

# Sentinel Ridge Phase I and Mainstreet

File Nos. CPC MPA 07-00308-A5MJ14

CPC ZC 14-00031

CPC ZC 14-00032

CPC ZC 14-00033

CPC ZC 14-00034

CPC CP 14-00035

AR DP 14-00116

June 24, 2014

Lonna Thelen



# Sentinel Ridge

## ■ History

- The property is currently zoned PUD/SS for single-family 2-3.49 du/ac
- The site was approved for 88 single-family lots in 2009.

## ■ Applications

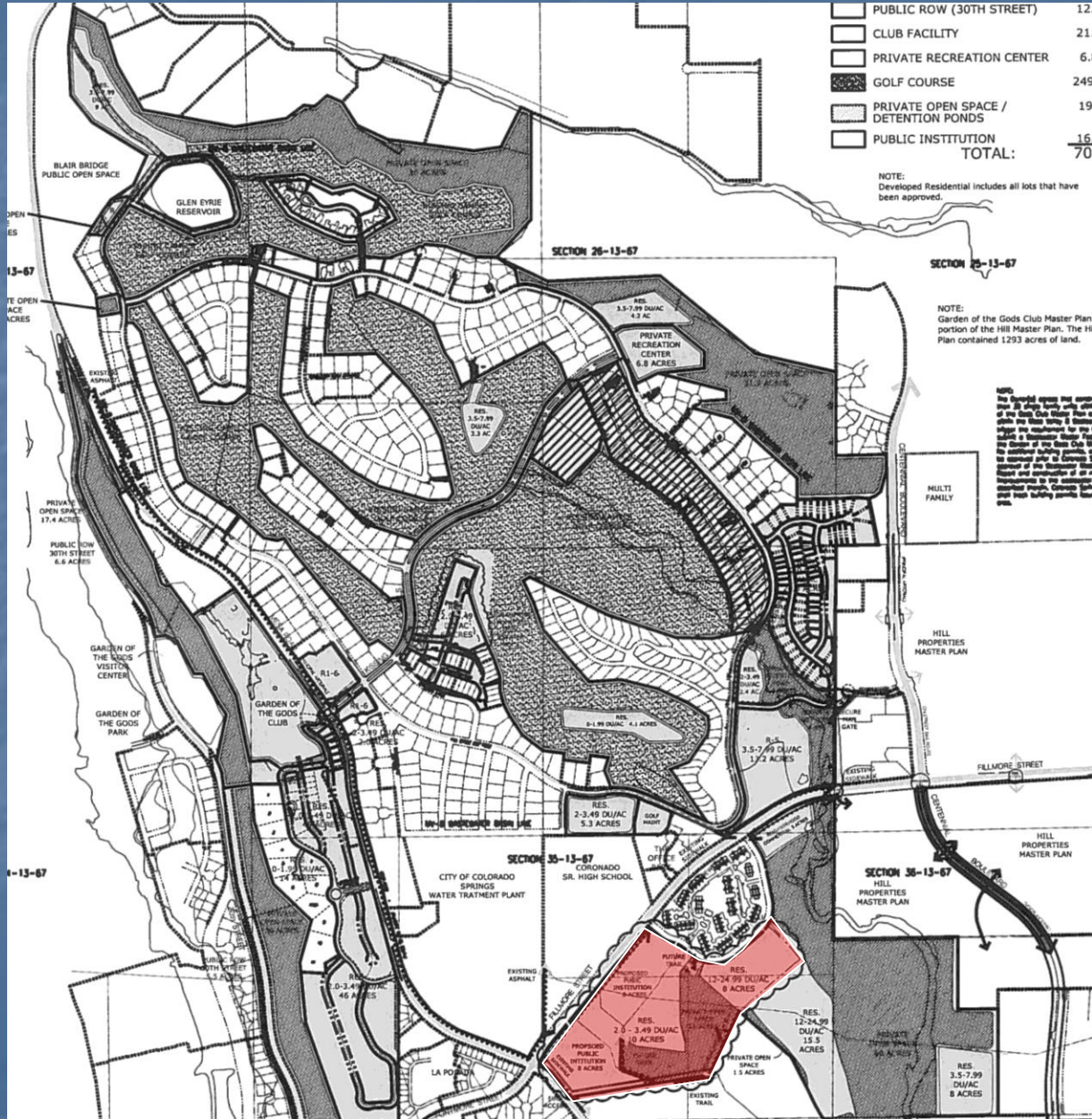
- Master Plan Amendment
- Rezoning to OC, R1-6000, and R-5
- Concept Plan
- Development plan for Mainstreet

## ■ Neighborhood Meeting

- A neighborhood meeting was held on March 31, 2014, 75 people were in attendance.



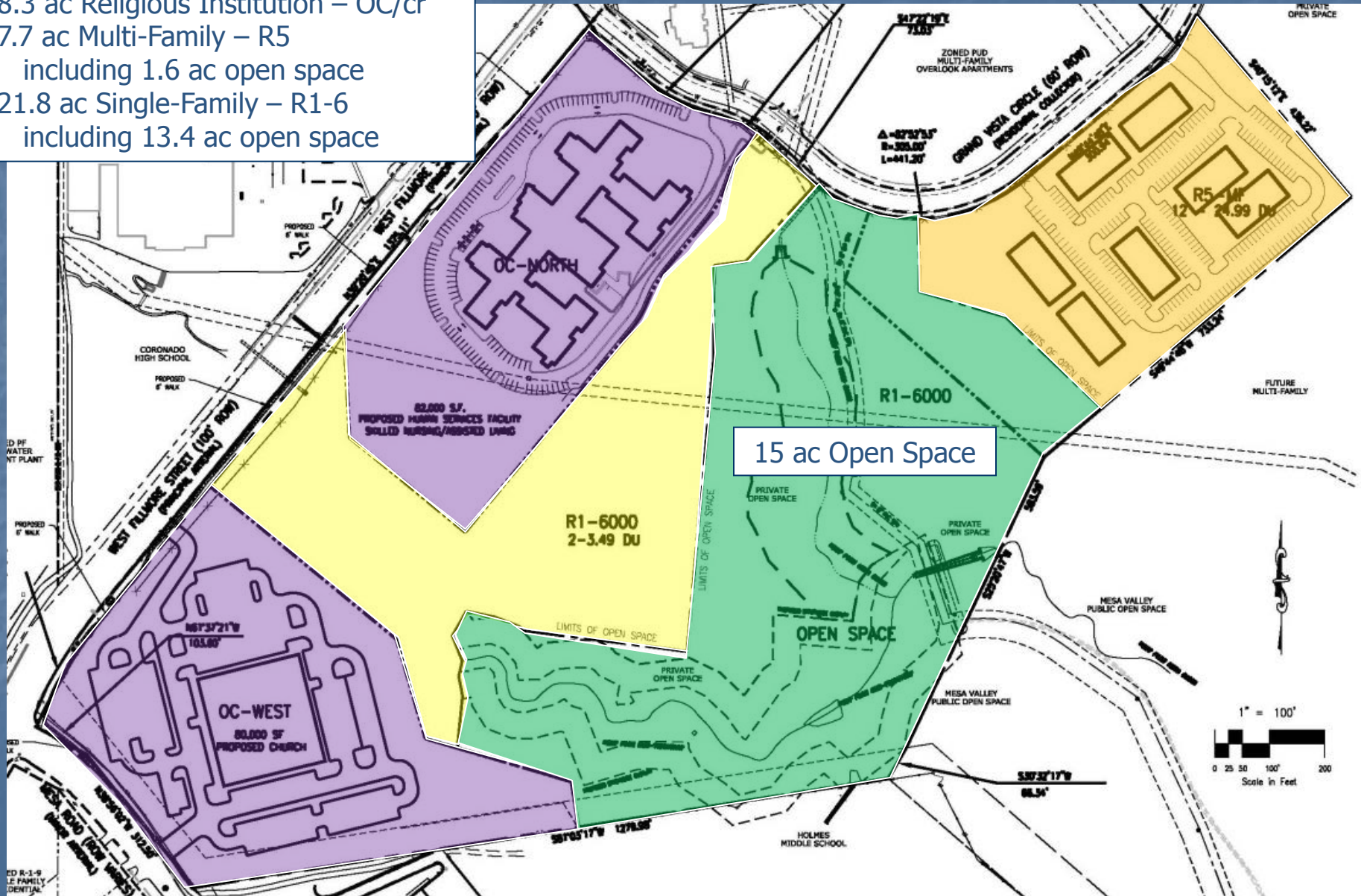
# Master Plan





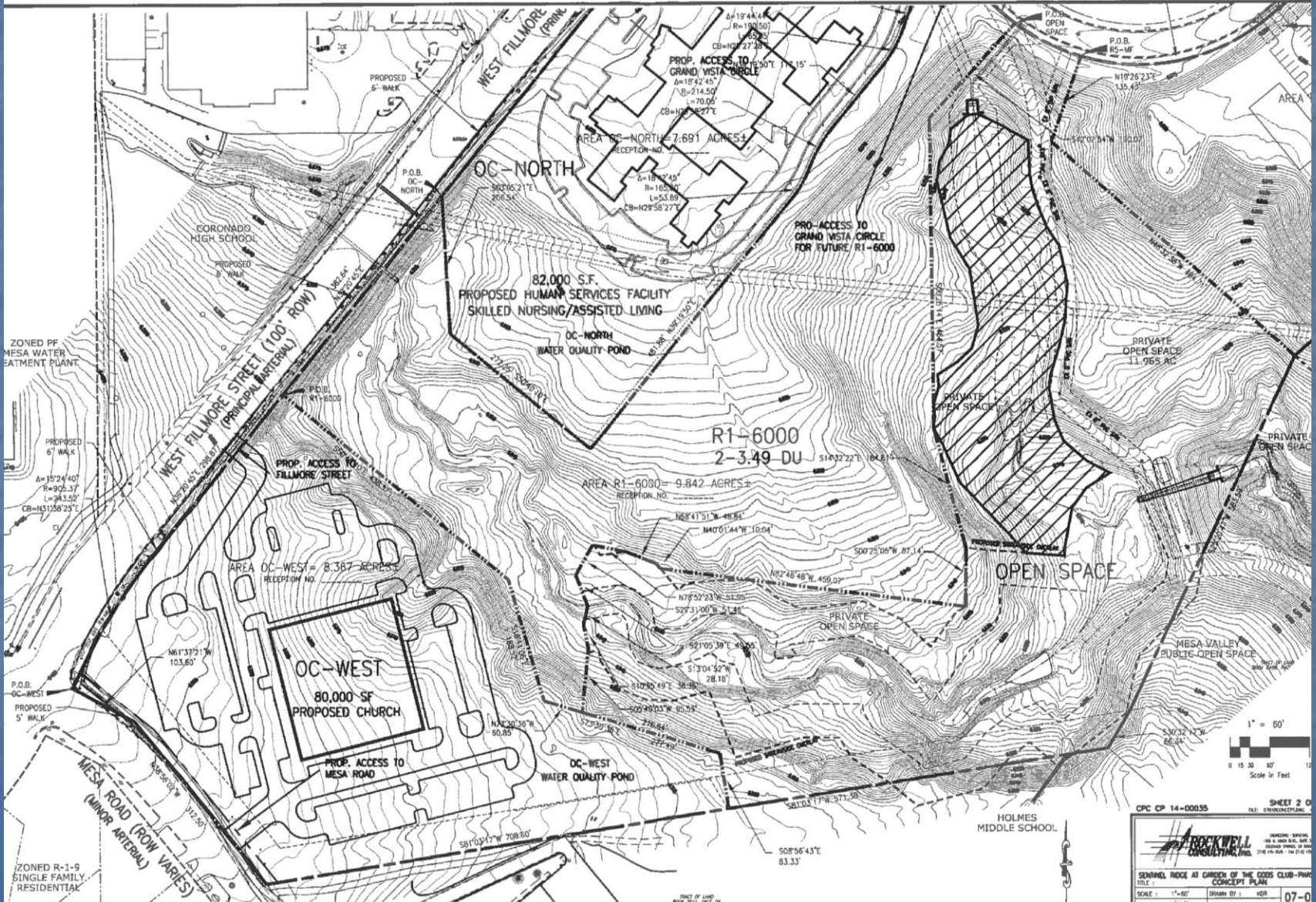
# Concept Plan

- 7.6 ac Human Service Facility – OC/cr
- 8.3 ac Religious Institution – OC/cr
- 7.7 ac Multi-Family – R5
  - including 1.6 ac open space
- 21.8 ac Single-Family – R1-6
  - including 13.4 ac open space



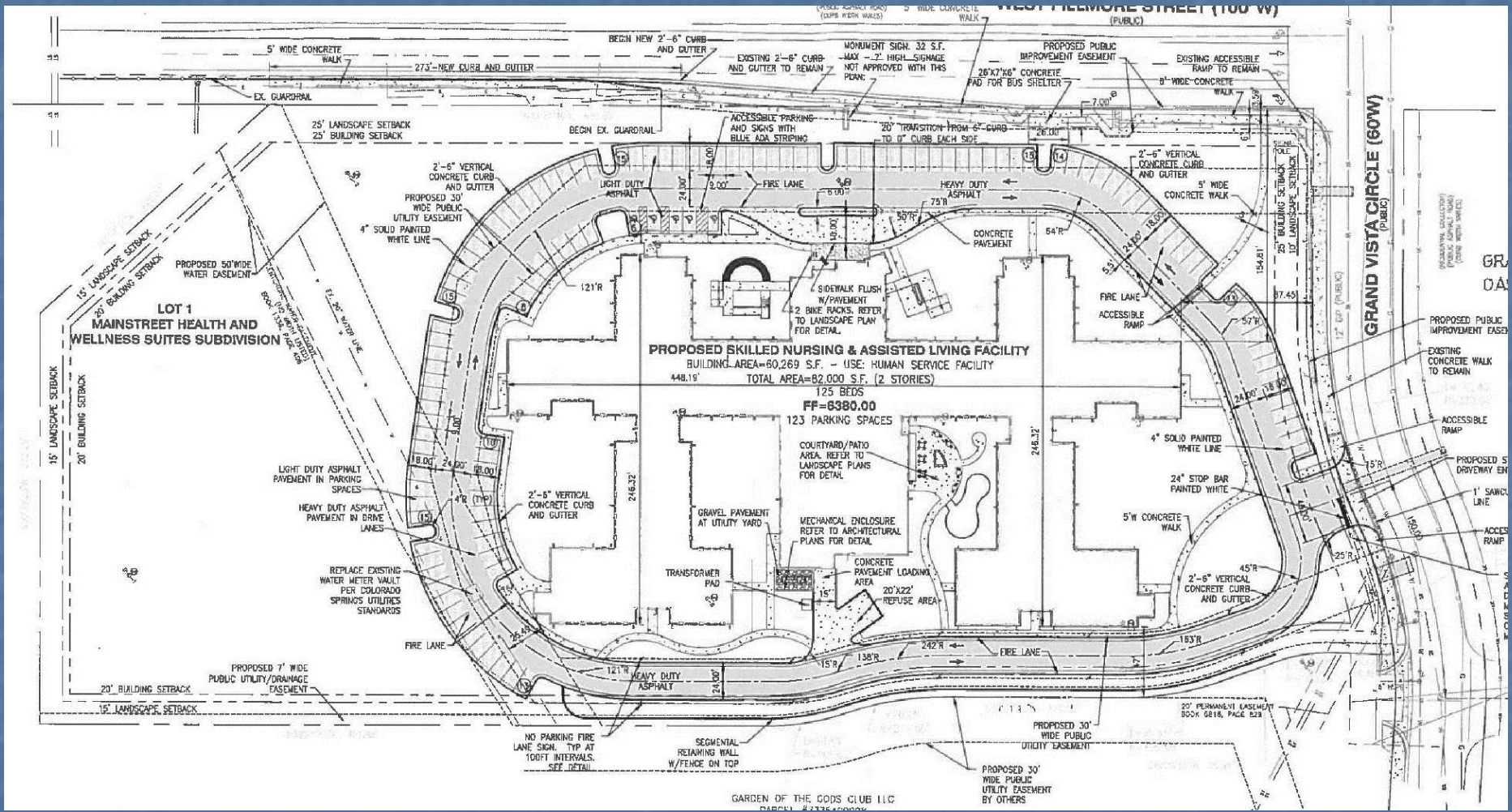


# Concept Plan





# Development Plan



# Issues of Concern

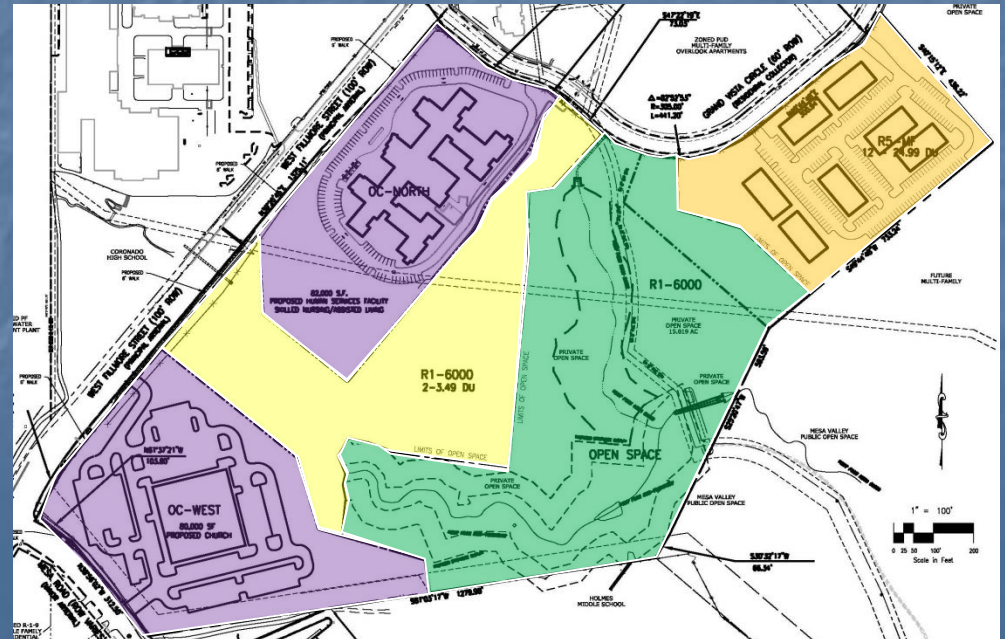
- Conditions of Record
- Intermittent Stream
- Traffic

# Conditions of Record

- The OC zone district for the human service facility will conditions of record prohibit the following uses:
  - Auto rentals
  - Business office support
  - Business park
  - Food sales
  - Hotel
  - Mini-warehouse
  - Mixed commercial/residential
  - Personal consumer services
  - Pharmacy
  - Neighborhood serving retail
  - Restaurants
  - Education institutions
  - Hospital
- The OC zone district for the church was approved by Planning Commission to only allow a church use.



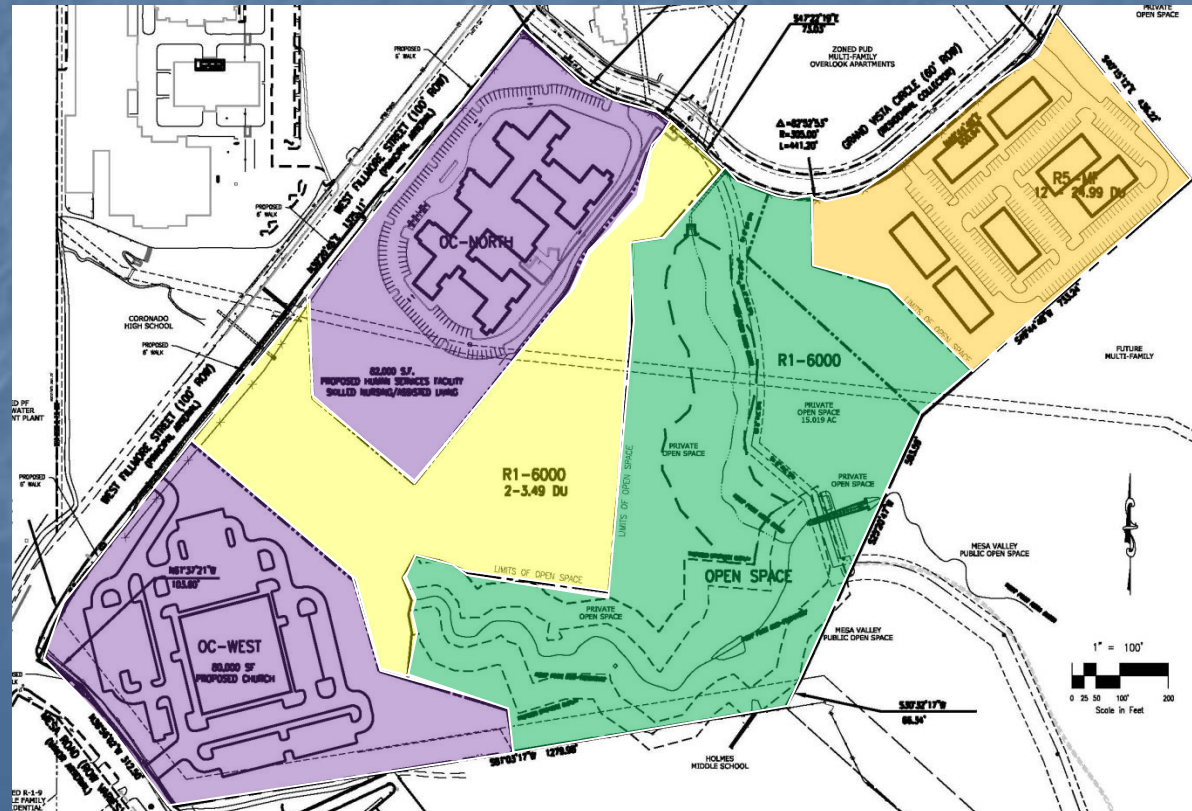
# Open Space





# Open Space

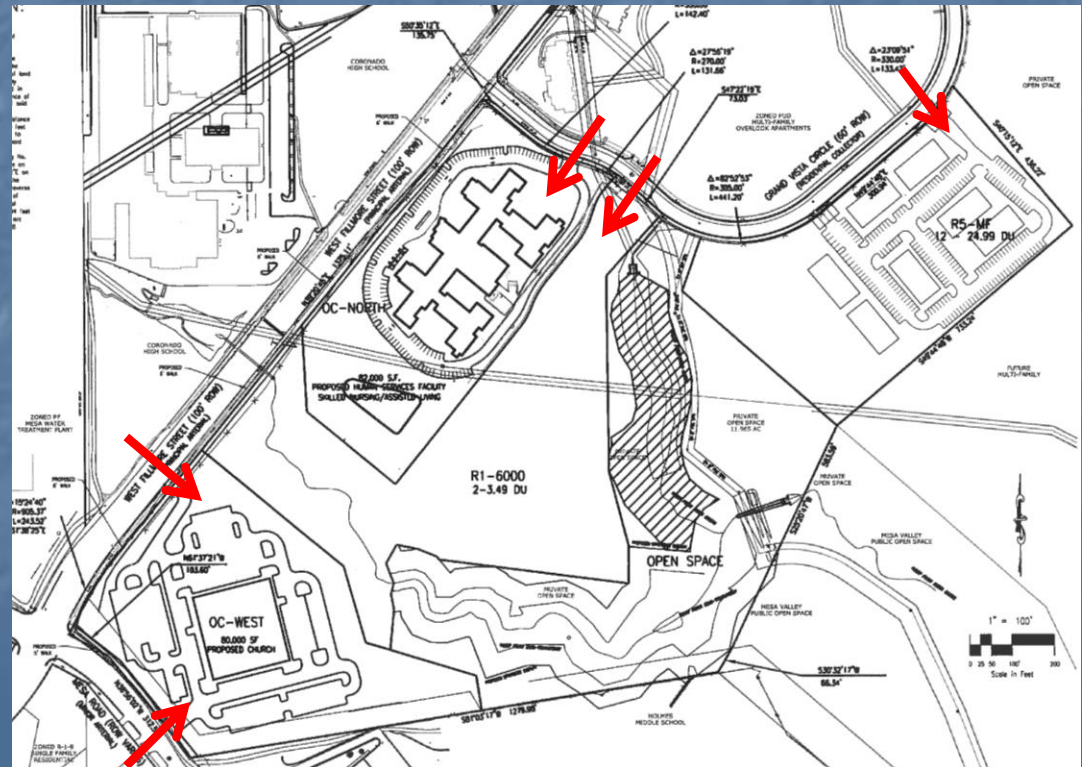
- The site includes 15 acres of open space.
- All Streamside Overlay areas are included in the open space
- A public trail easement will be included to allow the public to access Mesa Open Space from Grand Vista Circle.





# Traffic

- The proposal for the site allows access onto Mesa, Fillmore, and Grand Vista Circle.
- Church traffic generation adjacent to the neighborhood would offset the school traffic from the adjacent schools.



# Sentinel Ridge Recommendation

Planning Commission and Staff recommends approval of the master plan amendment, zone changes, concept plan, and development plan, with technical modifications.



# Sentinel Ridge Questions?

