



CALIBER

THE WEALTH DEVELOPMENT
COMPANY

Blue Spruce Ridge

Town Council Hearing

October 21, 2024

Blue Spruce Summary

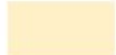


- **March 13th** – P&Z recommended unanimous approval for R1 zoning
 - Note: This recommendation was against Caliber’s request for R-2 zoning. After consideration, Caliber decided to proceed with R2 zoning at Council
 - **April 1st** – First reading of annexation and zoning – 4-1 to approve annexation and R2 zoning
 - **April 15th** – Second Reading of Zoning and Annexation – Motion to continue zoning to May 6th agenda
 - Annexation Ordinance passed
 - **May 6th** – Second Reading of Zoning – 4-3 vote in denial (New Councilmembers/Mayor)
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- **July 16th – Neighborhood Meeting #1**
 - **August 6th – Neighborhood Meeting #2**
 - **September 25th – Planning Commission unanimously voted 7-0 to recommend approval**

Zoning Proposal – R2 with conditions

- R-2 Zoning with conditions.
 - Must be consistent with the provided conceptual site plan
 - Maximum unit count of 200 units or 4.83 du/ac
 - Min. 6,000 sq. ft. lots around the perimeter, single story restrictions along perimeter
 - Linear open space along perimeter
 - Central amenity and natural open space corridor
 - Min. 30% open space
 - Limit to 2 stories on proposed townhomes, centrally located
 - Only townhome, SF courtyard/alley loaded, and SF detached product allowed
 - No traditional multi-story multi-family buildings permitted

Prior Version presented at Neighborhood Meeting #1



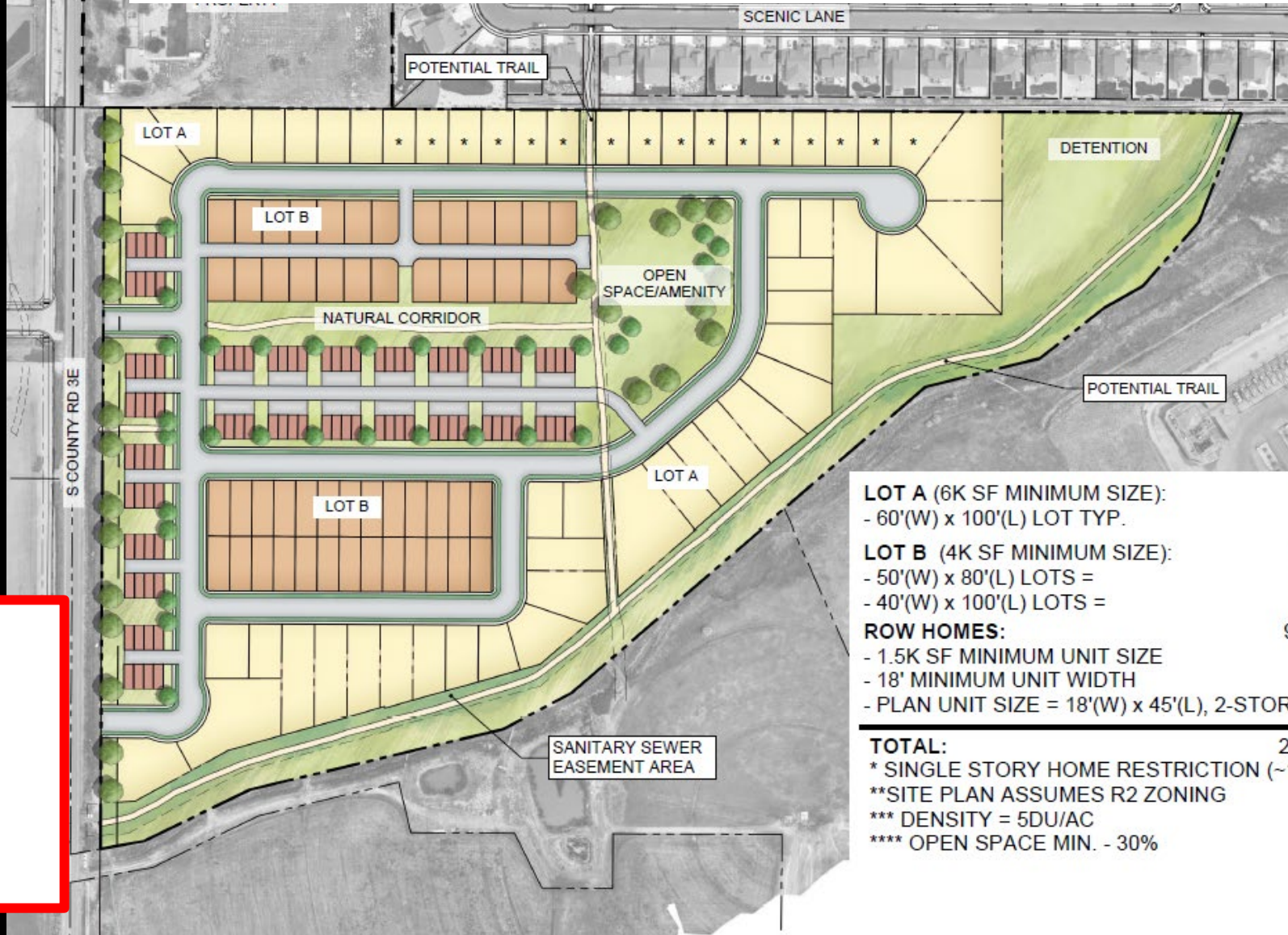
LOT A (6K SF MINIMUM SIZE):	55 LOTS	
- 60'(W) x 100'(L) LOT TYP.		
LOT B (4K SF MINIMUM SIZE):	52 LOTS	
- 50'(W) x 80'(L) LOTS =	32 LOTS	
- 40'(W) x 100'(L) LOTS =	20 LOTS	
ROW HOMES:	96 UNITS	
- 1.5K SF MINIMUM UNIT SIZE		
- 18' MINIMUM UNIT WIDTH		
- PLAN UNIT SIZE = 18'(W) x 45'(L), 2-STORY		
TOTAL:	203 UNITS	
* SITE PLAN ASSUMES R2 ZONING		
** DENSITY = 5DU/AC		
*** OPEN SPACE MIN. - 30%		

Neighborhood Meeting 1 Recap




- Many homeowners were told this site would be vacant forever
- Drainage concerns along perimeter of existing development and this site
- Additional trail system needed through the proposed community
- Provide an exhibit that shows setbacks from existing Ridge Filing 1
- Concern with to 2-story homes blocking views
- Concern with proposed R-2 zoning
- Desire for Single Family homes, concerns about the Townhomes
- Desire for more park space and open space
- Lack of park space in the entire Ridge area
- Suggestion to look at the Revere community for park and design inspiration
- Traffic concerns
- Fire access questions
- The Ridge ongoing maintenance issues / Metro District questions
- Perimeter easement around the property/irrigation ditch

Please note this is a non-exhaustive list of the discussion items

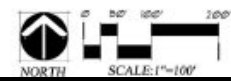
Prior Version presented at Neighborhood Meeting #2



- Notable Changes:**
- Single Story restriction
 - Large amenity space
 - Improved trail connectivity

LOT A (6K SF MINIMUM SIZE):	55 LOTS	
- 60'(W) x 100'(L) LOT TYP.		
LOT B (4K SF MINIMUM SIZE):	52 LOTS	
- 50'(W) x 80'(L) LOTS =	26 LOTS	
- 40'(W) x 100'(L) LOTS =	26 LOTS	
ROW HOMES:	96 UNITS	
- 1.5K SF MINIMUM UNIT SIZE		
- 18' MINIMUM UNIT WIDTH		
- PLAN UNIT SIZE = 18'(W) x 45'(L), 2-STORY		

TOTAL: 203 UNITS
 * SINGLE STORY HOME RESTRICTION (~16 OF 55)
 **SITE PLAN ASSUMES R2 ZONING
 *** DENSITY = 5DU/AC
 **** OPEN SPACE MIN. - 30%





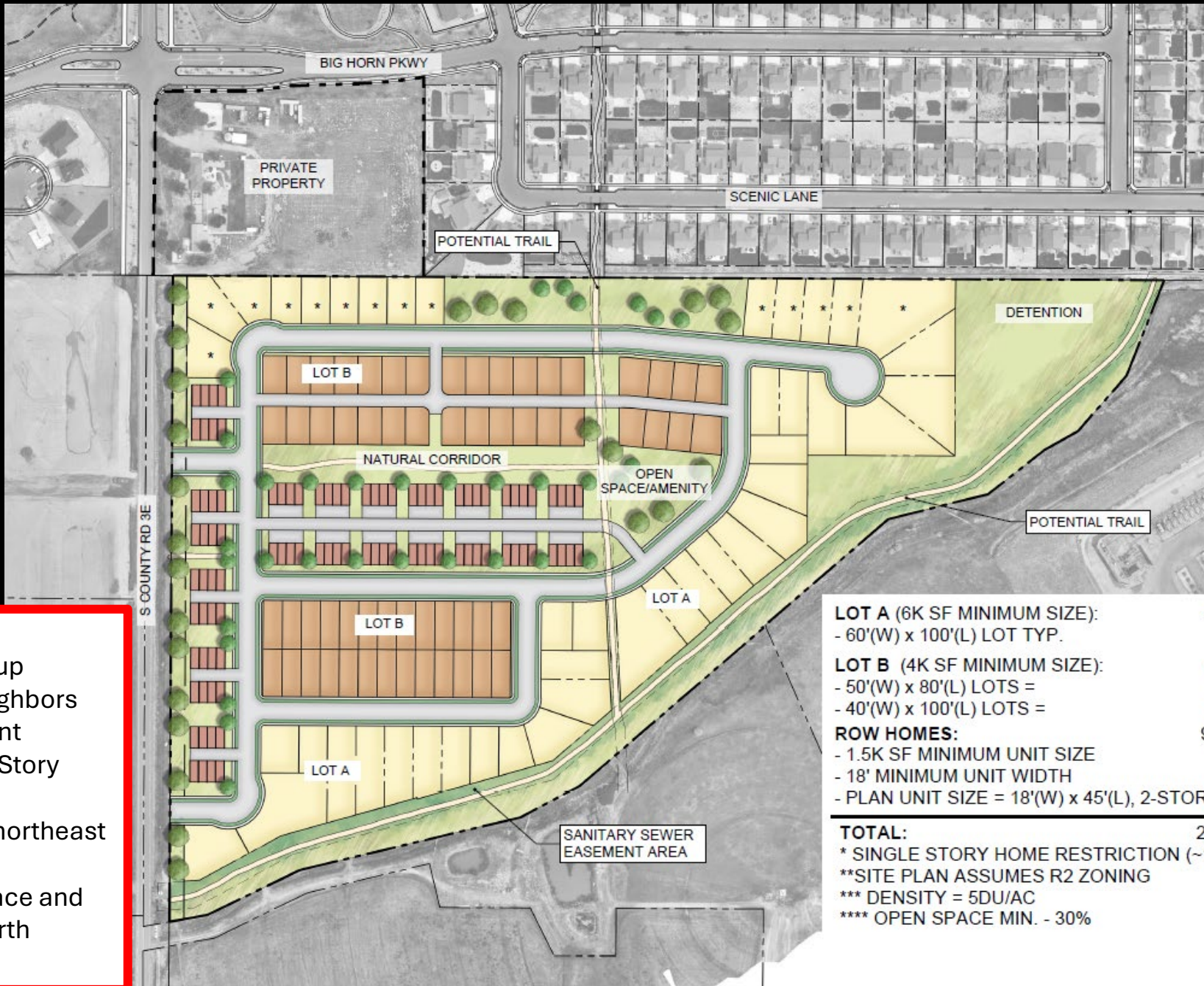
View from trail/easement along perimeter






Neighborhood Meeting 2 Recap

- Additional trail system needed through the proposed community
- Desire for linear park adjacent to existing neighborhood to north
- Additional single-story restrictions along County Road 3E
- Concern with 2-story homes blocking views
- Desire for more park space and buffering
- R1 vs. R2 comparison
- Concerns with density and proposed R2
- Concerns about height

Please note this is a non-exhaustive list of the discussion items



LOT A (6K SF MINIMUM SIZE): - 60'(W) x 100'(L) LOT TYP.	44 LOTS	
LOT B (4K SF MINIMUM SIZE): - 50'(W) x 80'(L) LOTS = - 40'(W) x 100'(L) LOTS =	60 LOTS 34 LOTS 26 LOTS	
ROW HOMES: - 1.5K SF MINIMUM UNIT SIZE - 18' MINIMUM UNIT WIDTH - PLAN UNIT SIZE = 18'(W) x 45'(L), 2-STORY	96 UNITS	
TOTAL:	200 UNITS	
* SINGLE STORY HOME RESTRICTION (~14 OF 44)		
**SITE PLAN ASSUMES R2 ZONING		
*** DENSITY = 5DU/AC		
**** OPEN SPACE MIN. - 30%		



Notable Changes:

- Additional follow up meetings with neighbors
- Reduced unit count
- Additional Single-Story restrictions
- Larger lots at the northeast corner of site
- Large amenity space and linear buffer at north boundary

R1 Zoning vs. R2 Zoning

- “Straight” R1 Zoning
 - No concept plan is provided with zoning and site will comply with Zoning Ordinance
 - Detached SF homes only
 - Allows 4K size SF lots in courtyard pattern
 - 35’ max height / 2.5 stories
 - Minimum 30% Open Space
 - No large park/amenity requirement (optional to meet zoning ordinance)
 - No single-story restrictions along perimeter
- R2 Zoning as proposed by Caliber
 - SF detached homes with single story restriction along perimeter
 - Large amenity/park space with connectivity to existing community
 - Linear open space buffer
 - Improved trail connectivity
 - Concept plan with commitments
 - Max 2-story height on townhomes
 - Will comply with all other zoning ordinance requirements

Summary

- Incorporated neighborhood feedback heard through public outreach meetings
- Proposed R2 zoning is consistent with General Plan and Zoning Ordinance housing diversity standards
- Received 4 letters of support for the proposed R2 zoning and concept plan
- Multiple residents preferred R2 plan with conditions vs. R1 straight zoning
- The concept plan meets the zoning ordinance requirements and provides elevated design commitments
- Unanimous recommendation of approval from Planning Commission with a vote of 7-0