



**To: Planning & Zoning Commission**  
**From: Tory Carpenter, AICP – Planning Director**  
**Date: April 17, 2025**  
**RE: Farmstead at Caliterra PDD Amendment**

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## **I. Overview**

The Farmstead at Caliterra Planned Development District (PDD No. 9) was originally approved in 2018 and encompasses 18.532 acres located east of the Caliterra residential development, approximately 1,000 feet north of the intersection of Caliterra Parkway and Ranch Road 12. The property has sole access from Ranch Road 12 and was originally approved for a mix of multifamily and commercial units.

The requested PDD amendment would allow for a condominium single family development. The plan consists of 121 single family residential units on 29-foot wide lots.

## **II. Background on Lawsuit and Covenant Restrictions**

A civil dispute between the developer (Development Solutions CAT, LLC) and adjacent homeowners concluded in October 2023 with a legal settlement and full releases signed by all parties. The settlement terms are confidential; however, the development restrictions resulting from the agreement were recorded in a public Memorandum of Covenants and Restrictions. These covenants require:

- Installation of an 8-foot cedar privacy fence along the western property line.
- A 50-foot setback/buffer adjacent to residential lots, with limits on development.
- Tree planting and preservation within the setback.
- A prohibition on drainage infrastructure west of the fence.
- An emergency-only gate at the end of Capstone Court.

These obligations run with the land and remain enforceable by the homeowners.

### III. Comparison of Existing PDD to Proposed Amendment

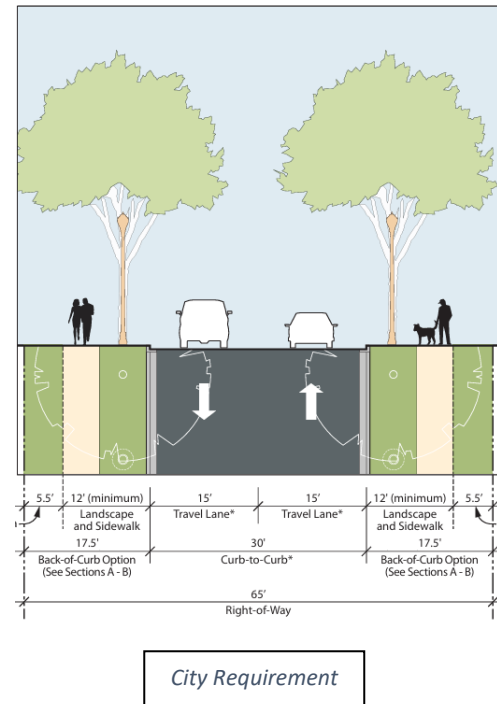
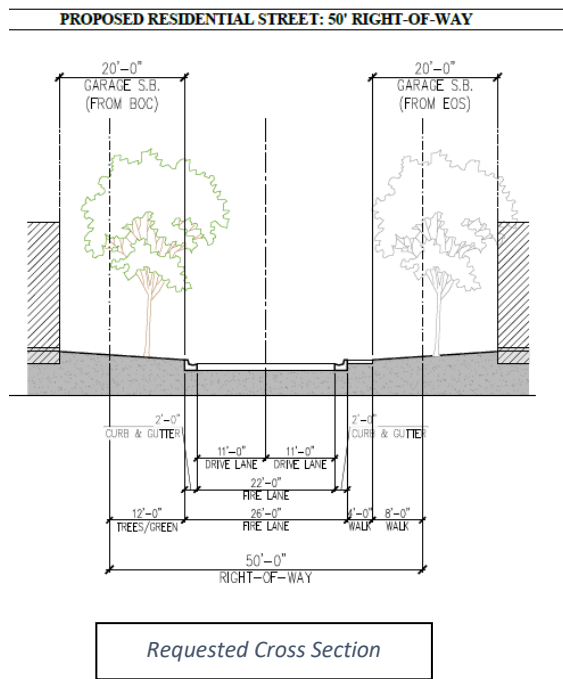
Feature	Original PDD (2018)	Proposed Amendment
Unit Type	Multifamily buildings (apartments) & general retail space	121 detached residences
Max. Units	170 units	121 units
Front Yard Setback	25' minimum (general)	20' from public access easement
Side Yard Setback	15' minimum	3' (interior), 5' (from public easement), 20' (adjacent to SF)
Rear Yard Setback	25'	10'
RR12 Setback	50', with 25' landscape buffer	No change
Building Height	Up to 3 stories / 40' (limited to 2 stories / 30' near western edge)	No change

#### **Building Separation:**

This request includes building separation of 6 feet. The residential building code and fire code allows for this type of separation with enhanced fire ratings of materials and building design.

#### **Private Streets:**

The proposed private streets are 26 feet wide within a 50-foot private right-of-way. Although this width satisfies minimum fire code access requirements, it does not comply with the City's adopted Transportation Master Plan (TMP) standards, which requires a 30-foot pavement width within a 65-foot right-of-way for two-lane residential local streets.



#### IV. Staff Concerns

Staff continues to have significant concerns with the overall layout and design of the proposed development, including:

##### 1. Front-Loading Narrow Lots

The use of narrow, front-loaded residential lots deviates from City standards and may create long-term issues with streetscape quality, tree preservation, and lot functionality.

##### 2. Substandard Private Streets

The proposed private street cross-sections are narrower than what is typically allowed for single-family developments, raising concerns with parking and functionality of the streets.

##### 3. Parking Conflicts and Pedestrian Safety

Shallow driveways and narrow internal streets limit on-street parking and may create unsafe conditions for pedestrians, particularly if sidewalks are not sufficiently buffered from vehicle areas.

##### 4. General Code Compliance

Several aspects of the proposed layout fall short of standard subdivision requirements without clear justification or a superior alternative design.

## **V. Request for direction from the Commission**

Given that the applicant has not committed to revising the layout, staff requests direction from the Planning & Zoning Commission on how best to proceed:

- Does the Commission support advancing the PDD amendment as currently proposed?
- Should staff request further design revisions before bringing the item forward for formal action?

Staff is prepared to take next steps based on the Commission's feedback.