ACTION ITEM REQUEST

TO: Town Council
VIA: Carrie Dyrek, Town Manager
FROM: Ian E. Cordwell, Director of Planning
DATE: December 17, 2018
SUBJECT: Site Plan Review (SPR-18-06) Galloway Ridge

REQUEST FOR COUNCIL ACTION: Approval of a 70-lot residential subdivision as part of a two-phase mixed use development. The second phase of the project would be submitted for a commercial site plan review at a later date. The site plan is in conformance with the preliminary plat (P-18-01). Neither case can be approved until a Development Agreement between the Town and the property owners has been approved by the Town Council.

RECOMMENDATION: On November 15, 2018 the Planning Commission recommended approval of case SPR-18-06 (7-0) subject to the attached conditions. (Exhibit K)

SUMMARY: The subject property has an underlying land use of Commercial in the Town Core Plan. The underlying zoning is Town Core Commercial (TCC). The Zoning Ordinance allows for residential development in a commercial zone as long as the property also contains commercial development. There is no prescribed ratio of commercial to residential uses.

The subject property is considered to be one parcel with two proposed phases. As such, the required setbacks are measured from the perimeter of the single parcel. Setbacks described on the 70 residential lots are illustrative only. The lots were originally described as units in the presentation of the project to the Planning Commission. The nomenclature has been changed from units to lots to reflect language in the proposed Development Agreement.

PURPOSE/ANALYSIS: The purpose of the project is to develop 70 residential lots in conjunction with a future commercial development.
FINANCIAL IMPLICATIONS: The proposed Development Agreement addresses the previously allotted water assurances for the property and how the residential and commercial development will be considered in the future. There are no financial implications to the detriment of the Town.

ALTERNATIVES: The Site Plan is in compliance with Town ordinances. If the Town Council determines any deficiencies in the proposed project, the Council may offer additional conditions to be agreed upon by the property owners if such conditions are outside the scope of the ordinances.

**EXHIBITS:**

Exhibit A: Vicinity Map  
Exhibit B: Site Plan  
Exhibit C: Elevations  
Exhibit D: Water Demand Calculations  
Exhibit E: Sewer Calculations  
Exhibit F: Native Plant Inventory  
Exhibit G: Landscape Plan  
Exhibit H: Conditions of Approval  
Exhibit I: Grading and Drainage Plan  
Exhibit J: Preliminary Plat  
Exhibit K: Letter of Recommendation from the Planning Commission  
Exhibit L: Draft Minutes of the Planning Commission Meeting held on November 15, 2018

**ATTACHMENTS:**

Narrative  
Site Plan  
Native Plant Inventory  
Landscape Plan  
Grading & Drainage Plan  
Preliminary Plat