



To: Brad Hagedorn, Gold Dust Capital Partners, LLC

From: Community Development Department

Project: Eagle Landing at Brush Creek / Sylvan Lake Roundabout PUD Guide

Location: Hwy 6 and Sylvan Lake Road

Zoning: PUD

Staff: Chad Phillips, Community Development Director
Peyton Heitzman, Planner I

Date: 9/24/2020

Re: Sylvan Lake Roundabout PUD Guide – Administrative Amendment

Request:

Gold Dust Capital Partners, LLC (Applicant) is requesting an administrative amendment to Section 7 of the Sylvan Lake Roundabout PUD Guide (PUD Guide) to change the impervious surface requirement to better reflect the approved development permit (DR17-06). Additionally, the Applicant is requesting to expand the parking plan to allow for an additional 7 parking spaces, bringing the total number of parking spaces to 102 while keeping the total impervious surfaces to 64%.

Background:

The PUD Guide stipulates that building coverage be limited to 50% of lot coverage and other lot coverage be limited to 20%, resulting in a total of 70% total coverage allowed for the entire development, not including the open space easement. The development permit approved by Town Council allowed 19% building coverage and 45% other lot coverage, exceeding the 'other lot coverage' allotment of 20%. Combined building and other lot coverage for the approved development is 64%, less than the 70% total coverage requirement.

The PUD states that parking shall be provided in accordance with the Town standards except that residential studio units of up to 700 sq. ft. shall only be required 1 to 1 ½ parking spaces. Since all units exceed 700 sf, the entire development is subject to the Town's parking standards. Under Town parking standards, the total number of parking spaces required should have calculated to 95 spaces. The development permit approved a total of 94 parking spaces.

Analysis:

To account for the discrepancy between the PUD Guide and the approved development permit, the Applicant is requesting a minor amendment to the PUD Guide and development plan. Section 24 of the PUD Guide provides for an administrative amendment if there are "minor changes to the plans, landscaping, signage, or building which do not change the overall intent of the character of the PUD". Staff believes the request for additional parking would not change the character of the existing PUD and is only a minor change to the plans since it is adding an additional 610 sf of impervious coverage, increasing



the current coverage of 103,907 sf to 104,517 sf. With this additional parking, the total coverage will remain at 64% of the total site area (201,337 sf) minus the open space easement (38,764 sf). (104,517 sf lot coverage – 162,573 sf = 64%)

The Applicant's request to add additional parking would increase the 'other lot coverage' by 610 sf, further exceeding the PUD Guide requirement of 20%. By amending the PUD Guide to eliminate the distinction between building coverage and other lot coverage, the approved development plans will better reflect the PUD Guide and allowing parking to better conform to Town parking standards.

Section 7. Building Coverage and Impervious Covers of the Guide currently reads:

Building coverage and impervious coverage shall be 50% building coverage plus 20% other lot coverage for a total of 70% total coverage allowed. Development areas shall not be considered individually. These coverages shall be based upon the combined area of Development Areas 1 and 2 and shall not include the area of the open space easement.

The Applicant is requesting to change the language to:

Building coverage and impervious coverage shall be 70% total combined coverage allowed. Development areas shall not be considered individually. These coverages shall be based upon the combined area of Development Areas 1 and 2 and shall not include the area of the open space easement.

Administrative Decision:

Staff is approving the request to amend the PUD Guide with a minor modification to the proposed language.

Staff approved change:

Building coverage and other impervious coverage shall be 65% total combined coverage allowed. Development areas shall not be considered individually. These coverages shall be based upon the combined area of Development Areas 1 and 2 and shall not include the area of the open space easement.

The additional parking proposed by the Applicant will keep the total lot coverage below the 65% total combined coverage allowed under the new impervious coverage standard. By reducing the overall coverage allowed, any additional requests for increased impervious lot coverage will require staff review and may trigger further review by the Planning Commission following the procedures established in Section 4.11.050 of the Land Use and Development Code per Section 24 of the PUD Guide.

This administrative approval is based on the finding that adding 610 square feet of impervious parking spaces results in the project meeting the Town's Parking Standards and does not change the overall intent of the character of the PUD.

Chad Phillips

Community Development Director
Town Planner

CC: File