

# **West Shore PUD – Request for Reduction in Open Space**

## **Summary**

We respectfully request a reduction in required open space from 65% to 61.9%. The PUD ordinance provides the Planning Commission with discretion and flexibility to consider adjustments where the overall development meets or exceeds the intent of the ordinance.

## **Clarifications from Prior Planning Commission Discussion**

While we are not currently seeking site plan approval, we would like to address questions raised at the previous meeting:

- The proposed road connection from Center Street to McVea would be private, gated to eliminate cut-through traffic, and accessible for emergency vehicles
- No more than 39 stand-alone condominium units would be proposed when a site plan is submitted

## **Basis for the Requested Adjustment**

We had previously proposed a lower density project with access only from the north by way of McVea. However, the city has desired a connection from Center Street to McVea, adding approximately 1/4 mile of roadway. This reduces land otherwise counted as open space and creates site planning constraints.

## **Scale of the Request**

A 3.1% reduction equals approximately 2.34 acres of the roughly 78-acre property and represents a modest, proportional adjustment.

## **Consistency with Ordinance Intent**

The plan preserves natural features, clusters development, protects wetlands, and provides over 1.4 miles of trails and paved paths (which we have already built), along with an observation deck along Center Street (already built), and scenic views.

The open space requirement is intended to:

1. Preserve the natural character of the community
2. Protect environmental resources
3. Encourage better site design (promote clustered development and large, contiguous open spaces)
4. Provide meaningful community value

We submit that our request achieves the above community goals.

## **Context on Density**

The original PUD plan anticipated up to 78 units in the final phases. Our plan commits to no more than 39. A strict requirement of 65% open space would likely result in only 25 homes being built, while the City's master plan seeks further housing. Further, we have designed the plan around wetlands, steep slopes, and wooded areas. In addition, the infrastructure is already installed to support the development. We have installed the 8-inch water line from Center Street to Golfview, and the sanitary sewer connection was extended from Golfview to connect to the final phase.

## **Additional Green Space Not Counted**

Private and common green spaces throughout the site have not been included in our open space calculations.

- General common elements around the homes at the end of Artisan Row Ct. (off Ferry Street) have not been included in our open space calculation but provide additional green space.
- The lots on Golfview (privately owned) have large backyards, and while not part of the open space calculation, provide a sense of openness and spaciousness.
- There is significant land and ravines in the backyards of the two lots on Center Street (privately owned) that will remain undeveloped and green. These areas are not included in our open space calculations.

When considering the above "green" areas, the WestShore development would be considered to have 68% or more combined Open Space and green space.

## **Conclusion**

This request responds to City input while maintaining the intent of the ordinance and supporting a high-quality development outcome.