

# Planning Commission Agenda Memo

**From:** Ryan Miller, City Planner

**Meeting:** June 6, 2023

**Subject:** Final Development Plan – Trails Head Addition

**Person(s) Responsible:** Ryan Miller, City Planner

**Summary:**

Minor Investments has submitted a final development plan for Phase 1 and 2 of Trails Head Addition.

**Background:**

Minor Investments has recently submitted and received approval for a planned development district, initial development plan and preliminary plat for Trails Head Addition. Trails Head Addition will include Blocks 1 and 2 which match the proposed Phases 1 and 2 of the initial and final development plan. Both phases are planned for simultaneous development. The planned development district utilizes Business B-2 zoning regulations.

**Item Details:**

Phase 1 of Trails Head Addition will include eighteen townhome units among five structures located along the western side of the development. Four of the townhome structures are proposed to be 4,347 square feet and two stories. The fifth and southernmost townhome will half the size at 2,296 and two stories. The max height for the townhome structures is proposed to be 29' 1 1/8". The townhomes will have both dedicated and shared parking with the proposed use in Phase 2. A total of 144 parking spaces are planned between the two phases of development.

Phase 2 of Trails Head Addition will include a mixed-use structure with 9,100 square feet of commercial space and 72,334 square feet of residential space. The residential use will include an additional 52 units to the development. The mixed-use structure is proposed to be three stories and 41-feet high at the highest point. The first story will include a combination of enclosed ground level parking and commercial suites. The commercial space includes a proposed drive-thru lane on the north side of the structure. Commercial spaces along the southern end of the structure include outdoor patio areas, including some facing both Main Avenue and Trail Ridge Road.

Access to the development will include a two-way access point to Trail Ridge Road and an entrance only point from Main Avenue to the north of the mixed-use structure.

A landscape plan was submitted along with the final development plan. The plan calls for the required tree plantings, foundation plantings and buffer yard plantings as well as planned parking lot island landscaping and a landscaped pocket park.

**Options and Recommendation:**

The Planning Commission has the following options:

1. Approve as presented
2. Amend
3. Deny
4. Table until a future meeting

Staff and the Development Review Team recommend approval.

**Supporting Documentation:**

1. Notice – Planning Commission
2. Location Map
3. Final Development Plan
4. Elevations
5. Landscape Plan