



## PLANNING COMMISSION MEETING STAFF REPORT

**DATE OF MEETING:** February 11, 2020

**NAME OF PROJECT:** Scotch Fields Planned Unit Development

**NAME OF APPLICANT:** Berg Engineering

**OWNER:** Probst Higley Developers LLC

**AGENDA ITEM:** Development Agreement Amendment

**LOCATION OF ITEM:** 1300 North Canyon View Drive

**ZONING DESIGNATION:** RA-1-43

### **ITEM: 5**

Berg Engineering, agent for Probst Higley Developers LLC, is requesting a Development Agreement amendment of Scotch Fields Planned Unit Development which includes four phases. The proposal is to create two phases out of phase 4 which, would bring the overall number of phases in Scotch Fields to five. The number of units, location of units, location of open space and roads do not change with this amendment. The property is located at 1300 North Canyon View Drive and is in the RA-1-43 zone.

### **BACKGROUND:**

Berg Engineering is proposing Master Plan amendment of Scotch Fields Planned Unit Development (PUD) which would replace the existing master plan that was approved on August 12, 2015. The applicant is proposing that the phasing for the master plan be amended to allow five phases. Originally that master plan had been approved for five phases, but the developer recorded phases 2 and 3 in one plat and reduced the density of the phasing to four. The current proposal is to divide phase 4 into two separate phases which, in turn, would create a new phase 5.

According to the Scotch Fields PUD development agreement under Section 5, the agreement may only be amended by mutual consent. Therefore, the City has no obligation to allow the developer to change the approved development plan or development agreement plan agreement.

Phase 4, consisting of 37 units, received final approval on July 16, 2019. The proposal is to divide phase 4 into two phases. The newly proposed phase 4 would consist of 29 units and the newly proposed phase 5 would consist of eight units. The developer would be required to construct all infrastructure for both of the proposed phases as part of phase 4. That infrastructure includes Canyon View Road (public) and Jerry Gertsch Lane (private), storm drain system and ponds, water lines, and sewer lines.

**LAND USE SUMMARY:**

- 50.01 acres (entire development)
- Current phase 4 – 16.55 acres
- Proposed phase 4 – 13.69 acres
- Proposed phase 5 – 2.86 acres
- RA-1-43 zoning
- Development contains 89 building pads (PUD)
- Four phases
  - Phase I – 17 units
  - Phase II – 24 units
  - Phase III – 11 units
  - Phase IV – 37 units
- Proposed phasing
  - Phase I – 17 units
  - Phase II – 24 units
  - Phase III – 11 units
  - Phase IV – 29 units
  - Phase V – 8 units
- Public roads maintained by the City include Canyon View Road and Canyon View Lane

- Private roads maintained by the HOA include Jerry Gertsch Lane and West Canyon View Lane
- The lots will connect to the Midway Sanitation District sewer and to the City's water line.
- Sensitive lands of the property include wetlands, sloped areas greater than 25%, stream corridor and wildlife habitat

**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 applicant has provided an amended open space phasing plan and the proposed plan does comply with the open space requirements.

*Water* – Water rights for each phase are required to be dedicated to the City before the recording of each plat. The Water Board has reviewed the proposed development agreement amendment and has recommended that the following water rights are tendered to the City before the recording of the plat for following phases:

Phase 3  
 11 Units (11 x 0.8 = 8.8 acre feet)  
 2.7 irrigated acres (2.7 x 3 = 8.1 acre feet)  
 Phase 3 total: **16.9 acre feet**

Phase 4  
 29 Units (29 x 0.8 = 23.2 acre feet)  
 7.5 irrigated acres (7.5 x 3 = 22.5 acre feet)  
 Phase 4 total: **45.7 acre feet**

Phase 5  
 8 Units (8 x 0.8 = 6.4 acre feet)  
 7.5 irrigated acres (1.18 x 3 = 3.54 acre feet)  
 Phase 5 total: **9.94 acre feet**

*Traffic circulation* – The proposed master plan amendment will not change the layout of any of the roads. The developer would be required to construct all infrastructure for both proposed phases 4 and 5 as part of phase 4.

*Unit setbacks* - All units along the private road Jerry Gertsch Lane must have a 25' setback from the edge of the right-of-way. All units will also have a minimum 30' setback from all peripheral property lines of the PUD.

*Sensitive lands* – The property does contain some slopes greater than 25%. This area does not contain any building pads and will be left natural.

*Midway Sanitation District* - the developers have met with the Sewer Board to determine the requirements regarding sewer connection to Midway Sanitation District's lines.

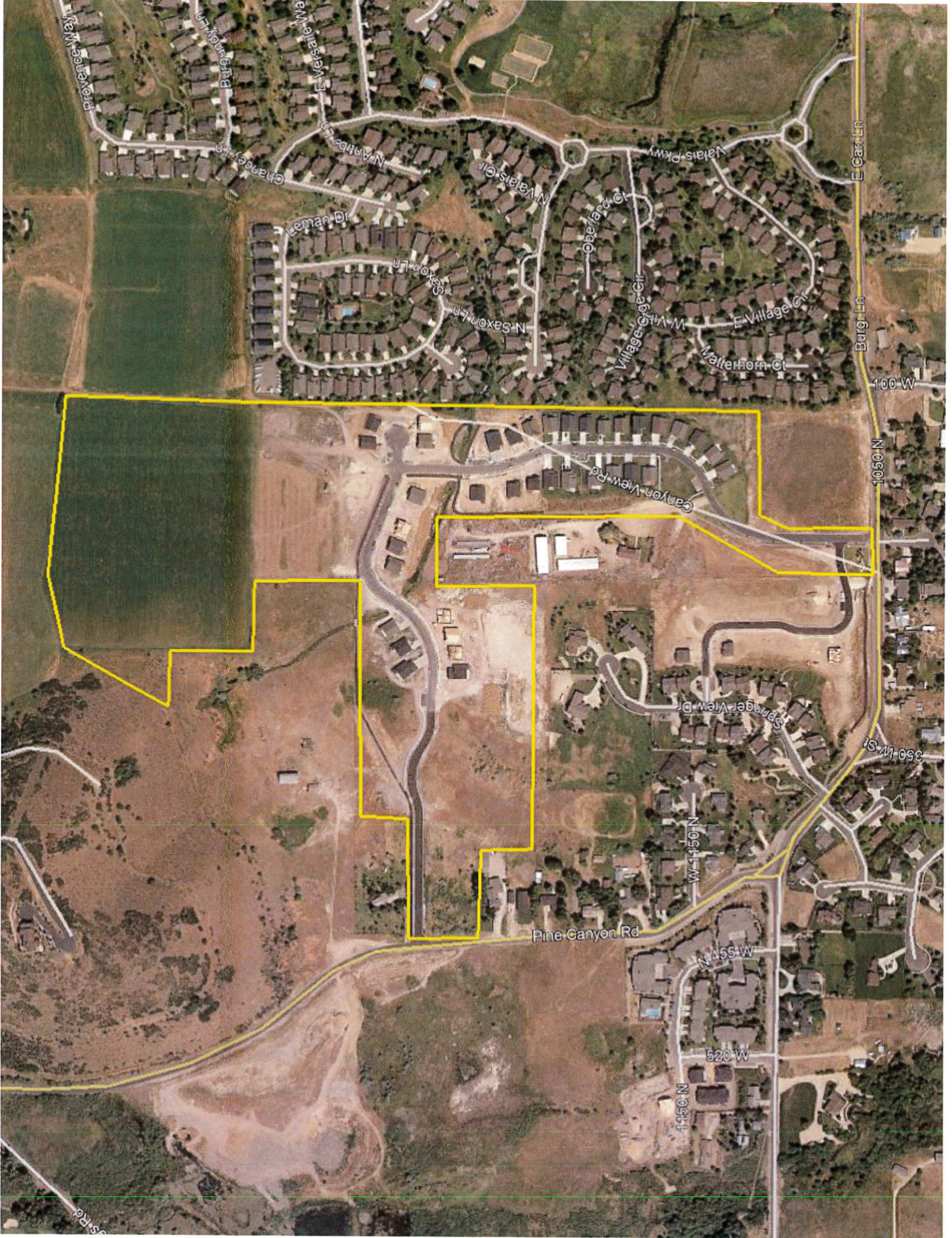
*Geotechnical report* - Staff has received two geotechnical reports for the property and has them on file.

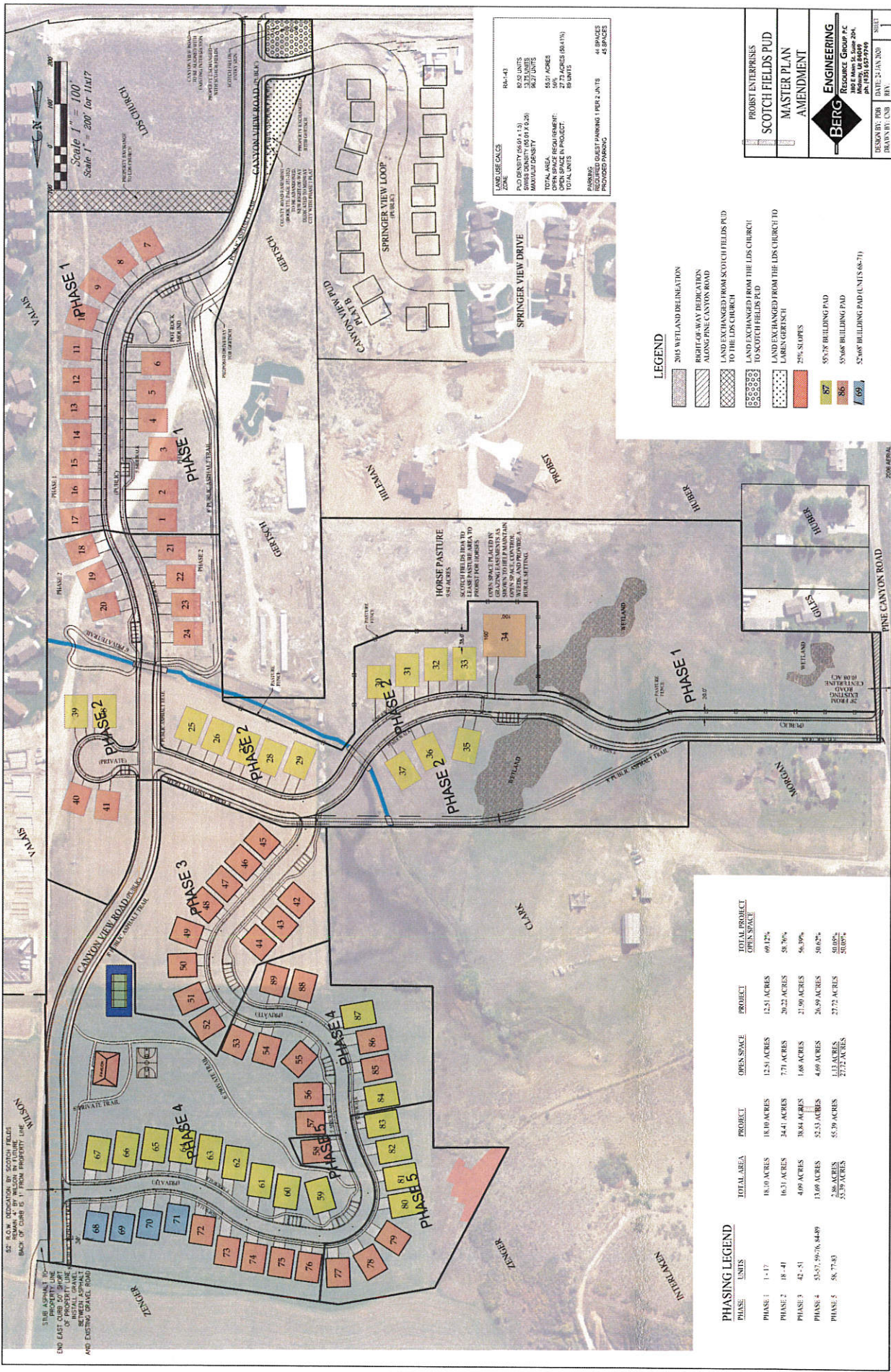
*Height of structures* – The height of all structures in the development will comply with Section 16.13.10 of the City Code. Some fill has been deposited on some localized areas of the property, but height is measured from natural grade and not from the elevation of the fill that has been deposited. The applicant has submitted contour and elevation information of the property with the preliminary and final plan submittals. All future elevation certificates will need to be based on that information and not on existing grade on site.

*Phasing compliance with current code* – The current code allows for a phase for every 15 units in a master plan. Scotch Fields PUD has a maximum density of 89 units which allows for five plats thus, the proposal does comply with current code requirements.

#### **PROPOSED FINDINGS:**

- The proposed master plan appears to meet the requirements of the code
- The number of phases will increase from four to five
- The proposed amendment does comply with current code requirements for phasing
- Amending the master plan is discretionary and the City is under no obligation to approve the proposal even if it complies with the land use code





**LAND USE CASES**

PHASE 1	86-43
PHASE 2	87-45 UNITS
PHASE 3	88-45 UNITS
PHASE 4	89-45 UNITS
PHASE 5	90-45 UNITS
TOTAL UNITS	445 UNITS
TOTAL AREA	55.37 ACRES
TOTAL OPEN SPACE	27.73 ACRES (50.1%)
TOTAL LOTS	91 LOTS

**PROVIDED GUEST PARKING 1 PER 2 UNITS**  
**PROVIDED PARKING**  
 44 SPACES  
 45 SPACES

- LEGEND**
- 3015 WETLAND DELINEATION
  - RIGHT-OF-WAY DEDICATION ALONG PINE CANYON ROAD
  - LAND EXCHANGED FROM SCOTCHFIELDS PUD TO THE LDS CHURCH
  - LAND EXCHANGED FROM THE LDS CHURCH TO SCOTCHFIELDS PUD
  - LAND EXCHANGED FROM THE LDS CHURCH TO LARSEN WORKSHOP
  - 25% SLOPES
  - 59.78' BUILDING PAD
  - 55.66' BUILDING PAD
  - 52.68' BUILDING PAD (UNITS 68-71)

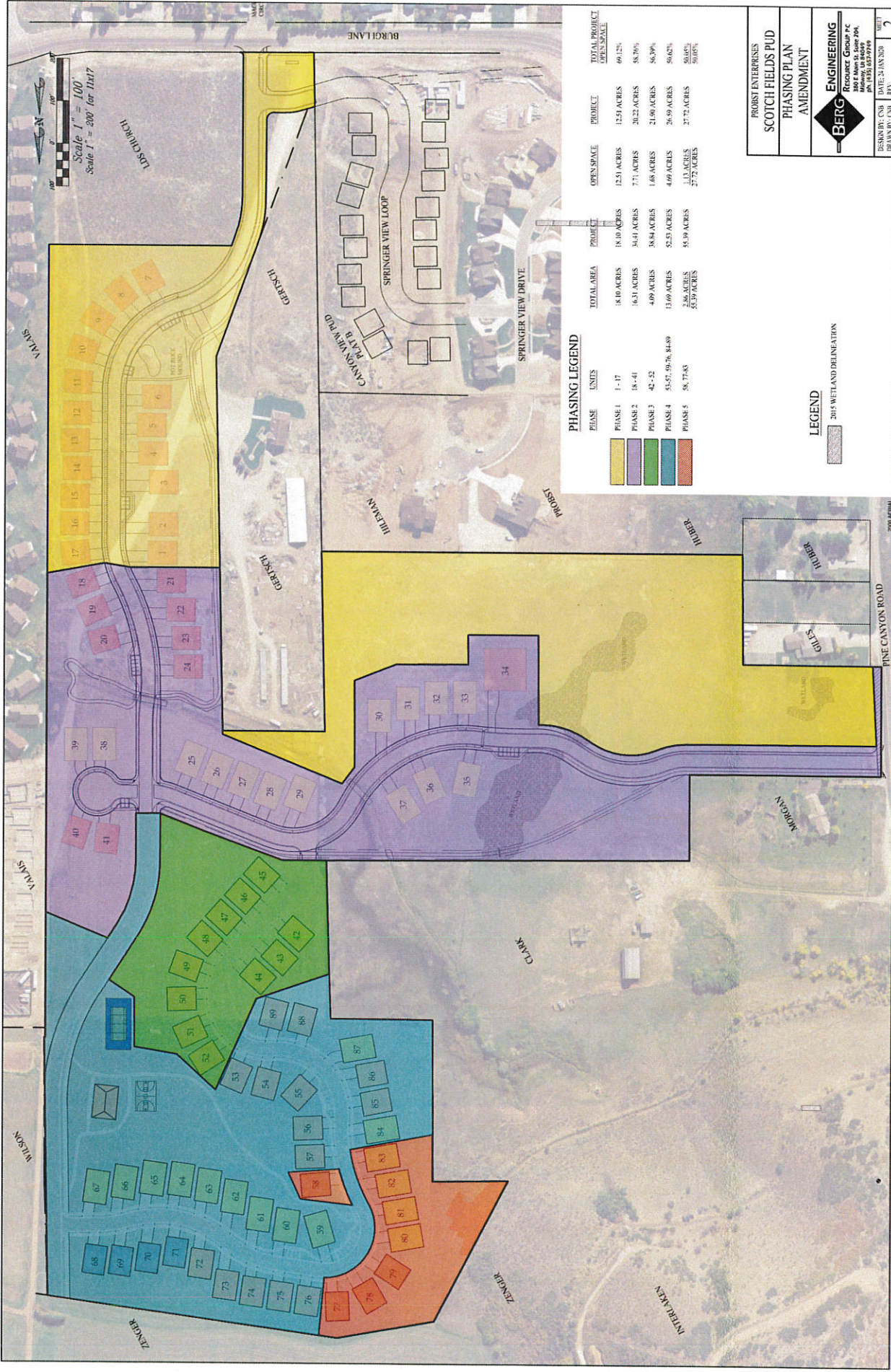
**PHASING LEGEND**

PHASE	UNITS	TOTAL AREA	PROJECT	OPEN SPACE	PROJECT	TOTAL PROJECT OPEN SPACE
PHASE 1	1-17	18.10 ACRES	12.51 ACRES	69.12%		
PHASE 2	18-41	16.31 ACRES	20.22 ACRES	58.36%		
PHASE 3	42-51	4.09 ACRES	1.08 ACRES	56.39%		
PHASE 4	52-57, 59-78	13.09 ACRES	5.53 ACRES	41.86%		
PHASE 5	79-83	2.88 ACRES	1.13 ACRES	39.24%		
		55.39 ACRES	27.73 ACRES	50.08%		

PROJIST ENTERPRISES  
 SCOTCH FIELDS PUD  
 MASTER PLAN  
 AMENDMENT

**BERG ENGINEERING**  
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 Greenwood, CO 80045  
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REVISION: FOR DATE: 2/14/2020 SHEET 1



Scale 1" = 100'  
Scale 1" = 200' for 11x17

**PHASING LEGEND**

PHASE	UNITS
PHASE 1	1 - 17
PHASE 2	18 - 41
PHASE 3	42 - 52
PHASE 4	53-57, 59-76, 84-89
PHASE 5	58, 77-83

TOTAL AREA	PROJECT	OPEN SPACE	PROJECT	TOTAL PROJECT OPEN SPACE
18.10 ACRES	18.10 ACRES	12.51 ACRES	12.51 ACRES	60.12%
16.31 ACRES	34.41 ACRES	7.71 ACRES	20.22 ACRES	58.79%
4.09 ACRES	38.84 ACRES	1.08 ACRES	21.90 ACRES	56.39%
13.09 ACRES	52.53 ACRES	4.69 ACRES	26.59 ACRES	50.62%
2.96 ACRES	53.98 ACRES	1.13 ACRES	27.72 ACRES	50.05%
55.39 ACRES	55.39 ACRES	27.72 ACRES	27.72 ACRES	50.05%

**LEGEND**  
 2015 WETLAND DELINEATION

PROBST ENTERPRISES  
**SCOTCH FIELDS PUD**  
 PHASING PLAN  
 AMENDMENT



DESIGN BY: CMB  
 DATE: 31 JAN 2018  
 SHEET: 2