

Planning Commission Agenda Memo

From: Ryan Miller, City Planner

Meeting: April 4, 2023

Subject: Trails Head at Indian Hills Initial Development Plan

Person(s) Responsible: Ryan Miller, City Planner

Summary:

Minor Investments LLC has submitted an Initial Development Plan (IDP) for a Planned Development District (PDD) located on Blocks 1 and 2 of Trails Head Addition, near the intersections of Main Avenue, Trail Ridge Road and Crystal Ridge Road. The applicant has submitted a corresponding request to rezone the property from a Business B-3 heavy district and R-B4 neighborhood business district to a Planned Development District with Business B-2 underlying district. The IDP lays out the proposed phasing of the development as well as requested variations from zoning regulations.

Background:

Minor Investments has proposed a development concept on the two lots which will necessitate a Planned Development District due to the proposed mixed use development with internal shared amenities. The development process will require a rezone, initial development plan and preliminary plat, all of which have been submitted concurrently. A future land use map amendment for the area preceded the rezoning request. The recommendation made in March 2023 was to amend the future land use map to Urban Medium Intensity.

Item Details:

Minor Investments/Mills Property Management are proposing a development on the site which will include townhomes and a mixed-use structure. Phase one of the development would occur on Block 1 and include five townhome structures with a total of eighteen townhome units with a mix of one and two bedroom units. A bufferyard setback would be required between the townhomes and the residential zoned property to the west which includes single-family homes along Emerald Circle. This bufferyard will be met according to the IDP. Block one would include a required rear yard setback of twenty feet to the north according to B-2 zoning standards. The IDP is seeking a reduced setback of seven feet to the north.

Phase two of the development would include a mixed use structure with 8,700 square feet of commercial space and fifty-two apartment units with a mix of studio, one-bedroom and two bedroom units. This structure would be located on Block 2. All building setbacks would be met on this Block. A drive-thru use is proposed as part of

the commercial portion of the development. The drive-thru lane proposes seventy-feet of stacking compared to the required 120 feet.

Landscape setbacks on the property would include ten-feet along right-of-ways and five feet on side lot lines. The IDP is seeking a variance from five-foot side landscape requirement. The IDP illustrates the use of shared parking between the townhomes and the mixed-use structure. The shared parking area will be accessed from Main Avenue via a one-way in entrance north of the mixed-use structure and from Crystal Ridge Road via a two-way access location south of the townhome units. The location of the shared parking lot would be centered on the border of Blocks 1 and 2, eliminating the ability to maintain a complete strip of five-foot landscape areas along wither Block. In place of the required landscape area, a 6-foot landscaped parking lot island would be located between the townhomes and the mixed-use structure.

The development is proposing 154 parking spaces, 17 more than required using the new parking standards. A shared parking agreement is proposed by the developer allowing some of the parking spaces to be shared between the uses.

The size of the development requires secondary access. The definition of secondary access specifies two access points for ingress and egress. The proposed development would include only one two-way access and one one-way access point. This falls short of the requirement for secondary access. The one-way access point at Main Avenue is proposed for limiting exiting onto Main Avenue, a safety benefit, and also improve traffic flow for the proposed drive-thru lane.

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 recommends approval.

Supporting Documentation:

1. Legal Notice
2. Location Map
3. Initial Development Plan