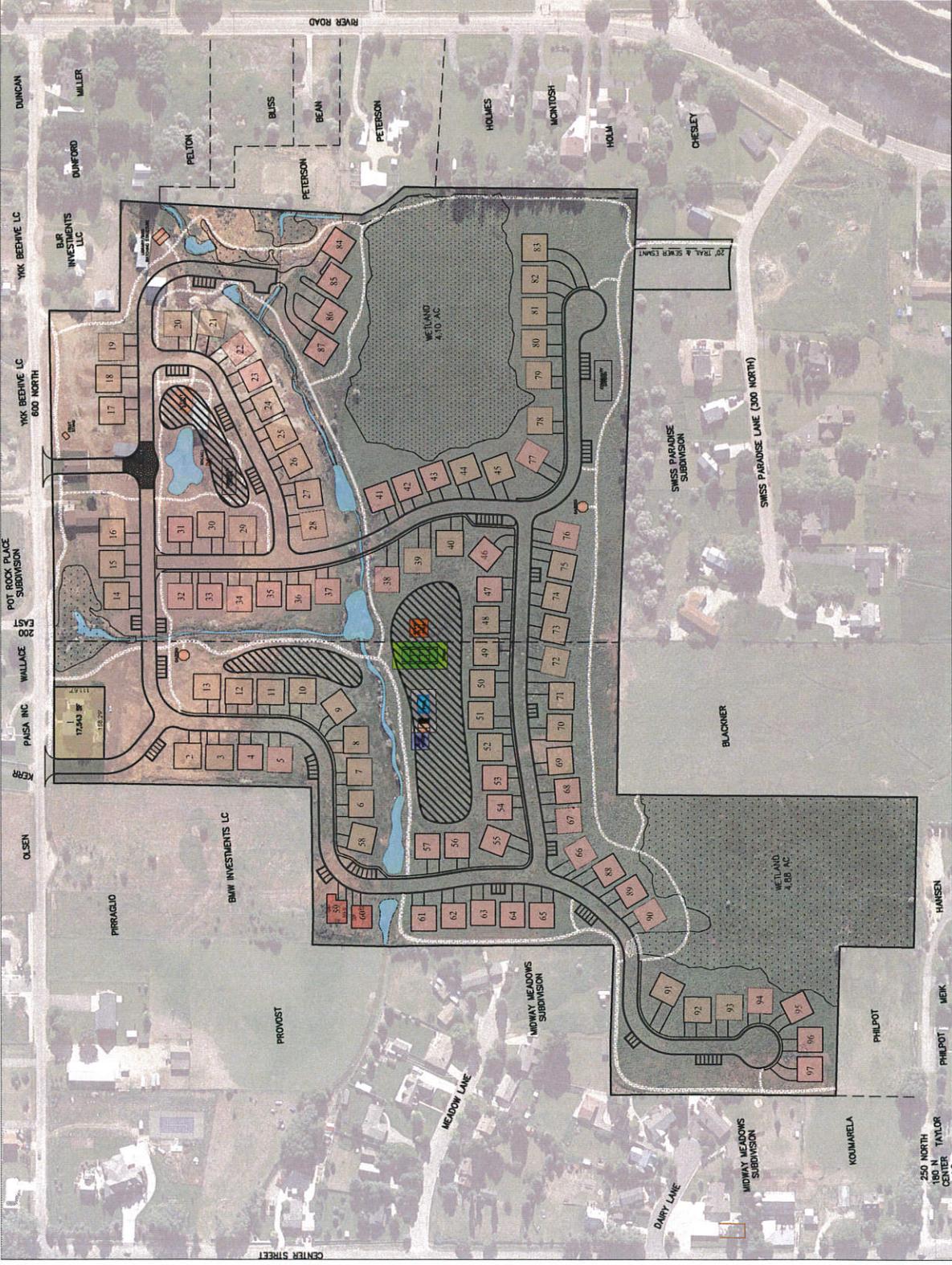
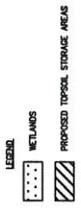
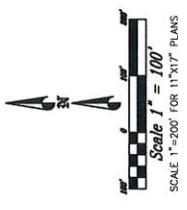
LEGEND

TREES	COMMON NAME (BOTANICAL NAME)	QTY	CONT.	CAL.	SIZE
	Aurora Bluff Maple / Acer Freemanii - Aurora Bluff	25	BBB	2'	2' Cal
	Aurora Poplar / Populus americana - Aurora Poplar	54	BBB	2'	2' Cal
	Eastern White Pine / Pinus strobus - Shoukari	55	BBB	2'	2' Cal
	Western White Pine / Pinus monticola	23	BBB	2'	2' Cal
	Common Name (BOTANICAL NAME)	QTY	CONT.	CAL.	SIZE
	Colorado Spruce / Picea pungens	46	BBB	6'	6' x 6'
	White Fir / Abies concolor	30	BBB	6'	6' x 6'
	Common Name (BOTANICAL NAME)	QTY	CONT.		
	41,321' W / 24' Cobble Rock w/ Paved Lanes / Landscape Rock	41,321'	none		
	686,184' W / Kentucky Bluegrass / Fine grasses	686,184'	none		
	172,000' W / Warm Grass Mix / Prairie Grasses / Fine grasses / Wheatgrass / Sheep Fescue / Holcus lanatus	172,000'	none		

WATTS ENTERPRISES
 REMUND FARMS
 PRELIMINARY
 LANDSCAPE PLAN

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DESIGNED BY: JGB DATE: 11/16/2017 SHEET: 8
 DRAWN BY: LNS REV: 0



THE PREPARATION OF THIS PLAN FOR REVIEW ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION UNLESS SPECIFICALLY NOTED OTHERWISE.
 PAUL S. BERG
 ENGINEER
 DATE: 01.22.2018

WATTS ENTERPRISES
 REMUND FARMS
 TOPSOIL STORAGE
 EXHIBIT

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DRAWN BY: CNB
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 REV: 1