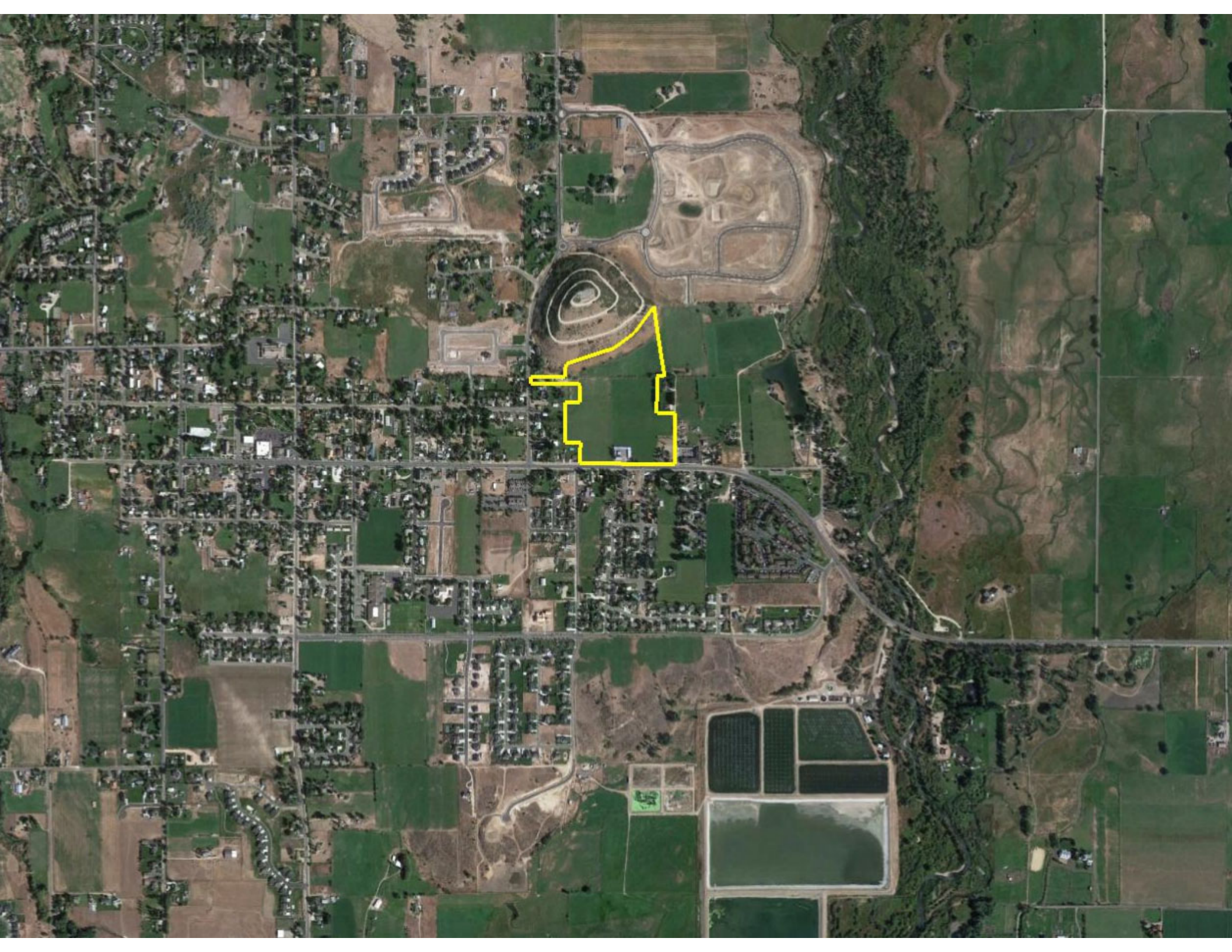


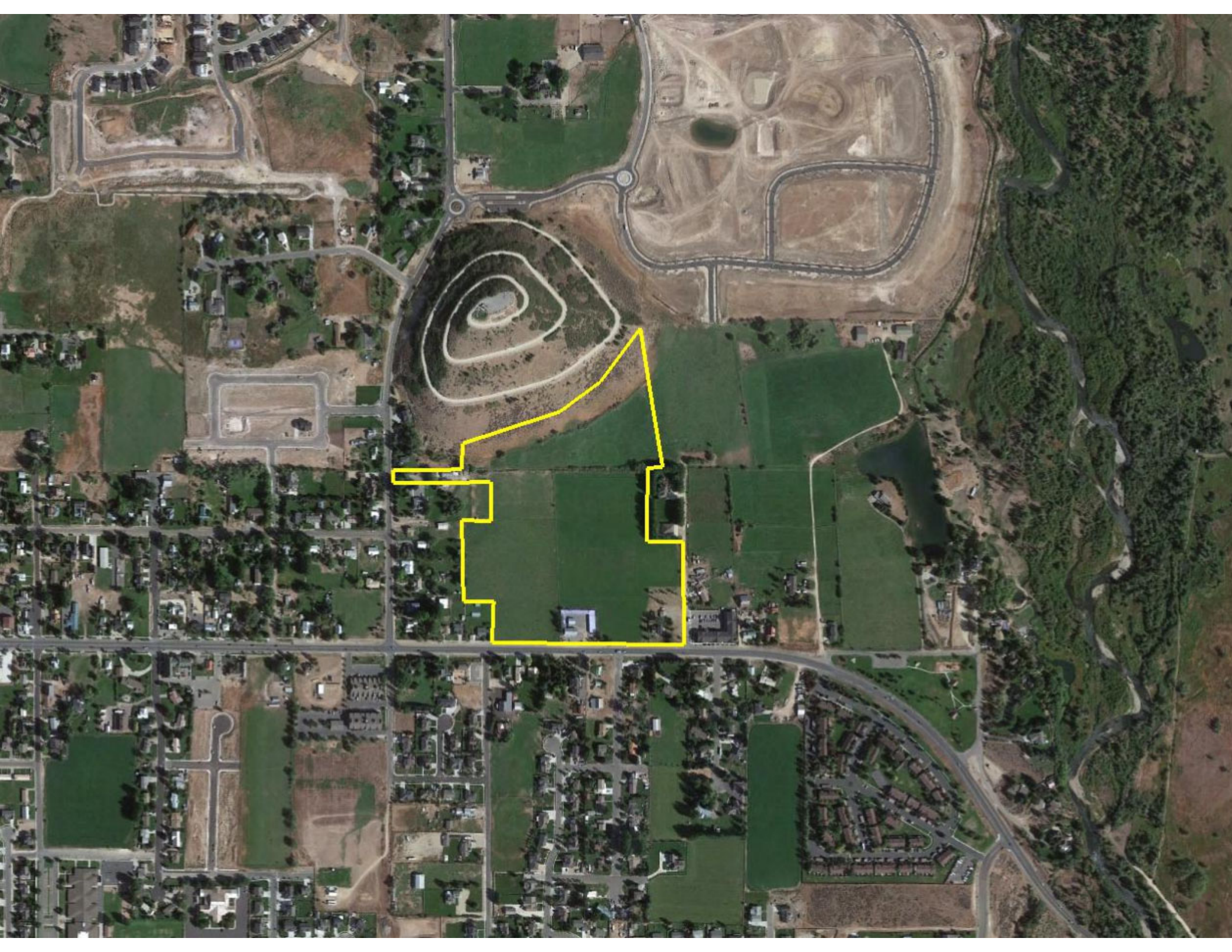
SOUTHILL PUD MASTER PLAN SECOND AMENDMENT

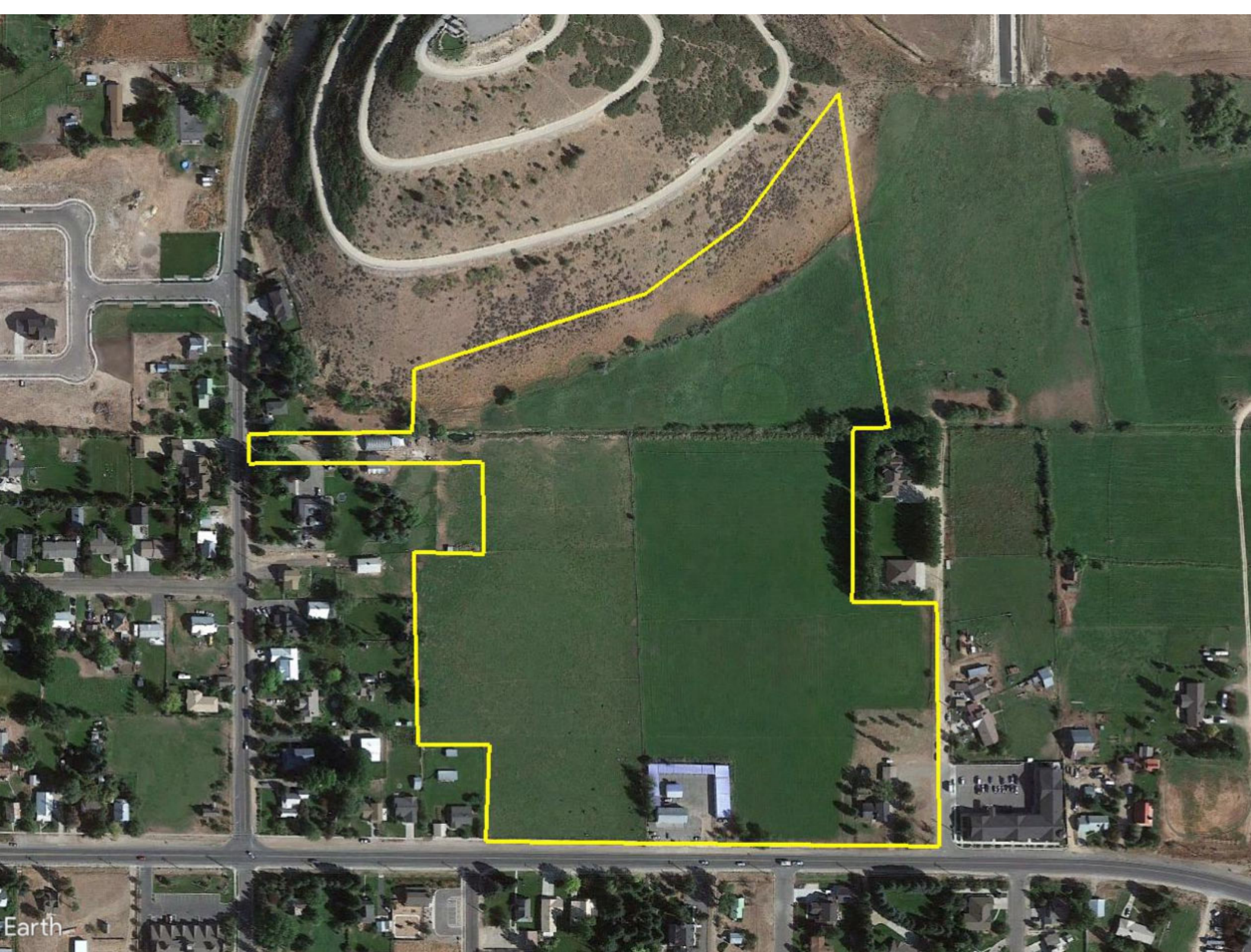
RESOLUTION 2024-07

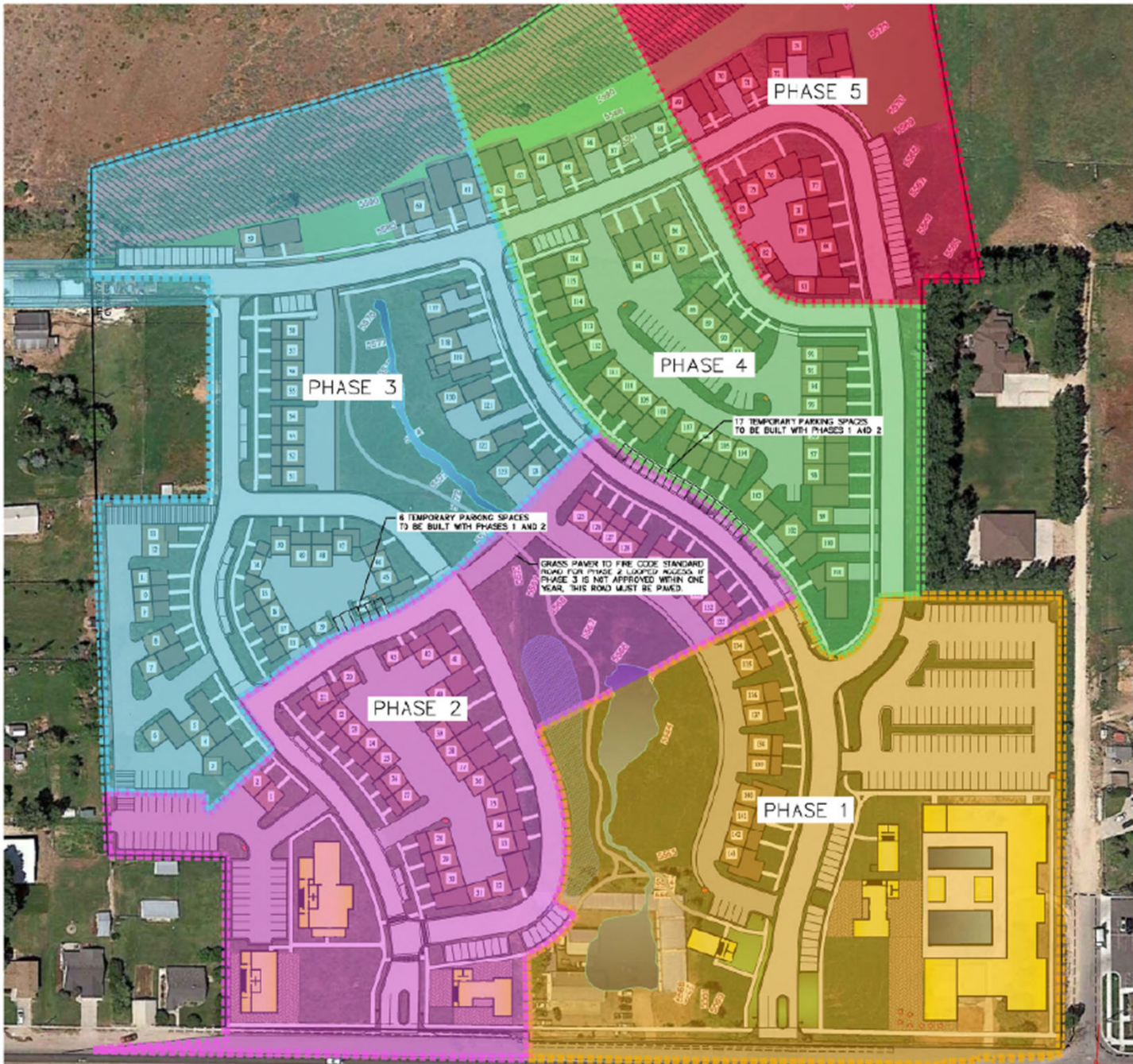
PROPOSED AMENDMENT

- Proposal is to allow units 31 & 32 of phase 2 to be mixed-use with commercial on the lower floor and residential on the upper floors
- Condition of the rezone on the property states:
 - *All commercial uses except Home Occupation Businesses, as defined in the City Code, would be located only in the buildings designated as commercial on the revised concept plan.*
- Units 31 & 32 are adjacent to commercial on the west and south









- LEGEND**
- NON-BUILDABLE AREA (25% SLOPES)
 - COMMERCIAL BUILDINGS
 - RESIDENTIAL BUILDINGS
 - GARAGES

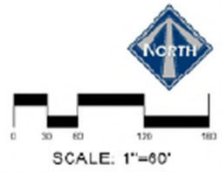
- NOTES**
1. EVERY ROAD CONNECTION TO BE COMPLETED WITH PHASE 3.
 2. TRAFFIC LIGHT AT EVERY ROAD AND MAIN MUST BE INSTALLED PRIOR TO PHASE 3. SEE THE MASTER PLAN AGREEMENT FOR ADDITIONAL DETAILS.

PHASING PLAN

PHASE	AREA	COMMERCIAL	RESIDENTIAL	RES. UNITS	OPEN SPACE
1	6.55 AC	37,615 SF	10,248 SF	10	2.07 ac
2	5.73 AC	11,285 SF	33,360 SF	35	1.11 ac
3	6.84 AC	0 SF	44,448 SF	43	2.26 ac
4	4.39 AC	0 SF	45,350 SF	40	0.08 ac
5	3.02 AC	0 SF	14,964 SF	14	2.32 ac
TOTAL	27.47 AC	48,900 SF	140,377 SF	143	8.44 ac

PHASE	IRRIGATED OPEN SPACE	NON-IRRIGATED OPEN SPACE
1	2.07 ac	0 ac
2	1.11 ac	0 ac
3	1.12 ac	1.13 ac
4	0.17 ac	0.52 ac
5	0.07 ac	1.35 ac
TOTAL	5.44 ac	3.00 ac

PHASE	TOTAL IRRIGATED AREA
1	2.08 acres
2	1.93 acres
3	2.23 acres
4	1.04 acres
5	1.61 acres
TOTAL	9.88 acres



THIS DOCUMENT IS RELEASED FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION UNLESS REVISED AND SEALED.

DATE: 25 MAY 2022
 DRAWN BY: DCJ
 CHECKED BY: JSD

CLUSTER
 THE VILLAGE
 PHASING PLAN



DESIGN BY: JSD DATE: 25 MAY 2022 SHEET: 6
 DRAWN BY: DCJ REV: 6

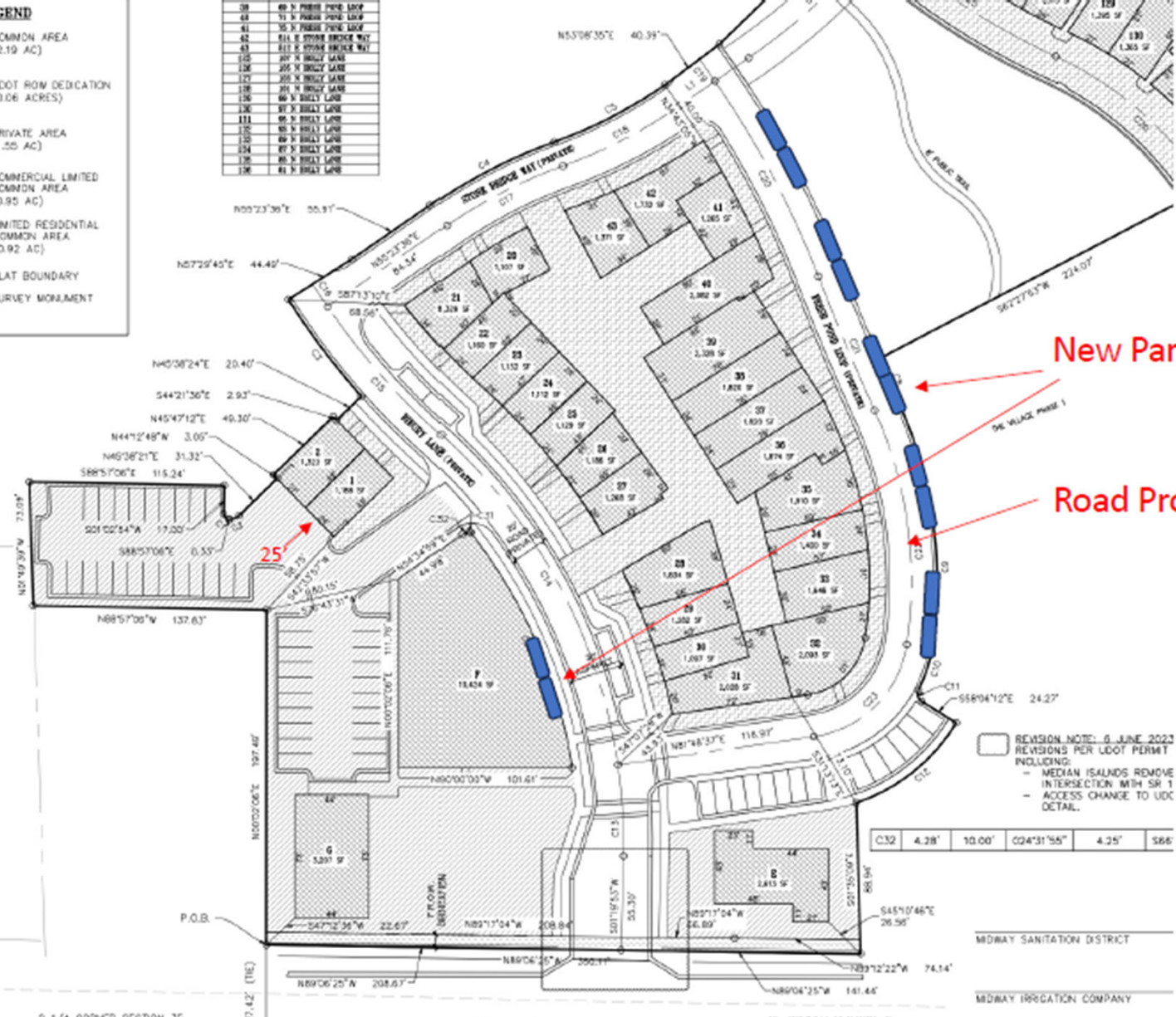
PROPOSED AMENDMENT

- Parking
 - 547 total stalls
 - 184 commercial
 - 358 residential
 - Phases 1 & 2
 - 184 commercial
 - 90 residential
 - Proposed mixed-use for units 31 & 32 with two-thirds accessibility to the public
 - Office/retail – 12 parking stalls required
 - Restaurant/café – 14 parking stalls required

LEGEND

- COMMON AREA (2.19 AC)
- LEDOT ROW DEDICATION (0.06 ACRES)
- PRIVATE AREA (1.55 AC)
- COMMERCIAL LIMITED COMMON AREA (0.95 AC)
- LIMITED RESIDENTIAL COMMON AREA (0.92 AC)
- PLAT BOUNDARY
- SM SURVEY MONUMENT

39	60' N PUBLIC PINE LOOP
40	75' N PUBLIC PINE LOOP
41	50' N PUBLIC PINE LOOP
42	611' E STONE BRIDGE WAY
43	611' E STONE BRIDGE WAY
125	207' N BRILL LANE
126	207' N BRILL LANE
127	206' N BRILL LANE
128	206' N BRILL LANE
129	60' N BRILL LANE
130	60' N BRILL LANE
131	60' N BRILL LANE
132	60' N BRILL LANE
133	60' N BRILL LANE
134	60' N BRILL LANE
135	60' N BRILL LANE
136	61' N BRILL LANE



POSSIBLE FINDINGS

- The proposed amendment will allow units 31 and 32 to have lower floor commercial and upper floors residential.
- More parking stalls will be required if the amendment is approved.
- More vehicular trips per day will be generated by the commercial uses if approved.
- The proposed mixed-use units are adjacent to commercial and residential uses.
- Surrounding residential uses may be impacted by the mixed-use units.
- More water rights will be required if the units are allowed to be mixed-use.

PROPOSED CONDITIONS

- The developer is required to build the proposed 12 parking stalls before units 31 and 32 can apply for a business license.
- The owners of units 31 and 32 will be required to dedicate water rights before the units are used as mixed-use.

Southhill Proposal: Two Flexible **Live Above...Work Below** Residential Units

- Create five “Live Above...Work Below” units adjacent to businesses and Main Street.
- Buyers would have OPTION to build out first floor as business space and occupy 2nd and 3rd floors and share garage space with the business.
- Proposed Units 131, and 132 and are adjacent to Phase II commercial space.
- Commercial and residential space would be required to meet all relevant city codes.



- ★ Existing Commercial
- ★ Proposed Live...Work

Main Street



31





Example Retail Storefront: Live Above...Work Below

Cotswolds UK: Live Above...Work Below



Parking for New Commercial Units

Parking Analysis						
Phase	Bldg	Buiding Description	Usable (for Parking)	Required Parking	Provided on Plat	Extra Parking
II	1	Restauraunt	1,877	7.5	20	12
II	2	Retail	3,711	14.8	22	7
II	3	Restauraunt	1,786	7.1	14	7

+26

There are currently 26 more parking spaces than required in the existing Phase 2 Plat.

Benefits & Impact

- Opportunity for **cottage businesses**: galleries, coffee shops, etc.
- Creates **business “corridor”** with business on both sides of street
- Creates **lower-cost residence** when combined with business
- **Does not** increase number of residences
- Increases (potentially) **tax revenue** from commercial business