

# Planning Commission Agenda Summary

June 28, 2022

Key Staff Contact: Mike Garrott, Planning Manager, 970-350-9784

## **Title:**

Public hearing to consider a request for a preliminary subdivision plat of 43.42 acres of land into 152 duplex lots, 22 single-family lots, a 12.48 acres multi-family lot, a 1.04-acre commercial lot, and 7 outlots (6.96 acres) for drainage, stormwater detention, recreation and open space. The subject property is located north of 32nd Street and East of future 29th Avenue, known as the Kirk-Watson Preliminary Subdivision, First Replat.

## **Summary:**

The proposed PUD would consist of a mix of single-family detached, single-family attached, multi-family residential and commercial uses broken down as follows:

- 16.28 acres of single-family medium density housing (attached and detached)
- 12.48 acres of multi-family housing
- 1.04 acres of commercial mixed-use development
- 6.49 acres of open space/detention and recreational areas

The proposal includes a maximum of 557 residential dwelling units. The single-family planning areas range from 7-14 dwelling units per acre, while the multi-family planning area ranges from 16-26 dwelling units per acre.

## **Recommended Action:**

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed preliminary subdivision plat is in compliance with Development Code Section 24-203(b)(1) and therefore approves the preliminary subdivision plat, with the following condition:

The approval of the preliminary plat is contingent upon the Hope Springs PUD (PUD2021-0012) being approved by City Council.

Alternative motion:

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed preliminary subdivision plat is not in compliance with Development Code Section 24-203(b)(1) and therefore denies the preliminary subdivision plat

**Attachments:**

Staff Report

Attachment A – Zoning/Vicinity Map

Attachment B – Project Narrative

Attachment C – Preliminary Plat Document

Attachment D – Preliminary Landscape Plan Excerpt

Attachment E - Email in support of project