

Tuscan Foothills Village Filing No. 2

CPC PUZ 18-00066 – QUASI-JUDICIAL

CPC PUD 06-00067-A3MJ18 – QUASI-JUDICIAL

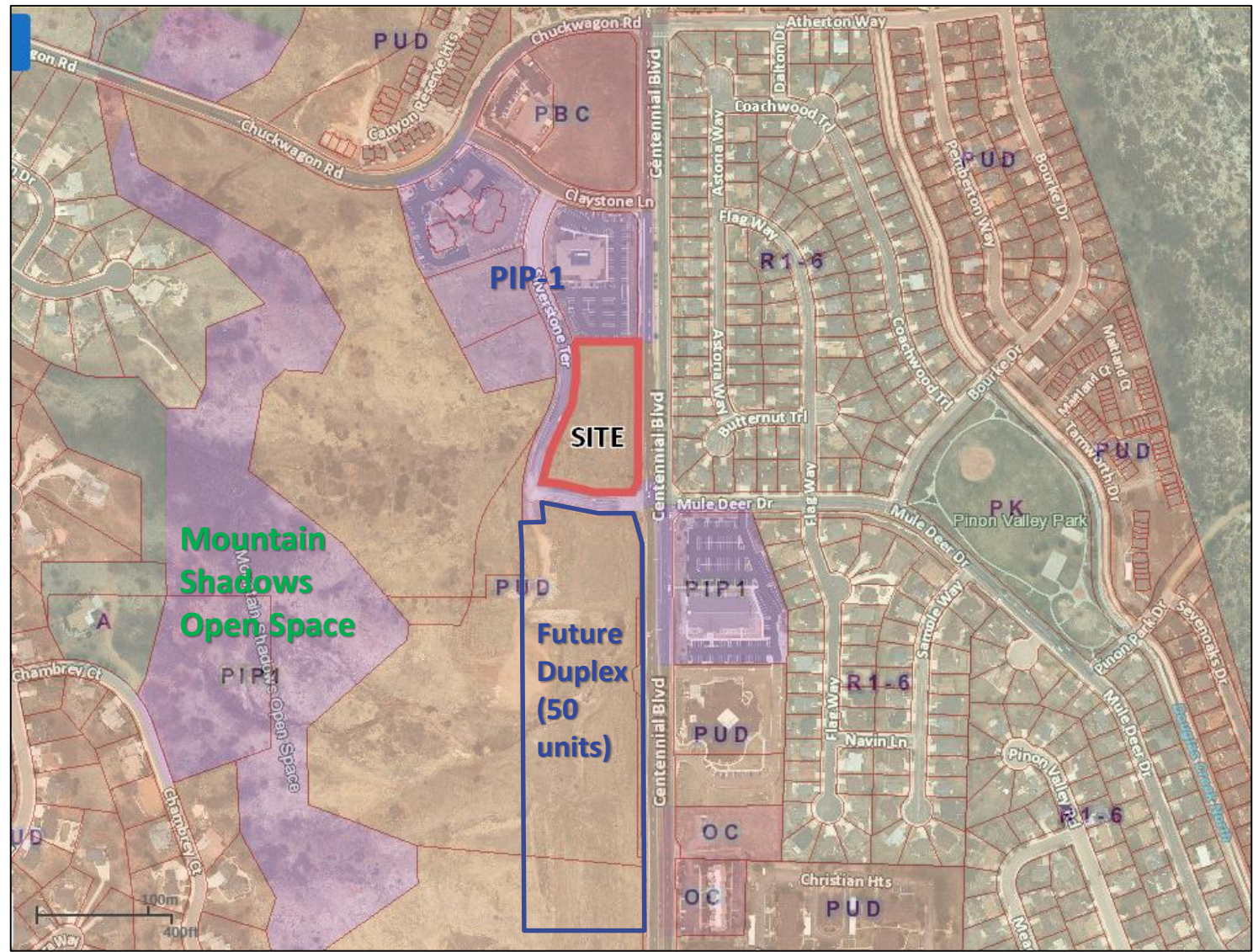
September 20, 2018 – City Planning Commission

Mike Schultz, Principal Planner



Tuscan Foothills Village Filing No. 2

Location/Zoning Map



Tuscan Foothills Village Filing No. 2

Project Background



- This proposal includes change of zone to 2.33 acres from PUD/HS (Planned Unit Development with Hillside Overlay – mixed office/commercial/recreation uses with a maximum building height of 45 feet) to PUD/HS (Planned Unit Development with Hillside Overlay – **multi-family residential, 17.17 dwelling units per acre with a maximum building height of 37 feet 2 inches**).
- The development plan illustrates four (4) 10-unit multi-family buildings at the northwest corner of Centennial Boulevard and Mule Deer Drive.

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Project Background



- Area was originally zoned PIP-1 for light industrial purposes in the mid-1980's.
- Tuscan Foothills Village Planned Unit Development (PUD), a mixed use development consisting of residential (single-family along with attached single-family) and office/commercial was approved in 2006 (the DP was eventually approved in 2008);
- Plans called for approximately 30,000 square feet of neighborhood commercial/office/recreation center use (21,000 sq. ft. of commercial, nearly 9,000 sq. ft. recreation) on the subject site.

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Project Background



- Project was reapproved as a minor amendment in 2012/2013;
- PUD did not take into consideration this building type (multi-family residential) and additional dwelling units (40 units), the applicant was required to seek a change of zone from the PUD-commercial use to a new PUD-multi-family residential.

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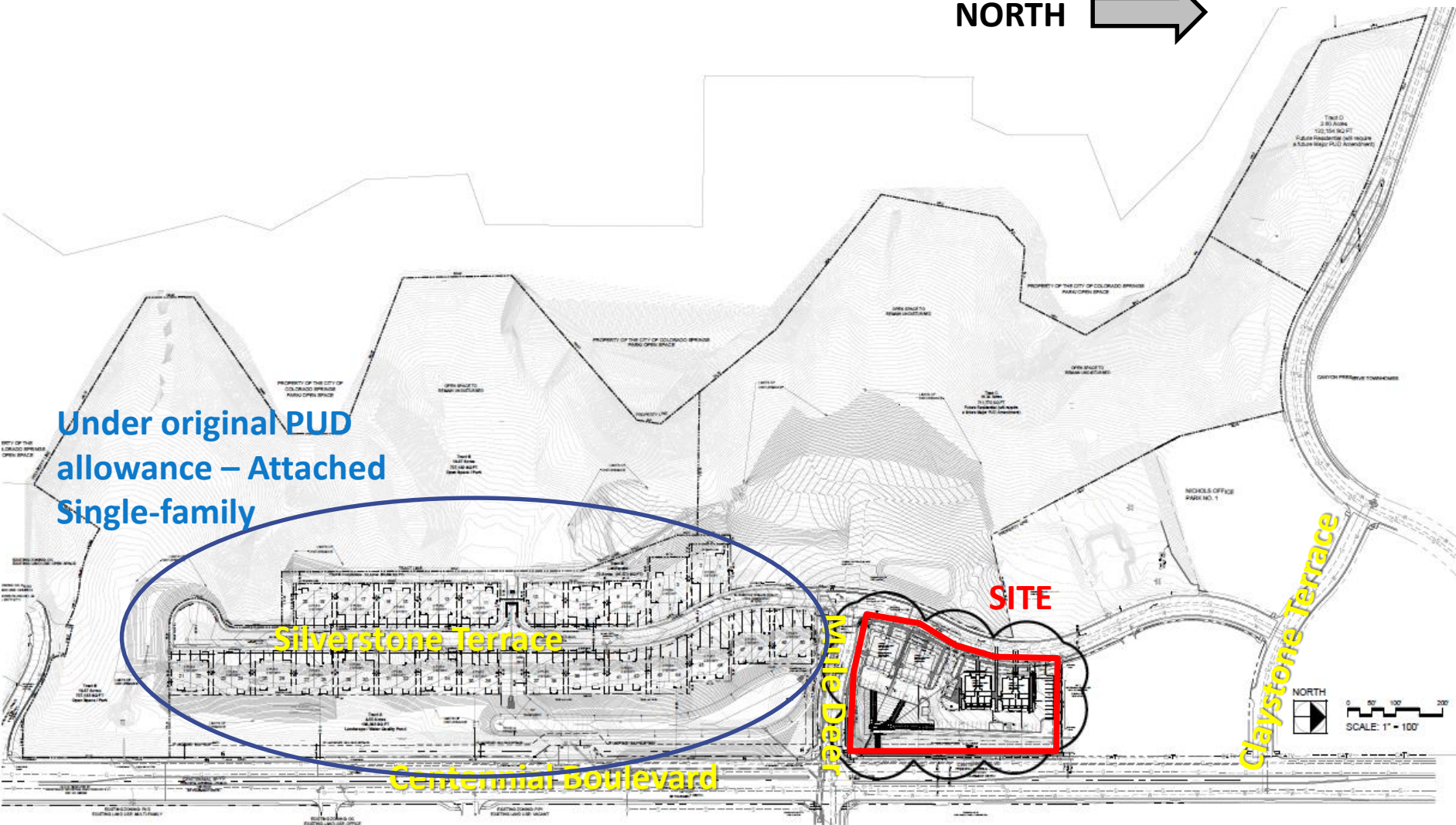
Project Background



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Current Tuscan Foothills Village DP



Under original PUD allowance – Attached Single-family

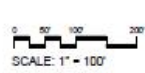
Silverstone Terrace

SITE

Centennial Boulevard

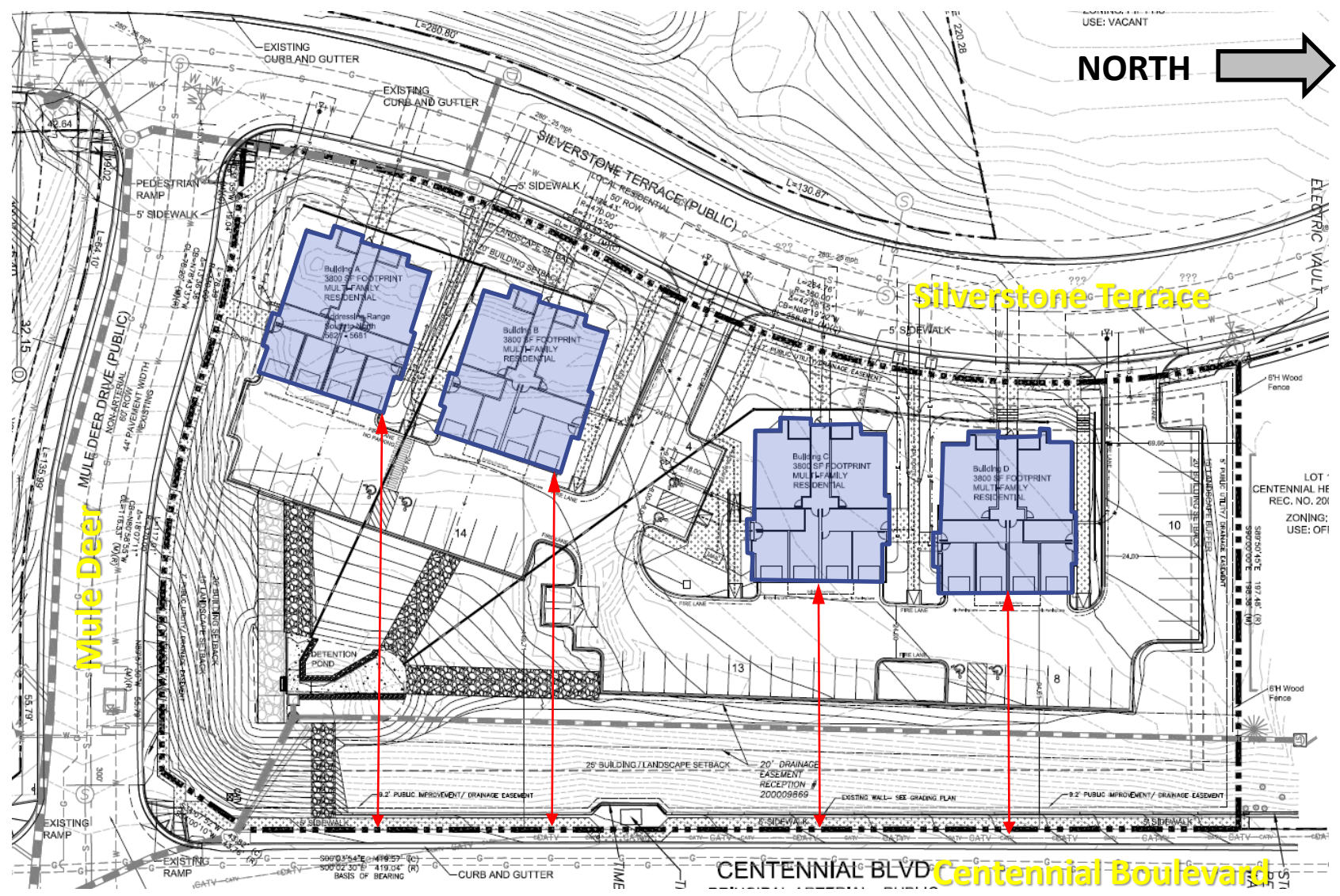
White Deer

Claystone Terrace



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Proposed Tuscan Foothills Village DP



Mule Deer

Silverstone Terrace

Centennial Blvd Centennial Boulevard

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Proposed Tuscan Foothills Village DP



4 TYPICAL SIDE ELEVATION (UNLESS NOTED OTHERWISE)
3/16" = 1'-0"



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Proposed Tuscan Foothills Village DP



2 TYPICAL EAST ELEVATION
3/16" = 1'-0"



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Future Open Space

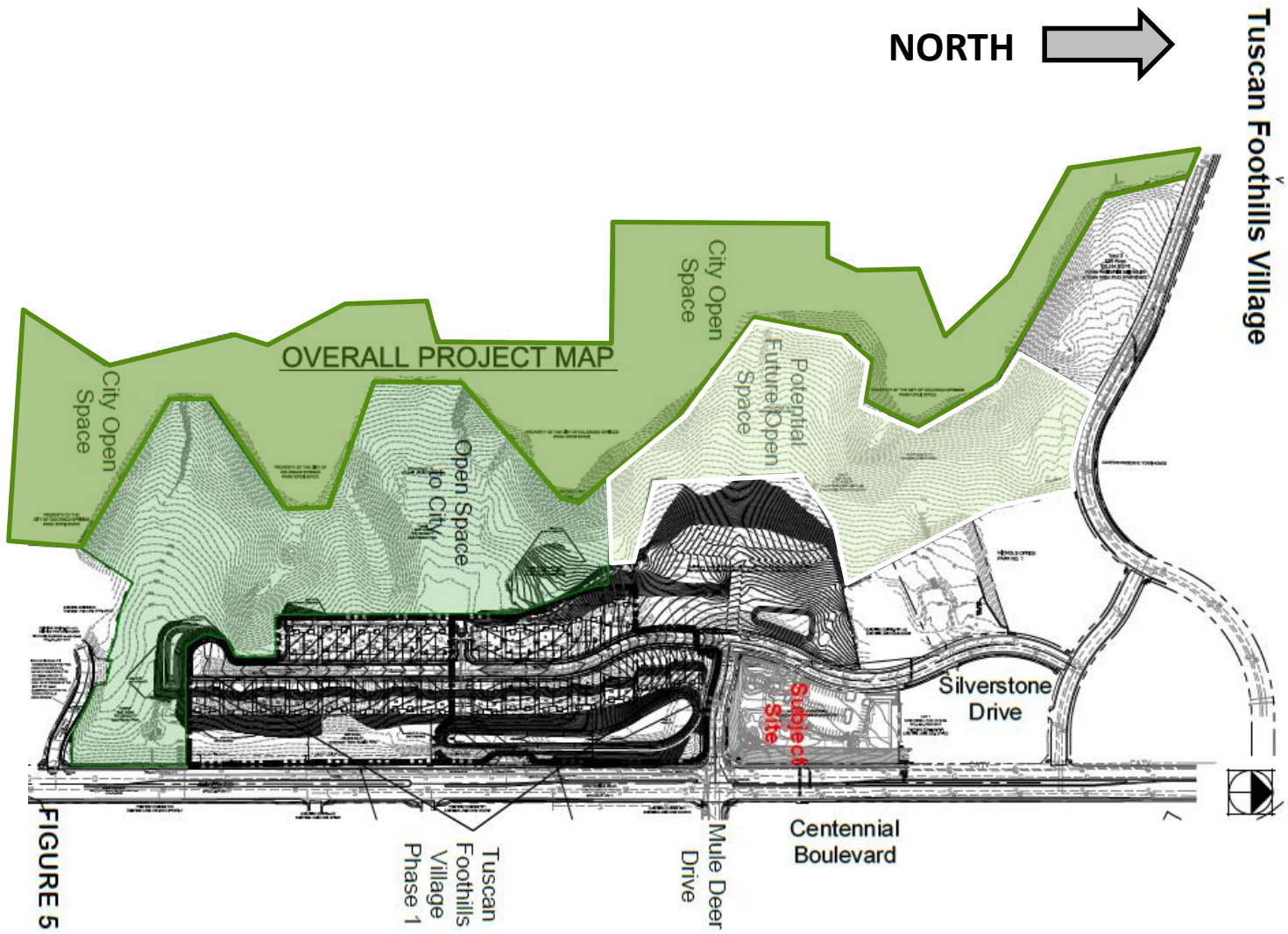


FIGURE 5

Tuscan Foothills Village Phase 1

Mule Deer Drive

Centennial Boulevard

Silverstone Drive

Subject Site

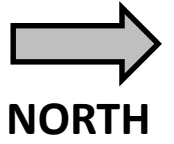
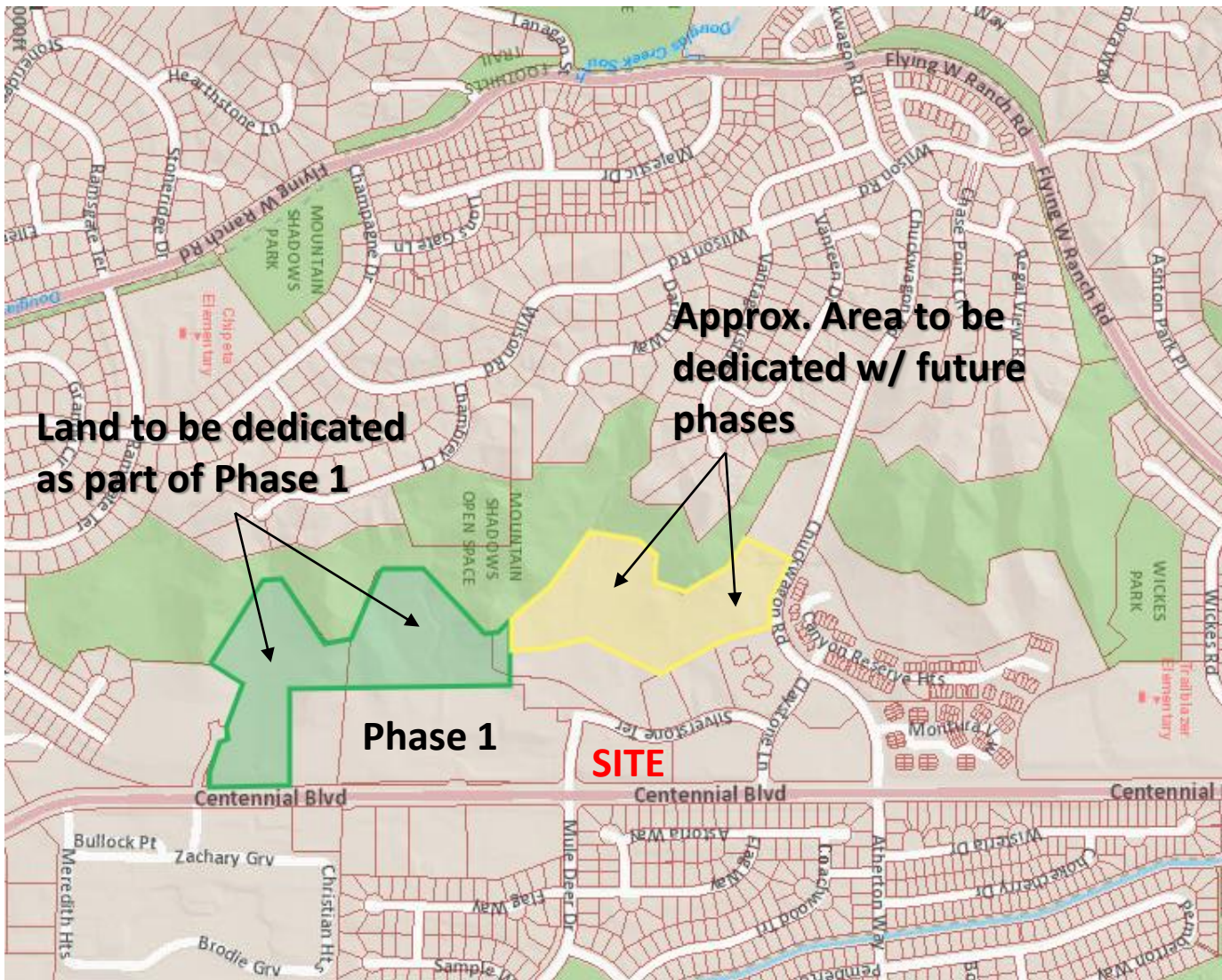
NORTH



Tuscan Foothills Village

Tuscan Foothills Village Filing No. 2

Future Open Space

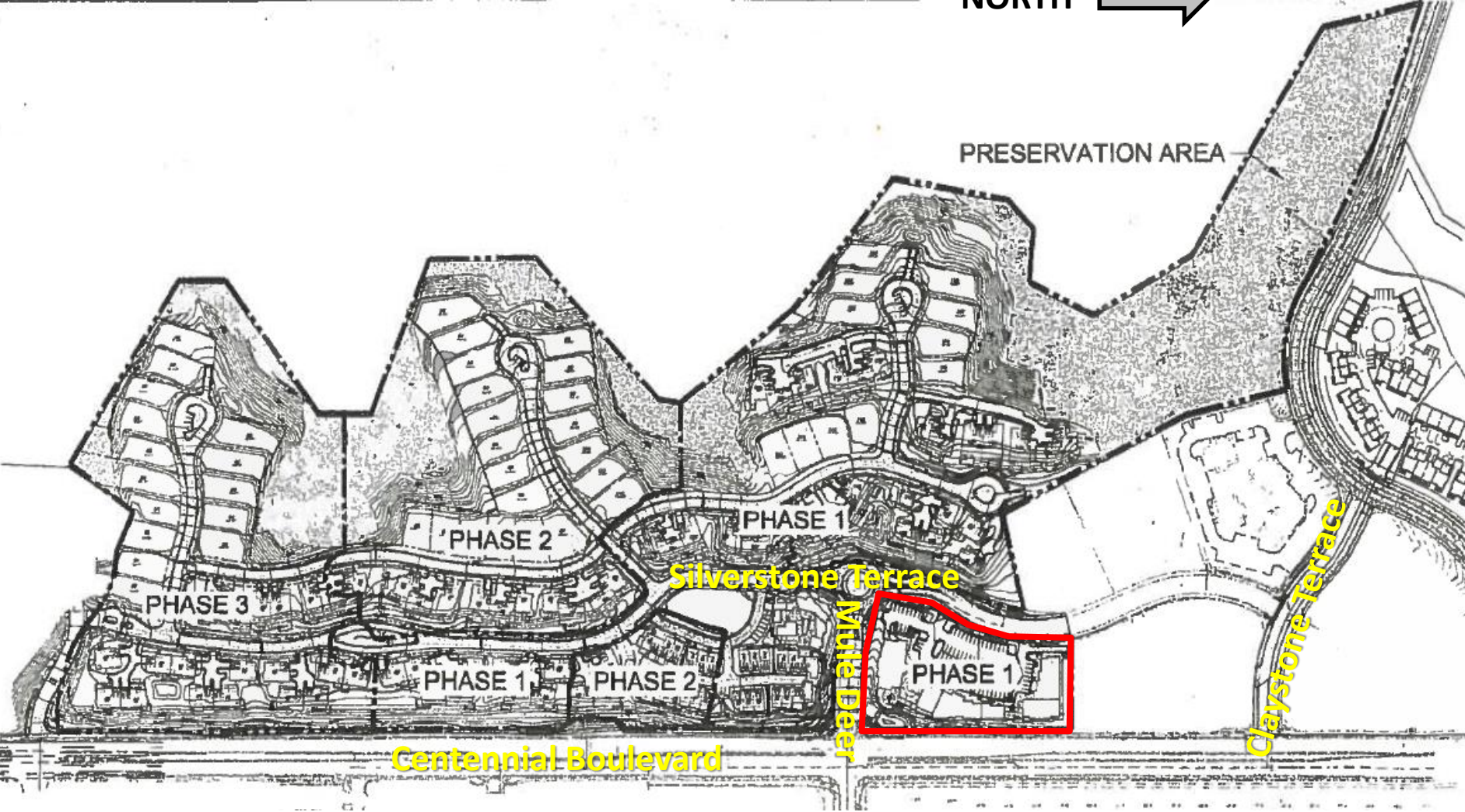


Tuscan Foothills Village Filing No. 2

2008/2012 Tuscan Foothills Village DP

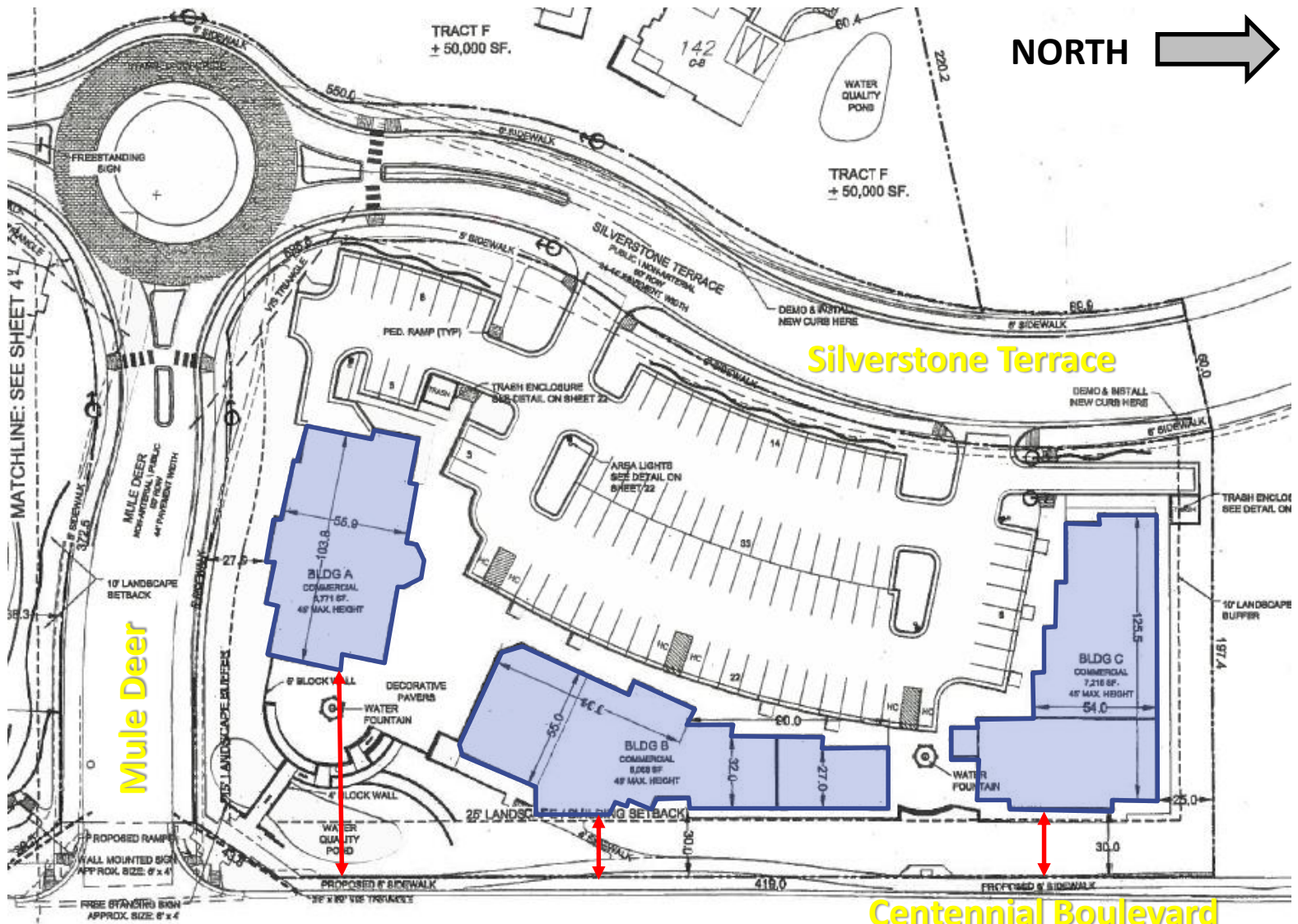


NORTH 



Tuscan Foothills Village Filing No. 2

2008/2012 Tuscan Foothills Village DP

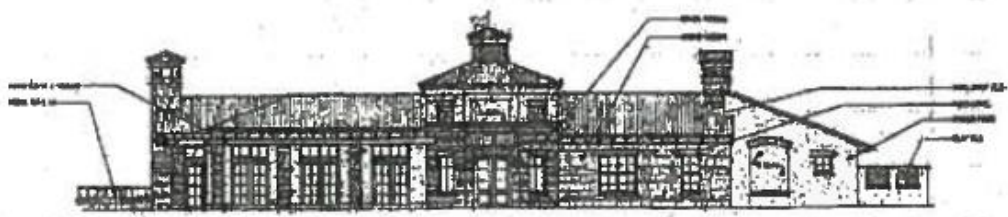


Tuscan Foothills Village Filing No. 2

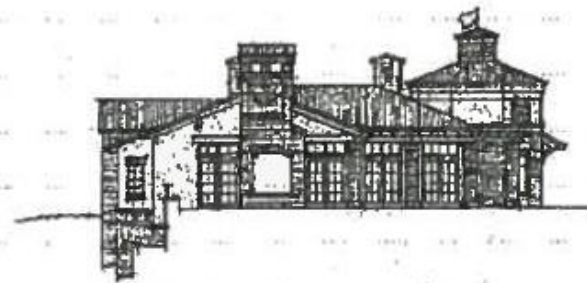
2008/2012 Tuscan Foothills Village DP



COMMERCIAL BUILDING A



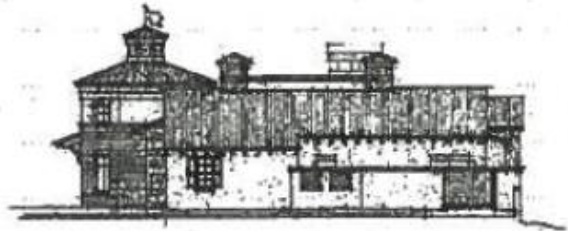
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



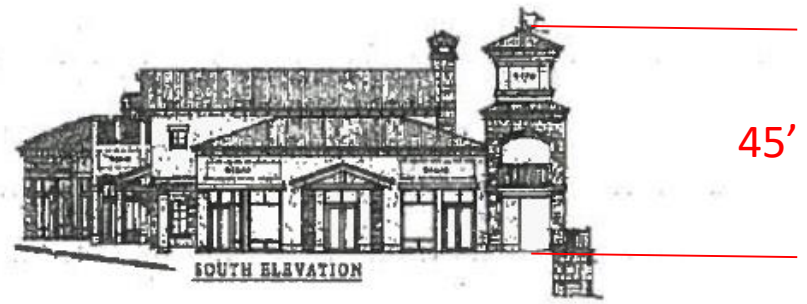
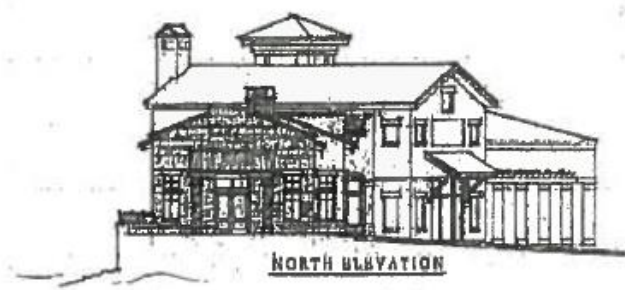
WEST ELEVATION

Tuscan Foothills Village Filing No. 2

2008/2012 Tuscan Foothills Village DP



COMMERCIAL BUILDING B

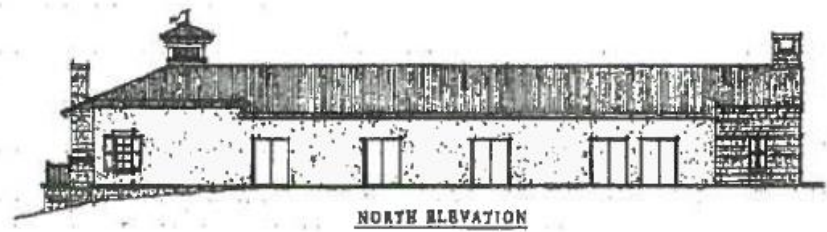


Tuscan Foothills Village Filing No. 2

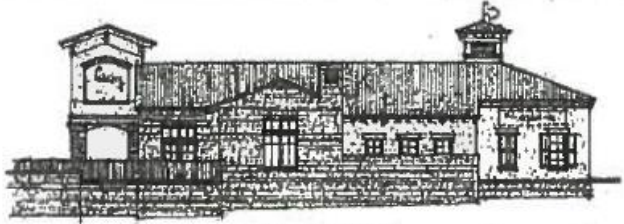
2008/2012 Tuscan Foothills Village DP



COMMERCIAL BUILDING C



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION

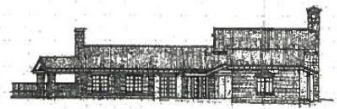


WEST ELEVATION

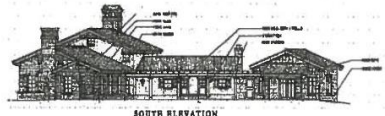
RECREATION CENTER



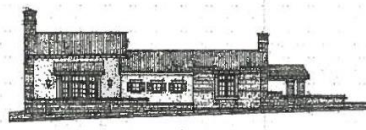
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

NOTE:
ELEVATIONS SHOW THE REC. CENTER BEING ONE
STORY, BUT IT WILL BE REVISED TO TWO STORIES.

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Stakeholder Process



The public process included posting of the site from June 15 to June 25.

Postcards were intended to be sent to 195 property owners within a 1000-foot buffer of the subject property including the Canyon Reserve at Mountain Shadows Homeowners Association (HOA) and the Pinon Ranch HOA during the internal review period.

The initial distribution included CONO, Staff has not received confirmation from CONO if they also emailed the surrounding neighborhood organizations.

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Stakeholder Process



The property was again posted from September 10 to September 20.

Postcards were sent to 195 property owners within a 1000-foot buffer of the subject property including the Canyon Reserve at Mountain Shadows Homeowners Association (HOA) and the Pinon Ranch HOA in regards to the public hearing.

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Stakeholder Process



Public Comments

Staff initially received three (3) comments (**FIGURE 3**) from property owners; the resident concerns were over lost commercial in the neighborhood and overall objection to any type of development. One resident dropped their concerns over the proposal after Staff explained the change of use from the original proposal along with future dedicated open space.

Additional Public Comments

During the past two days Staff has received additional public comment, concerns include:

- Concerns of building height;
- Loss of open space;
- Loss of views to the west / impact to property values;
- Increase of traffic along Centennial Blvd.

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Stakeholder Process



7.5.902: PUBLIC NOTICE:

B. Public Notice Is Required: Public notice **may be provided** during the following three (3) stages of development project review, subject to the following provisions:

2. Internal review: During this stage of the review process, public notice shall generally be required at the discretion of the Manager who shall determine whether a development project warrants internal review notice based upon the scope and potential impact to the surrounding area. **Public notice may include: posting, mailed notifications, and/or meetings. The purpose of this type of public notice is to solicit public comments regarding the specific development project proposed for the property.**

3. Final disposition: During this stage of the review process, public notice shall be required only if public hearing(s) are to be conducted. **Public notice for public hearings shall include: posting and publication.** The purpose of the public notice is to provide notice of the specific time, date and location of the public hearing on the proposed development project. No additional notice is required if the Planning Commission or City Council adjourns the hearing to a date certain.

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Staff Recommendation



STAFF RECOMMENDATION

CPC PUZ 18-00066 – PLANNED UNIT DEVELOPMENT ZONE CHANGE

Recommend approval to City Council the zone change of 2.33 from PUD/HS to PUD/HS (Planned Unit Development: multi-family residential, 17.17 dwelling units per acre, maximum building height of 37 feet 2 inches) with Hillside Overlay, based on the finding that the zone change request complies with the three review criteria for granting a zone change in City Code Section 7.5.603(B) and the review criteria in City Code Section 7.3.603 for establishment of a PUD zone.

CPC PUD 06-00067-A3MJ18 – MAJOR AMENDMENT TO DEVELOPMENT PLAN

Recommend approval to City Council the Tuscan Foothills Village Filing Number 2 development Plan illustrating four (4) 10-unit multi-family buildings located at the northwest corner of Centennial Boulevard and Mule Deer Drive based upon the findings that the PUD development plan meets the review criteria for granting a PUD development plan as set forth in City Code Section 7.3.606 and meets the review criteria for granting a development plan as set forth in City Code Section 7.5.502(E).



QUESTIONS?