PLANNING COMMISSION REPORT
Non-Public Hearing Item

PC Staff Report
05/23/16

ITEM NO. 1 FINAL DEVELOPMENT PLAN FOR SIXTH & MONTEREY WAY PCD
MORGAN ADDITION (MKM)

FDP-16-00107: Consider a Final Development Plan for Phase 1 of Sixth & Monterey Way PCD
Morgan Addition, a one-lot development of a Construction Sales and Service use and an
addition to the existing Detached Dwelling. The site, located at 800 Monterey Way, contains
approximately 0.6 acres. Submitted by Allen Belot Architect, for Robert J. and Beverly G.
Morgan, property owners of record.

STAFF RECOMMENDATION: Planning staff recommends approval of the Final Development Plan
based upon the findings of fact presented in the body of the Staff Report subject to the
following conditions:

1. Provision of an executed Site Plan Performance Agreement prior to the recording of
the Final Development Plan.
2. The final plat for the subject property, Morgan Addition, shall be recorded with the
Register of Deeds, prior to the recordation and release of the Final Development Plan.

Applicant’s Reason for Request: This property has been part of the original PCD since its inception.
In the current iteration this current PDP has been approved for 32 multi-family dwelling units only. The owners now wish to continue
living in the existing and expanded single family residence located at the far eastern area of the property. They also wish to demolish
the existing structurally deteriorating contractors shed located west of the single family residence and construct a combination
automobile garage/contractors shop immediately adjacent to the existing house. For the remainder of the property, they want to
continue with the previously approved multi-family use.

Design Standards to Consider
• Consistency with approved Preliminary Development Plan, PDP-15-00378.
• Consistency with Article 10 of the 1966 Zoning Ordinance.
• Consistency with standards in the 2006 Development Code.

KEY POINTS:
• Final Development Plans for projects with preliminary approvals prior to the adoption of the
2006 Development Code require Planning Commission approval.

• The most recent approved Preliminary Development Plan for Sixth & Monterey Way PCD
[PDP-15-00378] modified the previously approved plan for four apartment buildings on the
property, identified as Phase A-2, to reduce the number of apartment buildings to three (on
Lot 2) while retaining the existing residence on the east side of the property and relocating
(and rebuilding) the construction shop to the south of the residence (on Lot 1).
• The proposed development is in substantial conformance with the approved Preliminary Development Plan, PDP-15-00378. The Preliminary Development Plan did not indicate the project would be phased but, due to the development preferences of the owners of the existing residence, the eastern portion of the project, being platted as Lot 1, Morgan Addition, is included in this Final Development Plan and the western portion, being platted as Lot 2, Morgan Addition will be a future phase.

ASSOCIATED CASES
• PDP-15-00378, Sixth & Monterey Way PCD Preliminary Development Plan for Phase A-2. The development plan provided a site plan of the proposed development, revised the use restrictions placed on Phase A-2 to allow Detached Dwelling, and Construction Sales and Services uses, and also serves as the Preliminary Plat for the property. The Preliminary Development Plan was recommended for approval by the Planning Commission on September 21, 2015 and approved by the City Commission on October 10, 2015.

• PF-15-00380, Morgan Addition Final Plat. This plat will complete the platting of the Sixth & Monterey Way PCD. The plat was approved by the City Commission on October 20, 2015.

OTHER ACTION REQUIRED
• The final plat shall be recorded at the Register of Deeds prior to the release of the Final Development Plans.
• When conditions have been met, the Final Development Plan will be recorded at the Douglas County Register of Deeds Office and released to Development Services for processing of building permits.
• Submittal of building permit application and construction plans. Construction may commence only after building permits have been issued.

PUBLIC COMMENT
• No public comment was received prior to the printing of this staff report.

PLANS AND STUDIES REQUIRED
• Traffic Study – Study was not required as the proposed development was similar to that shown on previously approved Preliminary Development Plan.
• Downstream Sanitary Sewer Analysis - Provided and accepted with preliminary development plan.
• Drainage Study – Provided and accepted with preliminary development plan.

GENERAL INFORMATION
Current Zoning and Land Use: PCD-[6th and Monterey Way] (Planned Commercial Development) District; Detached Dwelling.

Surrounding Zoning: To the west: PCD-[6th and Monterey Way] (Planned Commercial Development) District; Undeveloped, this property was included in the approved Preliminary Development Plan for Multi-Dwelling Residential uses and will be developed as a future phase.
To the north: PCD-[6th and Monterey Way] (Planned Commercial Development) District; Multi-Dwelling Structures.

To the east: PCD-[6th and Monterey Way] (Planned Commercial Development) District; Construction Sales and Services.

To the south: RM24 (Multi-Dwelling Residential) District; Duplexes.

(Figure 1)

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**STAFF SUMMARY**

A Preliminary Development Plan, PDP-15-00378, revised the permitted uses in Phase A-2 of the 6th and Monterey Way Planned Commercial Development to include the proposed uses: Detached Dwelling and Construction Sales and Services. The Preliminary Development Plan retained the Multi-Dwelling Structure use which had been approved for the parcel with previous Preliminary Development Plans and revised the development on the east side of the parcel, which is being platted as Lot 1, Morgan Addition to retain the existing residence. Proposed changes to this site with this phase of the project include an addition to the Detached Dwelling, and construction of a contractor shop, Construction Sales and Services, to the south of the house.

The Preliminary Development Plan shows the parcel being divided into two lots. The property is being platted in phases and the subject of this Final Development Plan is being platted as Lot 1, Morgan Addition. The remainder of the property is still planned for apartment development and a Final Plat and a Final Development Plan will need to be submitted and approved prior to that phase of the project.

The Planning Commission approved a variance from the setback requirements to allow the single-story contractor shop to be located within 21 ft of the south property line and for the existing residence to maintain the existing 12 ft 4 in. setback that is currently provided from the east property line. This variance was approved subject to the condition that a screening fence be maintained along the south and east property lines. The plan shows a 6 ft cedar fencing in this area. These variances are noted on the plan.
PARKING SUMMARY
The Detached Dwelling use requires 2 parking spaces and these are provided in a two car garage. Additional parking could also occur on the access drive. The Construction Sales and Service use requires parking at a rate of 1 space for every 500 sq ft of floor area and 1 space for every acre of exterior storage or assembly. The plan does not include any exterior storage or assembly area for this use. The table below summarizes the parking requirements and the amount of parking that is provided. Parking is being provided for this project in compliance with the Parking Regulations in the 2006 Development Code.

<table>
<thead>
<tr>
<th>Use</th>
<th>Requirement</th>
<th>Required</th>
<th>Provided</th>
</tr>
</thead>
<tbody>
<tr>
<td>Detached Dwelling</td>
<td>2 per dwelling</td>
<td>2 spaces required</td>
<td></td>
</tr>
<tr>
<td>Construction Sales &amp; Services</td>
<td>1 space per each 500 sq ft of floor area PLUS 1 space per acre of outdoor storage or assembly</td>
<td>1200 sq ft building / 3 spaces No outdoor storage or assembly area</td>
<td>5 spaces</td>
</tr>
<tr>
<td>TOTAL</td>
<td></td>
<td></td>
<td>5 spaces</td>
</tr>
<tr>
<td>Bicycle</td>
<td>1 per 10 auto spaces</td>
<td>1 space</td>
<td>1 space</td>
</tr>
<tr>
<td>ADA</td>
<td>Detached Dwelling: not required Construction Sales &amp; Services: none required as business does not include customer activity on site</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

SITE SUMMARY

<table>
<thead>
<tr>
<th>Lot 1 Morgan Addition</th>
<th>Existing</th>
<th>Proposed</th>
<th>Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Area</td>
<td>25,900 sq ft</td>
<td>25,900 sq ft</td>
<td>--</td>
</tr>
<tr>
<td>Building Coverage</td>
<td>2,011 sq ft</td>
<td>3,605 sq ft</td>
<td>+1,594 sq ft</td>
</tr>
<tr>
<td>Pavement Coverage</td>
<td>2,380 sq ft</td>
<td>7,470 sq ft</td>
<td>+5,090 sq ft</td>
</tr>
<tr>
<td>Impervious Coverage</td>
<td>4,391 sq ft (16.95%)</td>
<td>11,075 sq ft (42.76%)</td>
<td>+6,684 sq ft</td>
</tr>
<tr>
<td>Pervious Coverage</td>
<td>21,509 sq ft</td>
<td>14,825 sq ft</td>
<td>- 6,684 sq ft</td>
</tr>
</tbody>
</table>

STAFF REVIEW
The property addressed as 800 Monterey Drive includes both phases of this development and is currently developed with a contractor’s shop and a residence. These uses were not included in the list of permitted uses for the subject area, identified as Area A-2 on the plan, with the conditions of the previous Preliminary Development Plans for the Development. The original plan was to replace them with apartments.

As the property owner’s plans changed, the Preliminary Development Plan was revised to add these uses to the A-2 Area and to show the Contractor’s Shop use (classified as Construction Sales and Services in the 2006 Development Code) being relocated to the east side of the property with the residence. This portion of the property is being platted as Lot 1, Morgan Addition. The west portion of the property was shown as Lot 2, Morgan Addition with the
Preliminary Development Plan and was designed for apartment development. A Final Plat and a Final Development Plan will need to be submitted and approved prior to development of Lot 2.

Several Development Plans have been approved for portions of the development. The highlighted area in Figure 2 is the overall planned development. Phase 1 of Area A-2 is marked with a star. The remainder of the parcel to the west is Phase 2.

**Common Open Space**
Per Section 20-701(j) of the Development Code, a minimum of 20% of the total site area must be provided as Common Open Space. This is defined as being open space that is available for the use and enjoyment of all the tenants of the development. The plan identifies the Common Open Space for this property (Figure 3).

Approximately 22% of the lot is set aside as Common Open Space; however, as the property is developed with a Detached Dwelling the Common Open Space on this property would be more suitable for use by the residents of the dwelling. The apartment development on Lot 2 will also provide 20% of Common Open Space for the residents.

**Access and Circulation**
The property will have two access points on Morgan Lane, a private street which accesses Monterey Way to the west. One access will serve the residence and the other will serve the shop. This will separate the different types of traffic on the site. The extension of Morgan Lane and the sidewalk to Comet Lane will occur with the Multi-Dwelling development of Lot 2.

**Pedestrian Connectivity**
A walkway connects the residence to the garage and also to the access drive. The amount of pedestrian connectivity is similar to other detached dwellings in the city. Pedestrian traffic is not expected with the shop; therefore, no walkways are provided. A sidewalk linking to Comet Lane will be installed with the extension of Morgan Lane in Phase 2 to provide linkage between the apartments and Comet Lane.

**Lighting**
No exterior lighting is being proposed with this plan.
**Landscaping**
Street trees are not specifically required as the property is adjacent to a private street, but landscaping should be provided to create an attractive streetscape along Morgan Lane. Trees are located along Morgan Lane and a six foot wood fence currently surrounds the residence on the sides, rear, and along Morgan Lane. New fencing will be installed along the shop's drive and access to screen it from the street.

**BUILDING ELEVATIONS**
The commercial use, the Contractor Sales and Service use, will be located behind the garage and will be built with a peaked roof and will have a residential character. The house and the shop appear as a unified development. The structures will have a maximum height of 19.75 ft.

**Conclusion**
The development proposed with this Final Development Plan conforms with the approved Preliminary Development Plan and is compliant with the provisions of the Development Code.