

September 22, 2015

Preliminary Plat: Phillips Creek Ranch - Riverton, Phase 6 (PP15-0022)
Owner(s): PCR Land Company, LLC

DESCRIPTION:

44 Single Family-7 lots and two Homeowners' Association lots on 12.4± acres on the east side of Shingle Mill Road, 650± feet north of Chico Basin Road. Zoned Planned Development-202-Patio Home. Neighborhood #42. SP

REMARKS:

Access: Access is provided from Shingle Mill Road and Ipswich Lane.

Street Stubs: A street stub is not required to the north since that development will connect with Shingle Mill Road.

Screening: No screening is required with this phase of the residential development.

Tree Preservation: There are no protected trees on the site.

Landscape Plan: Landscape plans will be submitted with the construction plans.

Open Space: Open space has been provided as reflected in the chart below. The open space is consistent with the open space exhibit provided in the Planned Development.

Additional Information: Lot and Open Space Review
The Planned Development-202 (PD-202) standards include specific requirements for open space acreage totals per each phase and a running count of the number and type of lots submitted. The following chart is an overview of what is required for the entire Philips Creek Ranch (PCR) development and what has been submitted to date:

	PCR, Riverton Ph 6	Total Proposed/ Approved	PD Zoning Exhibit
Open Space (Pocket Parks, Entry Landscape Reserves, & Open Space ≥50 feet)	0.7 acre	27.5 acres	23.3 acres
Community Open Space		73.0 acres	71.0 acres
City Park		8.0 acres	8.0 acres
Landscape Reserves (Trail Corridors and Reserves along Major Thoroughfares)	0.1 acre	26.8 acres	26.7 acres
Patio Home Lots with front access (55' to 65')		490 lots	500 lots max
Patio Homes Total		490 lots	725 lots max
SF-7 lots	44	890 lots	767 lots max
SF-8.5 lots		375 lots	375 lots min
SF-10 lots		301 lots	214 lots min
Total Lots		2,012 lots	

Comparison with Planned Development Zoning Exhibit

The Preliminary Plat conforms to the PD-202 standards, with some deviations. During the review of the zoning exhibit, it was understood that the development plans may differ from the PD exhibits during the platting process. The applicant has provided information how the development has deviated from the zoning exhibit (See the attached Phillips Creek Ranch PD Variations Memo.)

The Planning & Zoning Commission may make the determination whether this preliminary plat is in general conformance with the zoning exhibit (See attached Zoning Exhibit.) The Applicant is proposing to lower the lot density from previously determined Patio Home zoning to Single Family-7. Staff supports this action as it is a less intense use. Per PD-202 any dwelling unit not allocated to a less dense residential development type shall not be counted towards the maximum number of units as identified in the table shown on the zoning exhibit. The preliminary plat is in general conformance with the Zoning Exhibit.

Minor Waivers

The preliminary plat requires minor waivers of the Subdivision Ordinance. Staff has granted minor waivers in accordance with Section 9.01 of the Subdivision Ordinance for the following:

1. Section 8.09(e)(1) for side lot lines being 90-degrees or radial to a street
2. Section 8.05 Alley Access

RECOMMENDATION:

Recommended for approval subject to:

1. Staff approval of landscape plans;
2. Planning & Zoning Commission determination that the preliminary plat is in general conformance with the Planned Development-202 zoning exhibit; and
3. Additions and/or alterations resulting from Engineering Services' review of construction plans.