



## PLANNING COMMISSION MEETING STAFF REPORT

**DATE OF MEETING:** May 17, 2017

**NAME OF PROJECT:** Saint-Prex Estates

**NAME OF APPLICANT:** Kent Buie and Jura Holdings LLC

**AGENDA ITEM:** Preliminary Approval

**LOCATION OF ITEM:** 800 West Swiss Alpine Road

**ZONING DESIGNATION:** R-1-22

### **ITEM: 4**

Berg Engineering, agent for Kent Buie and Jura Holdings LLC, is requesting Preliminary approval of Saint-Prex Estates. The proposal is a large-scale subdivision that is 11.54 acres in size and will contain 16 lots. The property is located at 800 West Swiss Alpine Road and is in the R-1-22 zone.

### **BACKGROUND:**

This request is for preliminary approval of a large-scale subdivision on 11.54 acres and will contain 16 lots. The 16 lots proposed in the subdivision will obtain frontage along new roads built within the subdivision. The property is in the R-1-22 zones and all the lots in the subdivision but do comply with the requirements of the code. The code requires 15% open space and the proposal currently has 15.16% open space at 1.75 acres. The density of lots in the proposal is 1.4 units per acre. The City code promotes that open space is located along collector roads wherever possible and the applicant has complied with this request (Swiss Alpine is not categorized as a collector road but it does act as a collector for this area). The property has historically and is currently being cultivated.

## LAND USE SUMMARY:

- 11.54-acre parcel
- R-1-22 zoning
- Proposal contains 16 lots
- Developer is providing 1.75 acres of open space (115%).
- Access from Swiss Alpine Road
- The lots will connect to the Midway Sanitation District sewer, Midway City's culinary water line, and Midway Irrigation Company's secondary water line

## ANALYSIS:

*Access* – Access will be from Swiss Alpine Road. A second access is required as part of the City's adopted standards specification and drawings. Currently, there are hundreds of units that only have one access which is Swiss Alpine Road. This development will add 16 more lots on a large cul-de-sac. Staff feels this is not sound planning and it is a safety issue to extend the road system in this situation. The City's Master Transportation Plan does plan for Bigler Lane to connect to Olympic Way in the future but there is no time table for when this connection will be made. The connecting of these two roads will create a second access for all the lots located in the City that access on Swiss Alpine Road. The developer could build another access to the proposal along Kohler Lane but that connection has proved to be problematic for the developer to acquire the necessary access.

*Geotechnical Study* – A Geotechnical Study has not yet been submitted to the City.

*Sensitive lands* – No sensitive lands have been identified on the property.

*Water Connection* – The lots will connect to water lines that will be built by the developer and connect to the City's water lines under Kohler Lane.

*Sewer Connection* – The lot will connect to Midway Sanitations District's sewer lines located in the area.

*Secondary Water Connection* – The lots will connect to Midway Irrigation Company's secondary which is already servicing the property. Laterals will be created for all 27 lots. Secondary water meters are required for each lateral. The irrigation company has a major 36" diameter water line that crosses along the eastern boundary of the subdivision. They are asking that the easement area of the line is part of the open space not included in any lots. This is based on the reasoning that if the

line is in back yards then the lot owners will landscape and make improvements that might damage the line and fixing this size of a line will be problematic if located in a back yard.

*Trails* – The developer plans to construct a public trail along the north and west sides of the development. This will help pedestrians, especially school children, to travel more safely along Swiss Alpine Road.

*Open Space* – The Land Use Code requires a minimum of 15% open space for the development and the proposal currently does comply with that requirement.

### **WATER BOARD RECOMMENDATION:**

The Water Board has recommended that 30.55-acre feet are tendered to the City before the recording of the plat. 13 of the lots require 1.3-acre feet each for a total of 16.9 acre feet. The three lots that are greater than half an acre in size require 2.8 acre feet each for a total of 8.4-acre feet. The 1.75 acres of open space requires 5.25-acre feet. The Water Board also recommended secondary water meters are installed on each lot.

### **POSSIBLE FINDINGS:**

- The proposal does meet the intent of the General Plan for the R-1-22 zone
- The proposal does comply with the land use requirements of the R-1-22 zone
- The development does not have two points of access
- The trails crossing the property will benefit the community by creating a walking separated from Swiss Alpine Road which will help with pedestrian safety

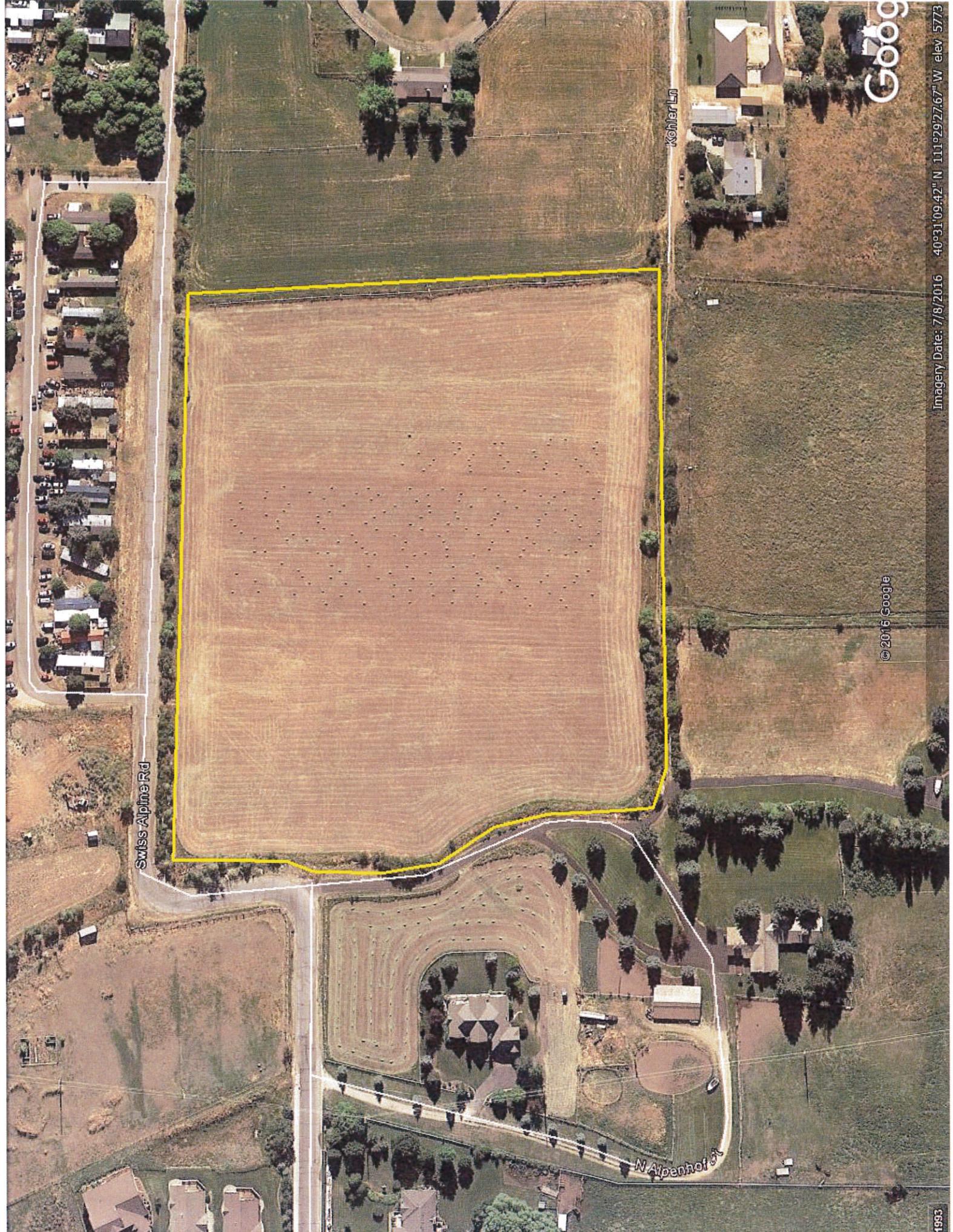
### **ALTERNATIVE ACTIONS:**

1. Recommendation of Approval (conditional). This action can be taken if the Planning Commission feels that conditions placed on the approval can resolve any outstanding issues.
  - a. Accept staff report
  - b. List accepted findings
  - c. Place condition(s)

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

**POSSIBLE CONDITION:**

1. A second point of access is required before preliminary approval is recommended



Swiss Alpine Rd

Kehler Ln

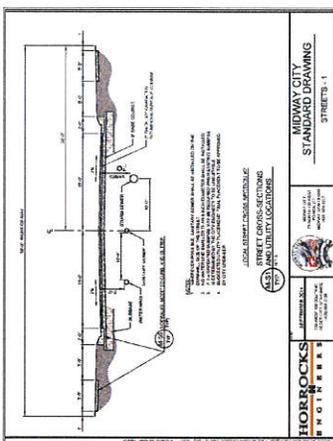
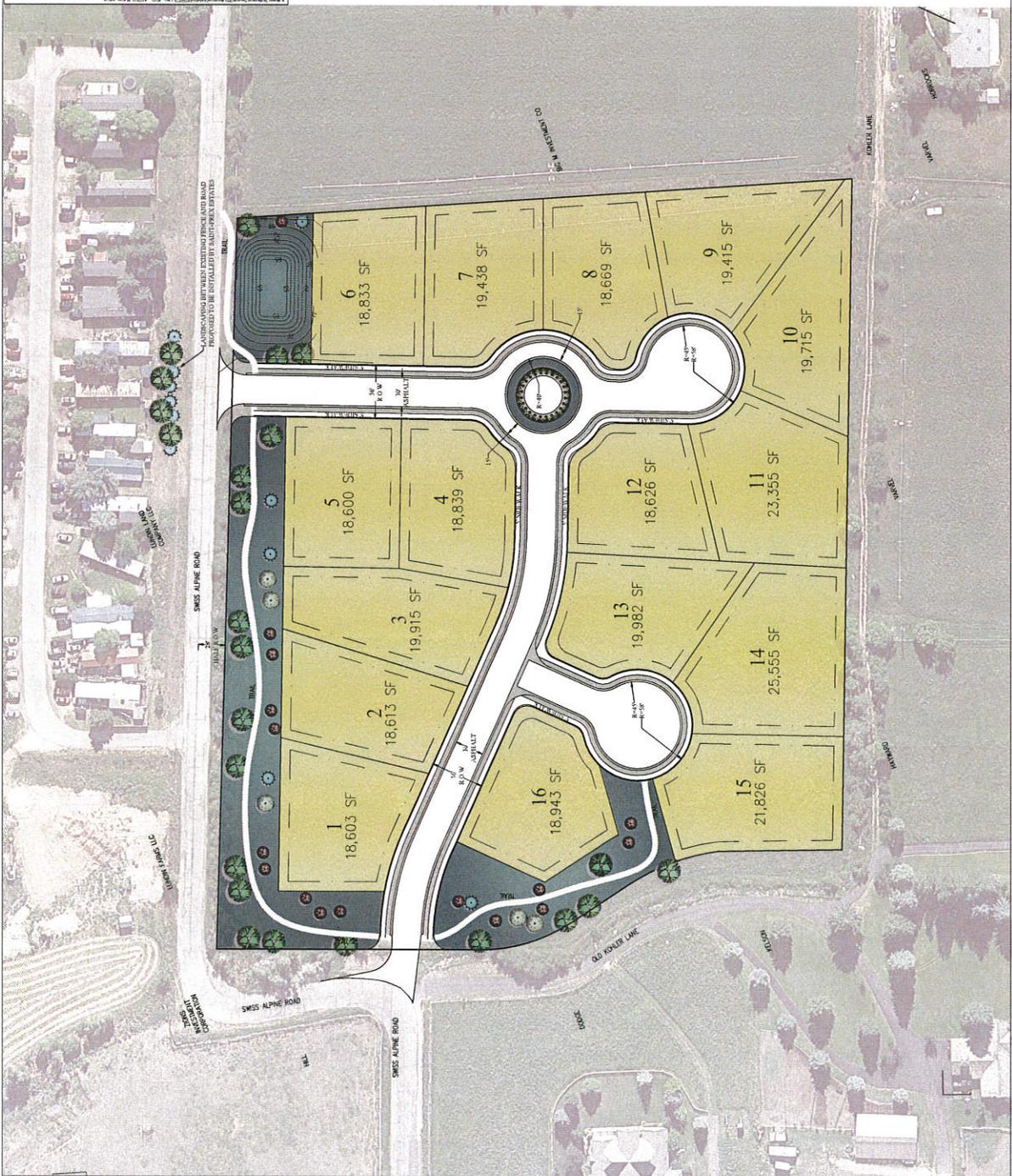
N Alpenhof Ct

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Imagery Date: 7/8/2016 40°31'09.42" N 111°29'27.67" W elev 5773

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**STANDARD DRAWING**  
 STREETS-1-1

LOT AREA: 84,422  
 TOTAL AREA: 11,348  
 OPEN SPACE: 17% (19,694 SF REQUIRED)  
 1,278 SF OF OPEN SPACE WITH THIS PLAN  
 \*LOT SIZES AND PROJECT AREA MAY BE MODIFIED BY THE PERCENTAGE OF OPEN SPACE PROVIDED  
 (111,348 SF - 97,654 SF)

PRELIMINARY LINES. THIS PLAN IS PROVIDED FOR SWISS ALPINE ROAD FUTURE IMPROVEMENTS BY OTHERS.

THIS DOCUMENT IS RELATED TO THE PROJECT ONLY. IT IS VOID UNLESS SIGNED AND SEALED.  
 MAIL TO: BERG ENGINEERING, P.C.  
 1415 W. 10th Street, Suite 100  
 DENVER, CO 80202  
 DATE: 20.02.2022

JURULINDENSLIC  
 SAINT-PREX ESTATES  
 PRELIMINARY  
 SITE PLAN

**BERG ENGINEERING**  
 Berg Engineering Group, P.C.  
 1415 W. 10th Street, Suite 100  
 DENVER, CO 80202  
 DATE: 20.02.2022

DESIGN BY: PDB | DATE: 20.02.2022 | SHEET: 2  
 DRAWN BY: CSB | REV: 2

