



To: Planning Commission
From: Madison Harris
Date: December 6, 2024
Agenda Item: Midtown Village PUD - Preliminary Plan, Preliminary Plat, and Amendment to the Zone District Map - Update

REQUEST:

Review and forward a recommendation to the Town Council to approve, approve with conditions, or deny the applications for Midtown Village PUD - Preliminary Plan, Preliminary Plat, and Amendment to the Zone District Map.

INTRODUCTION:

Planning Commission initially took these applications up at their November 13, 2024 regular meeting. They continued the public hearing to December 11, 2024, to give the Applicant time to address comments made during the meeting.

ANALYSIS:

At the November 13, 2024 meeting Planning Commission discussed landscaping, parking, snow removal and storage, open space, consideration of lowering the AMI level, and cleaning up the PUD Guide and Narrative. To give the Applicant and staff time to accomplish this, the Planning Commission continued the hearing to December 11, 2024.

In the interim period the Applicant has provided exhibits and plans for landscaping showing the location and number of trees and shrubs that can be placed on the lot. Staff has some concerns with how close some of the trees are to proposed structures as well as the tree species chosen (i.e., white and blue spruce; juniper) from a wildfire hazard standpoint, but staff believes with some tweaking that the Applicant has demonstrated that a number of trees can be placed on the lot. Also of note, the updated landscape plan shows a significant number of shrubs throughout the PUD. This also demonstrates that the planting plan is in general conformance with the intent of the Town's landscape standards.

The Applicant provided an updated snow storage and removal plan adding hatching to show where snowmelt will be placed. An updated open space plan was provided showing that 28% of the property can be counted as open space and thus no variation is needed. This is a slight change from previous application materials; the additional analysis by the Applicant and his design team resulted in essentially more space within the PUD as being counted as open space. The Applicant provided a color-coded map of the parking spaces which illustrates how the project conforms to the parking requirements.

Also updated are the PUD Guide and Narrative by the Town Attorney. As noted by Mr. Peterson-Cremer, "There may be additional changes requested by staff to these documents

between preliminary and final plan but they are in sufficient form now to proceed with a recommendation of approval.”

As part of this process the Town has also received written public comment. That is attached to this agenda item.

ATTACHMENTS:

- Updated Documents Submitted
- Public comment received
- Original staff report dated November 7, 2024
- Original Application