

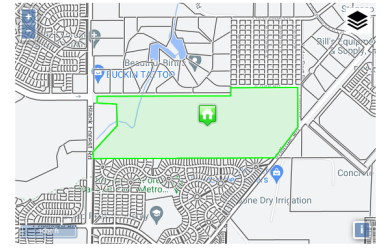
5200000562
BLACK FOREST RD

Total Market Value
\$1,009,539

SCHMIDT PROPERTY RM-30 MAP AMENDMENT

LETTER OF INTENT

No Photo Available



OWNER:

TURKEY CANON QUARRY INC
20 BOULDER CRESCENT ST 2ND FLOOR
COLORADO SPRINGS CO, 80903-3300



APPLICANT:

TURKEY CANON QUARRY INC
20 BOULDER CRESCENT ST 2ND FLOOR
COLORADO SPRINGS CO, 80903-3300

FIND

CONSULTANT:

N.E.S. INC.
ANDREA BARLOW
619 N. CASCADE AVE. SUITE 200
COLORADO SPRINGS, CO 80903
719.471.0073
ABARLOW@NESCOLORADO.COM



SITE DETAILS:

TSN: 5200000264
ACREAGE: 26.7482 ACRES
CURRENT ZONING: RR-5 CAD-O
CURRENT USE: VACANT LAND

The legals and zone map do not match the assessors parcel configuration; has there been an illegal division of land? Please provide the recorded deeds creating the new parcels and the parcel numbers from the Assessor otherwise amend the application maps accordingly.

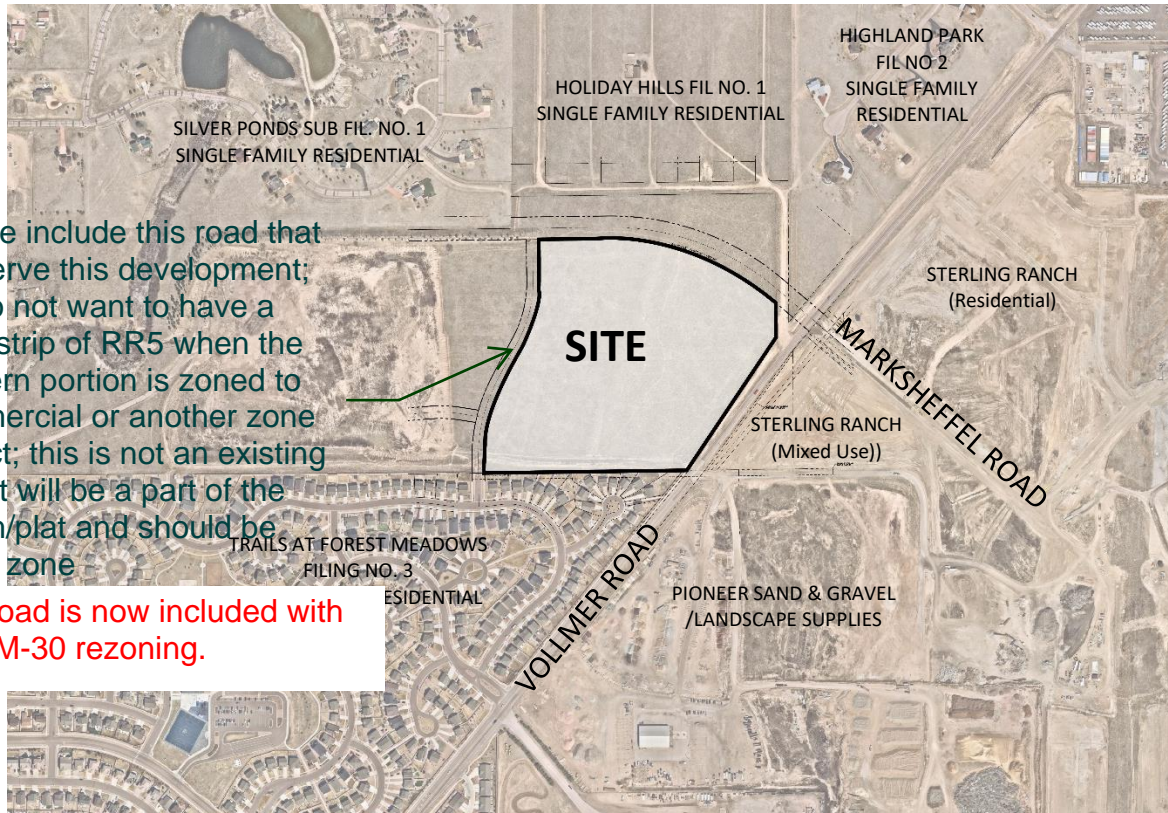
The legal shown on the rezoning exhibit reflects the portion of the larger parcel to be rezoned. Subdivision of the parcel will occur with platting.

REQUEST

N.E.S. Inc. on behalf of Turkey Canon Quarry Inc requests approval of a Map Amendment (Rezoning) from RR-5 CAD-O to RM-30 CAD-O (26.7482 Acres).

LOCATION

This property is located southwest of Vollmer Road and its proposed intersection of the future Marksheffel Road extension, which will form the northern boundary of the site. Directly north of this proposed principal arterial road is the Holiday Hills subdivision, and to the northeast and northwest are the Highland Park and Silver Ponds rural residential subdivisions. The Sterling Ranch master planned community is located to the east of Vollmer Road. To the southeast is the Pioneer Sand & Gravel industrial use. The Trails at Forest Meadows single-family residential neighborhood within the City of Colorado Springs is located to the south.



PROJECT DESCRIPTION & CONTEXT

The Schmidt Property RM-30 map amendment request is for a zone change of 26.7482 acres from RR-5 to RM-30 with CAD-O. The remainder of the site is to remain as RR-5 and is not part of this rezoning application.

COMPATIBILITY: The Schmidt property accommodated a former sand and gravel mining operation and has been substantially disturbed in the past. ^{this portion being rezoned was not mined} It is surrounded by existing and planned suburban residential, commercial and industrial development, with a planned principal arterial running along northern boundary. As such, it effectively represents an infill development area.

The RM-30 rezone area is surrounded by existing and proposed developments of differing land use intensity. The Holiday Hills subdivision to the north is zoned RS-6000 and has been platted into 1: approximately 9,000 sq.ft. lots. To the south is the Trails at Forest Meadows subdivision in the City

The entire Schmidt parcel was included as part of the mining permit. The proposed rezone area was not mined and released from the mining permit in 2018.

Compatibility to the RS6000 (north), the RR 2.5 and storm water detention basin tract (NE) has been added. The extension of Marksheffel and detention tract will provide a buffer between land uses.

Colorado Springs, which is zoned PUD for single-family du/ac. To the east, the parcels within Sterling Ranch Use and Medium and High Density Residential (5-30 du/ac, 20, 15, and 10 du/ac), with industrial uses to the southeast.

please discuss the NE rural development compatibility.

The proposed RM-30 zoning is located at what will be a major intersection of two arterial roads. This provides an appropriate location for more intense uses, including higher density residential. This is consistent with the approach of similar land use designations within the Sterling Ranch Sketch Plan on the east side of Vollmer Road. The RM-30 zone will provide a transition from the intersection and the medium density residential Holiday Hills and Trails at Forest Meadows subdivision. The Holiday Hills subdivision in turn will provide a transition between the RM-30 zoning, future Marksheffel Road and the existing rural residential subdivisions to the northeast and northwest.

UTILITIES: Water and wastewater will be provided by the Falcon Area Water and Wastewater Authority (FAWWA). The site is within the service area of Mountain View Electric Association, Inc. for electricity supply, and within the service area of Colorado Springs Utilities for natural gas supply.

FLOODPLAIN: The proposed RM-30 rezoning area is located on the western side of the Schmidt property, which is designated as Zone X, area of minimal flood hazard (FEMA Floodplain Map No. 08041C05296, dated 12/07/2018).

WETLANDS: This proposed rezone area does not include any wetlands.

WILDLIFE: In general, the site provides moderate to poor quality habitat for wildlife. No State-listed or State sensitive species were observed on the site. The site is not suitable habitat for any Federally-listed threatened and endangered species. The site provides moderate quality habitat for some grassland and woodland wildlife, including birds, mammals, reptiles, and possibly amphibians. The expected impact from site development to grassland species is classified as relatively low and to woodland species as moderately low.

WILDFIRE: The primary wildland fuel type is grassland with scattered trees. The Colorado State Forest Service has determined a lowest-low wildfire hazard potential and listed as a low risk. Development of the site will reduce available wildfire fuels in this area.

DISTRICTS SERVING THE PROPERTY:

The following districts will serve the property:

- Academy School District 20
- Mountain View Electric Association - Electric
- Colorado Springs Utilities - Gas
- FAWWA – water and wastewater
- Black Forest Fire Protection District

Traffic:

The TIS completed by SM Rocha in September of 2022 assumes a max density of 30 DU/AC or 714 units on the 23.8 ac site. Considering the conceptual nature of the development, future access will likely

names of roads

added

i don't understand what this sentence is stating. This is not in the SKP removed

what? The Holiday hills is debunked as it has no water; and its north of Marksheffel how is it providing transition; maybe u meant to say Marksheffel when constructed will separate the RR2.5 from this urban development

Addressed.

include multiple access drives along future Brush Top Road (extended from the south). These access locations are subject to change and therefore were not considered within TIS. The TIS addresses the primary points of entry to the overall development area at the following locations:

- One full-movement access serving as the west leg of Vollmer Road and Marksheffel Road intersection
- One full-movement access on Marksheffel Road at northwest corner of development site (approximately 1,480 feet west of Vollmer Road, measured from centerline). This access is intended to serve as the future collector roadway (Brush Top Road) connection between Marksheffel Road and Trails at Forest Meadows Subdivision.

It is anticipated that development construction would be phased with completion by end of Year 2040. However, specific phasing details are undefined at this time. For the purposes of this analysis, initial development phasing was assumed to include the new construction of 480 multifamily residential dwelling units completed by Year 2027, with development buildout completed by Year 2040.

Analysis of future traffic condition indicates that the addition of site-generated traffic is expected to create minimal impact to traffic operations for the existing and surrounding roadway system upon roadway and intersection control improvements assumed within this analysis.

PROJECT JUSTIFICATION

The request is consistent with the criteria in Section 5.3.5.B for a Map Amendment (Rezoning) as follows:

1. THE APPLICATION IS IN GENERAL CONFORMANCE WITH THE EL PASO COUNTY MASTER PLAN INCLUDING APPLICABLE SMALL AREA PLANS OR THERE HAS BEEN A SUBSTANTIAL CHANGE IN THE CHARACTER OF THE NEIGHBORHOOD SINCE THE LAND WAS LAST ZONED;

The relevant County master plan documents for the Map Amendment (Rezone) are Your El Paso County Master Plan, the El Paso County Water Master Plan, the El Paso County Major Transportation Corridor Plan, and the El Paso County Parks Master Plan.

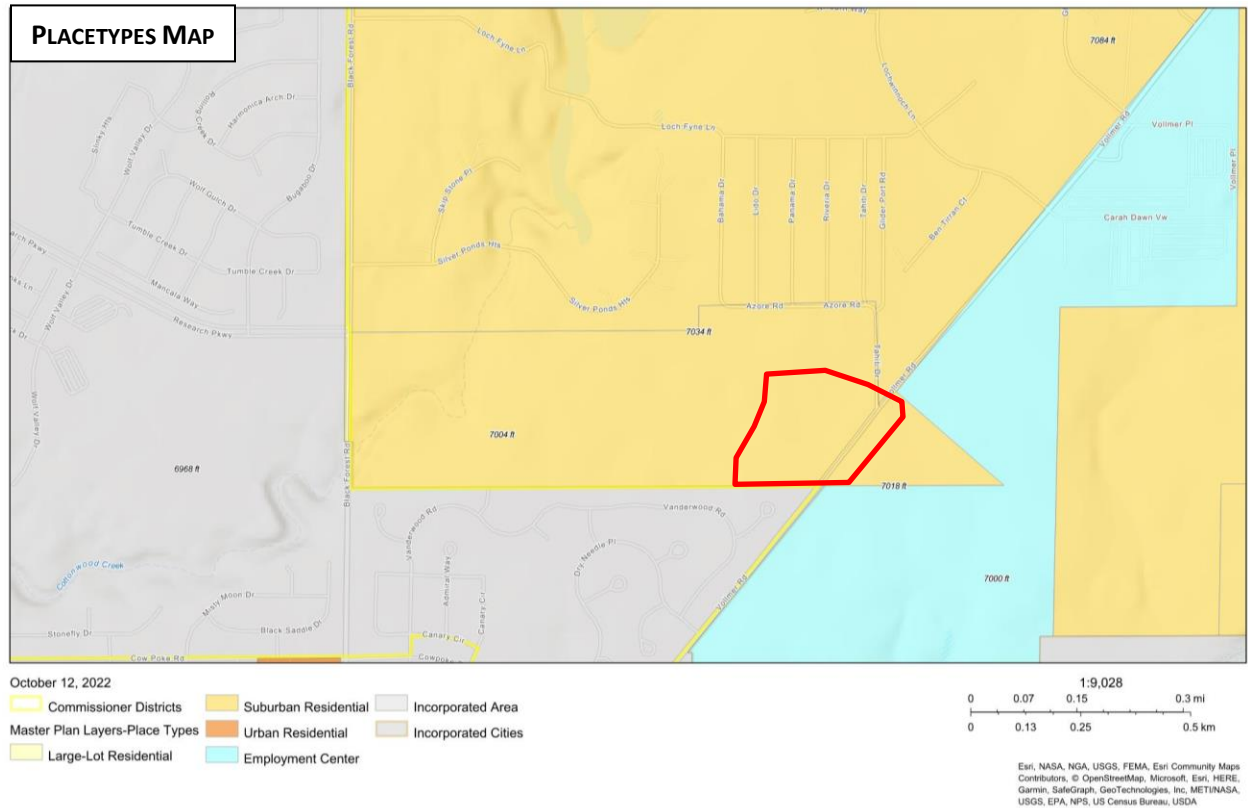
YOUR EPC MASTER PLAN

The project site is denoted as a Suburban Residential placetype within a priority development area in the County Master Plan. The primary land use in this placetype is single-family detached residential with lot sizes smaller than 2.5 acres and up to a 5 du/ac density. Supporting land uses include single-family attached, multifamily residential, commercial retail, commercial service, institutional, parks, and open space. The proposed RM-30 zoning, which will accommodate densities up to 30 du/ac, is an appropriate supporting use for this placetype given the adjacency of medium and low density residential to the

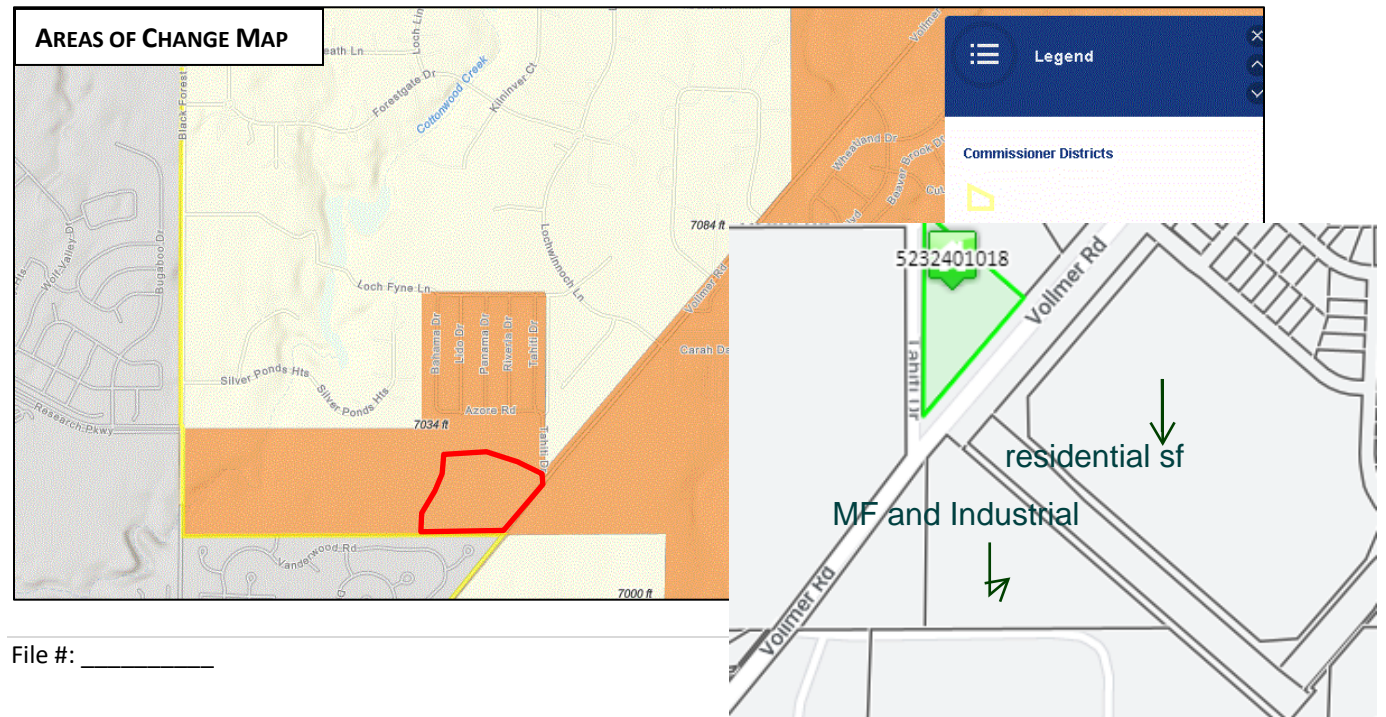
expand on how 5/du is the placetype but proposed is 30 du please

30 du/ac is a supporting land use of the Suburban Residential Placetype. This density will support the adjacent primary Suburban Residential placetypes.

north, south and east, which are within the same Suburban Residential Placetype, and the Employment Center land use designation to the east of Vollmer Road.



In the Areas of Change chapter of the County Master Plan, the Schmidt Property is identified as a “New Development Area”. The Plan states that New Development Areas will be significantly transformed as development takes place. These areas are often on undeveloped or agricultural areas and are expected to be complimentary to adjacent development. The proposed RM-30 zoning will bring about the



File #: _____

transformation of this area as anticipated by the Master Plan, providing a transition from the commercial and industrial areas east of Vollmer Road to the medium density residential developments to the south and north of the site.

In the Key Area Influences chapter, this site is designated as a potential area for annexation. This is indicative of the sites' suburban character and need for centralized services. The Owner has chosen not to annex into the City as FAWWA is already created and bonded and will supply water and wastewater services to the subject site.

Core Principle 1, Land Use and Development, seeks to "Manage growth to ensure a variety of compatible land uses that preserve all character areas of the county," and Goal 1.1 seeks to, "Ensure compatibility with established character and infrastructure capacity." The proposed RM-30 zoning continues the suburban density approved with the adjacent subdivisions in the County and City and will provide a transition from the commercial and industrial areas east of Vollmer Road to the medium density residential developments to the south and north of the site. The submitted traffic study indicates that the development can be accommodated with minimal impact to traffic operations for the existing and surrounding roadway system, subject to the recommended roadway and intersection control improvements. FAWWA has adequate capacity to serve future development with water and wastewater.

The RM-30 zoning will add to the spectrum of housing options in the immediate area. This achieves Core Principle 2, Housing & Communities, which seeks to "preserve and develop neighborhoods with a mix of housing types," as well as Goal 2.1 to "promote development of a mix of housing types in identified areas." In support of this goal Objective HC1-6 of the Plan specifically encourages the use of single-family attached housing such as townhomes, rowhomes, and multi-unit apartment homes to create seamless transitions between low-intensity and high-intensity neighborhoods as well as nonresidential uses. The RM-30 zone will accommodate these higher density housing options and will provide a transition from the commercial and industrial areas east of Vollmer Road to the medium density Holiday Hills and Trails at Forest Meadows developments to the north and south of the site. The Holiday Hills subdivision in turn will provide a transition between the RM-30 zoning, future Marksheffel Road and the existing rural residential subdivisions to the northeast and northwest.

WATER MASTER PLAN

Goal 1.1 – Ensure an adequate water supply in terms of quantity, dependability and quality for existing and future development.

Goal 6.0 – Require adequate water availability for proposed development.

Policy 6.0.8 – Encourage development patterns and higher density, mixed use developments in appropriate locations that propose to incorporate meaningful water conservation measures.

Policy 6.0.11– Continue to limit urban level development to those areas served by centralized utilities.

The RM-30 rezone area falls within the Sterling Ranch Service area of FAWWA. FAWWA has sufficient supply and infrastructure in the area to serve this development. The total commitment of the Sterling

Ranch System includes 1,975 SFE in the Sterling Ranch Service Area. The total commitments stand at 852.62 acre-feet and available supply is now 697.39 acre-feet. This net deficit of available water is 155.23 AF, however, FAWWA has additionally contracted supply of 576.95 AF at Bar-X and 391.33 AF at McCune which is more than enough to meet the demands.

The FAWWA water system has only been in operation for three years, so little-to-no usable historic information would be reliable for unique, long-term planning. However, substantial nearby data from the Falcon area is available for use. As of the end of 2021, the system had approximately only 300 active users. Therefore, initial projections have been based on area-wide water user characteristics and a linear buildout rate. The rate considered to be an average annual rate that might be reasonably maintainable over a 10-year period. The average growth rate is projected as 180 units added per year.

2040 Scenario: Based on the above factors, the FAWWA system might conservatively anticipate serving 3,710 SFEs in the year 2040. This number is a service area projection and included the Retreat and The Ranch, as well as the main Sterling Ranch residents. This would require 1,310 annual AF of water.

2060 Scenario: Based on the same factors, the Sterling system might be expected to served 7,310 SFEs within its expanded service area, which includes the Retreat and The Ranch. This would be substantially greater than the actual Sterling Ranch. The annual acre-foot requirement might be 2,580 annual AF, but supply would include water from The Ranch.

In order to meet future demands and extend beyond 1,975 SFEs, contractual arrangements have been made to obtain additional legal and physical supply to meet growing demands. These include:

- The most recent water rights added to Sterling Ranch Inventory is case 20 CW 3059, which provides for the augmentation of Denver and Arapahoe not non-tributary water on the Schmidt and Sterling Ranch properties. This addition will allow for an additional 283.16 AF over 300 years to be made available through Sterling Ranch Wells.
- The McCune Water SR Water LLC has contracted with the McCune Ranch to purchase NT water rights in El Paso County. These water rights include Laramie-fox Hills, Arapahoe, and Denver formation water, totally 1118,900 AF.
- The Bar-X water has also been contracted with some water purchased but remaining Laramie-Fox Hills, Arapahoe, and Denver formation water totals 204,433 AF.

Both McCune Water SR Water LLC and The Bar-X water acquisitions will require a major pipeline to be extended northerly to Hodgen Road. This pipeline will allow for the physical, as well as legal, availability and acquisition of both McCune and Bar-X water to Sterling. Preliminary routing, environmental assessments and 1041 applications are presently underway for this facility.

EL PASO COUNTY MAJOR TRANSPORTATION CORRIDOR PLAN (MTCP)

The 2040 MTCP identifies the extension of Marksheffel Road as a 4-lane Principal Arterial between Vollmer Road and Black Forest Road through the Schmidt property. The RM-30 rezone area accounts for this future road extension.

EL PASO COUNTY PARKS MASTER PLAN

will this development provide a connection to the Regional trail at build out?

The Parks Master Plan identifies a future primary regional trail connection along the north side of the Schmidt property to connect the Sand Creek Regional Trail to Black Forest. The trail appears to follow the alignment of future Marksheffel Road and will be added to the Parks Department at the more detailed road and site planning stage.

The build out of Marksheffel includes a bike lane. Future connections to the Sand Creek Regional Trail will be provided at full build out via pedestrian improvements at the intersection of Marksheffel Rd. & Vollmer Rd and via new sidewalks along the arterial roads & proposed residential streets within the future MF development.

2. THE REZONING IS IN COMPLIANCE WITH ALL APPLICABLE STATUTORY PROVISIONS, INCLUDING C.R.S. §30-28-111 §30-28-113, AND §30-28-116;

As the proposed rezoning fulfills the goals of the County Master Plan as described above and is a compatible transition between the adjacent uses, as described in the Master Plan, the rezoning therefore complies with the statutory provisions that allow County's to establish and amend zoning within the unincorporated parts of El Paso County in the interests of the public health, safety and welfare. All statutory provisions regarding notifications have been met.

3. THE PROPOSED LAND USE OR ZONE DISTRICT IS COMPATIBLE WITH THE EXISTING AND PERMITTED LAND USES AND ZONE DISTRICTS IN ALL DIRECTIONS;

The Schmidt property accommodated a former sand and gravel mining operation that was substantially disturbed in the past. It is surrounded by existing and planned suburban residential, commercial and industrial development, with a planned principal arterial running along its northern boundary. As such, it effectively represents an infill development area.

that area is not included in this rezoning

This area has not been impacted by the mining operations.

The RM-30 rezoned area is surrounded by existing and proposed developments of different intensities. To the north is the Holiday Hills subdivision zoned RS-6000 and has been developed with approximately 9,000 sq. ft. lots. To the south is the Trails at Forest Meadows subdivision, which is zoned PUD for single-family residential with a density of approximately 10 units per acre. To the east, the parcels within Sterling Ranch adjacent to Vollmer Road are proposed as Medium Density Residential (5-8 du/ac) land uses.

to the NE and NW is Rural RR2.5 ...Marksheffel will separate

Description of Marksheffel separating RS6000 and the RR 2.5 has been added.

The proposed RM-30 zoning is located at what will be a major intersection of two arterial roads. This provides an appropriate location for more intense uses, including higher density residential. This is consistent with the approach to land use planning in Sterling Ranch on the east side of Vollmer Road.

Vollmer and Marksheffel?

added.

The RM-30 zone will provide a transition from the intersection and the medium density residential Holiday Hills and Trails at Forest Meadows subdivision. The Holiday Hills subdivision in turn will provide a transition between the RM-30 zoning, future Marksheffel Road and the existing rural residential subdivisions to the northeast and northwest.

RM-30 will buffer the intense uses of the intersection from the medium residential.

While the RM-30 zoning allows up to a maximum of 20 dwelling units per acre, the anticipated development on this site is likely to be a medium density residential rezoned area (equating to approximately 3 acres of development). A detention pond will also provide a buffer between the existing single-family neighborhood to the west and the proposed

Marksheffel, a principal arterial, when constructed, will provide a physical separation from the proposed RM-30 area and existing and planning residential to the NE and NW.

units per acre range on the entire site (net). This is due to the need to provide a transition on the south end of the site. This multifamily development and the

why does it- PC will ask.

i disagree- Vollmer has SF res adj to it for almost 80 percent all the way up to Retreat at Timber Ridge

4. THE SITE IS SUITABLE FOR THE INTENDED USE, INCLUDING THE ABILITY TO MEET THE STANDARDS AS DESCRIBED IN CHAPTER 5 OF THE LAND DEVELOPMENT CODE, FOR THE INTENDED ZONE DISTRICT. Briefly address standards; PC will ask

Future development of this portion of the property will meet the use and dimensional standards for the RM-30 zone as set out in Chapter 5 of the Land Development Code (LDC). The site is suitable for proposed residential density and it provides a transition between land use types. The site will have direct access to a future proposed extension of Brush Top Road from the south, which will connect to the extension of Marksheffel Road from Vollmer Road to the east.

Chapter 3 Purpose/intended use:
B)RM-30, Residential Multi-Dwelling District. The RM-30 zoning district is a 30 dwelling unit per acre district primarily intended to accommodate moderate-density multi-dwelling development.

5.2.23. Dwelling, Single-Family Attached

(B)Standards that Apply in the RM-12 and RM-30 Zoning Districts. The following standards apply to single-family attached dwellings in the RM-12 and RM-30 zoning districts.(1)Limited Number of Contiguous Units. No more than 8 dwelling units may be attached. Structures containing 9 or more attached dwelling units are prohibited in the RM-12 and RM-30 zoning districts.(2)Density and Lot Size. The density and lot size (area and width) requirements of the zoning district apply. Commonly-owned areas, including commonly-owned open space, driveway, or parking areas apply toward the overall density standard.(3)Setbacks Around Perimeter. The front, side, and rear setback standards of the zoning district apply around the perimeter of the property.(4)Side Setback Modified. The side setback on the side containing a common wall is reduced to zero.(5)Corner Lot Setbacks. On corner lots, either the rear setback or side setback on the side of the dwelling unit containing the common wall may be reduced to zero; however, the remaining side or rear setback shall comply with the rear setback standard of the zoning district.(6)Front Facade. The front facade of a single-family attached dwelling may not be comprised of more than 40% garage wall area, and all garage doors shall be recessed at least 5 feet from the front building plane. The intent of these standards is to prevent garages and blank walls from being the dominant visual feature on the front of the structure.(7)Roof-Lines. The roof of each single-family attached dwelling shall be distinct from the others through separation of roof pitches or direction, or other variation in roof design.(8)Common Accesses. A common access to the rear of the lots for common or individual parking is allowed and may take the form of an easement. Common access drives shall be at least 12 feet wide if designed for one-way traffic and at least 20 feet wide if designed for two-way traffic. When the access drive abuts residentially-zoned property that is

These standards do not apply. The proposed use is "dwelling,multifamily", not "dwelling, single-family attached", as defined in Chapter 1.15 of the LDC, which is an allowed use in the RM-30 zone. There are no additional use specific standards for "dwelling, multifamily".

Letter of Intent_v1.pdf Markup Summary 11-15-2022

Carlos (1)

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PCD File No. P-22-022

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dsdparsons (22)

Subject: Image

Page Label: 1

Author: dsdparsons

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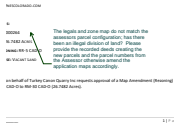
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The legals and zone map do not match the assessors parcel configuration; has there been an illegal division of land? Please provide the recorded deeds creating the new parcels and the parcel numbers from the Assessor otherwise amend the application maps accordingly.



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Subject: Callout

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Author: dsdparsons

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Please include this road that will serve this development; we do not want to have a spite strip of RR5 when the western portion is zoned to commercial or another zone district; this is not an existing road it will be a part of the prelim/plat and should be same zone



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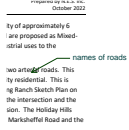
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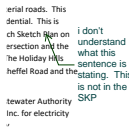
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please discuss the NE rural development compatibility.



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names of roads



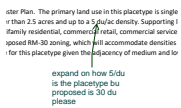
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i don't understand what this sentence is stating. This is not in the SKP



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what? The Holiday hills is debunked as it has no water;and its north of Marksheffel how is it providing transition; maybe u meant to say Marksheffel when constructed will separate the RR2.5 from this urban development



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expand on how 5/du is the placetype bu proposed is 30 du please



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residential sf



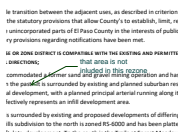
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MF and Industrial



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will this development provide a connection to the Regional trail at build out?



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that area is not included in this rezone



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to the NE and NW is Rural RR2.5Marksheffel will separate



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Vollmer and Marksheffel?

interaction of two arterial roads. This is a higher density residential. This is on the east side of Volmer Road and the medium density residential. This subdivision is here. It provides and the existing rural residential. Why does it- PC will ask. units per acre. The anticipated units per acre range on the entire site. This is due to the need to reduce on the south end of the site. This

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why does it- PC will ask.

has been shown and including higher density residential. This is a higher density residential. This is on the east side of Volmer Road and the medium density residential. This subdivision is here. It provides and the existing rural residential. Why does it- PC will ask. units per acre. The anticipated units per acre range on the entire site. This is due to the need to reduce on the south end of the site. This

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i disagree- Volmer has SF res adj to it for almost 80 percent all the way up to Retreat at Timber Ridge

Chapter 3 Purpose/intended use: B)RM-30, Residential Multi-Dwelling District. The RM-30 zoning district is a 30 dwelling unit per acre district primarily intended to accommodate moderate-density multi-dwelling development.

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Chapter 3 Purpose/intended use: B)RM-30, Residential Multi-Dwelling District. The RM-30 zoning district is a 30 dwelling unit per acre district primarily intended to accommodate moderate-density multi-dwelling development.



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5.2.23. Dwelling, Single-Family Attached

(B)Standards that Apply in the RM-12 and RM-30 Zoning Districts. The following standards apply to single-family attached dwellings in the RM-12 and RM-30 zoning districts.(1)Limited Number of Contiguous Units. No more than 8 dwelling units may be attached. Structures containing 9 or more attached dwelling units are prohibited in the RM-12 and RM-30 zoning districts.(2)Density and Lot Size. The density and lot size (area and width) requirements of the zoning district apply. Commonly-owned areas, including commonly-owned open space, driveway, or parking areas apply toward the overall density standard.(3)Setbacks Around Perimeter. The front, side, and rear setback standards of the zoning district apply around the perimeter of the property.(4)Side Setback Modified. The side setback on the side containing a common wall is reduced to zero.(5)Corner Lot Setbacks. On corner lots, either the rear setback or side setback on the side of the dwelling unit containing the common wall may be reduced to zero; however, the remaining side or rear setback shall comply with the rear setback standard of the zoning district.(6)Front Facade. The front facade of a single-family attached dwelling may not be comprised of more than 40% garage wall area, and all garage doors shall be recessed at least 5 feet from the front building plane. The intent of these standards is to prevent garages and blank walls from being the dominant visual feature on the front of the structure.(7)Roof-Lines. The roof of each single-family attached dwelling shall be distinct from the others through separation of roof pitches or direction, or other variation in roof design.(8)Common Accesses. A common access to the rear of the lots for common or individual parking is allowed and may take the form of an easement. Common access drives shall be at least 12 feet wide if designed for one-way traffic and at least 20 feet wide if designed for two-way traffic. When the access drive abuts residentially-zoned property that is



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Briefly address standards; PC will ask