

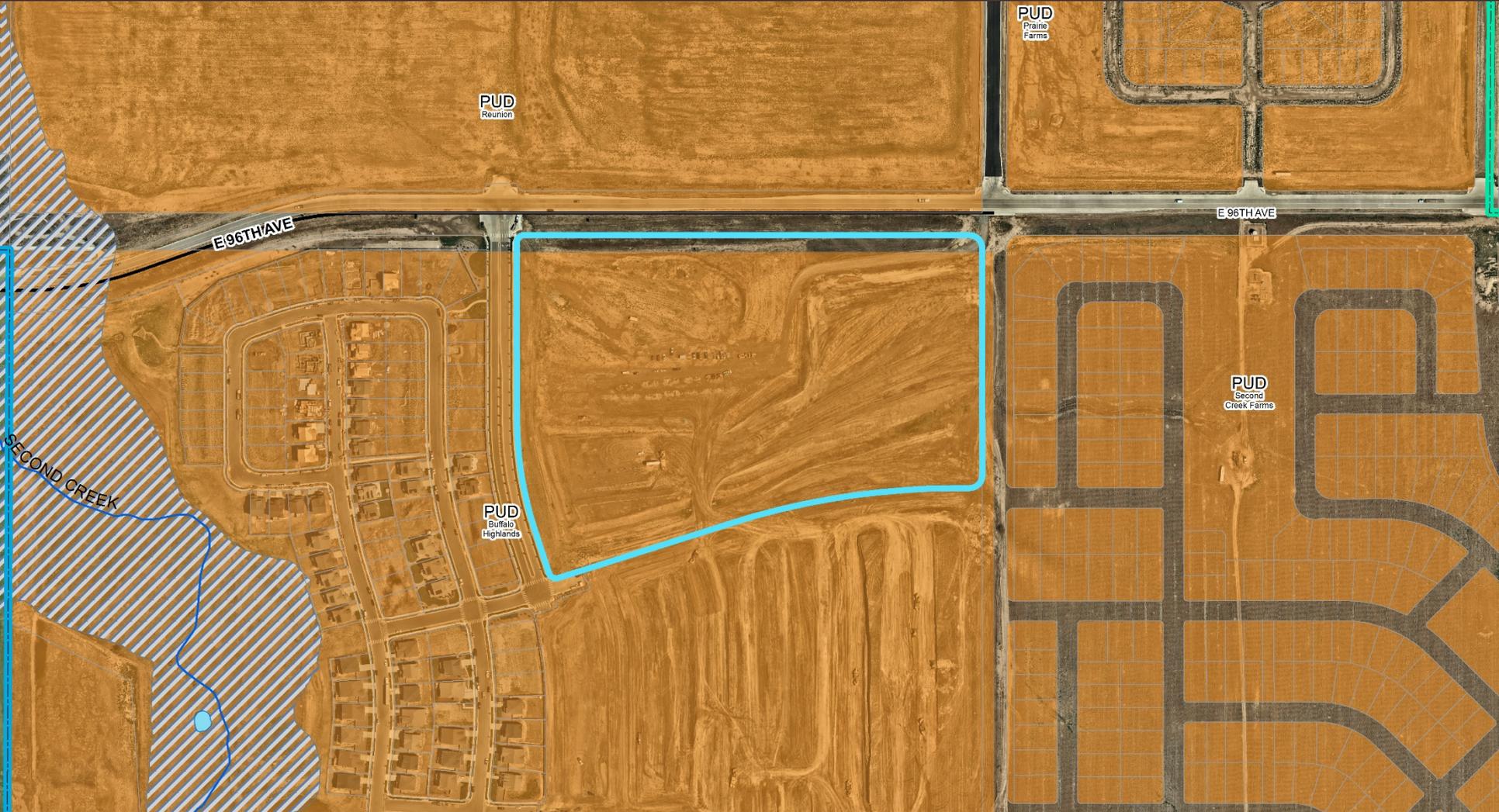


Case #: Z-772-01-04-18

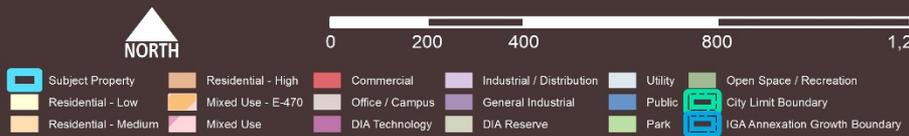
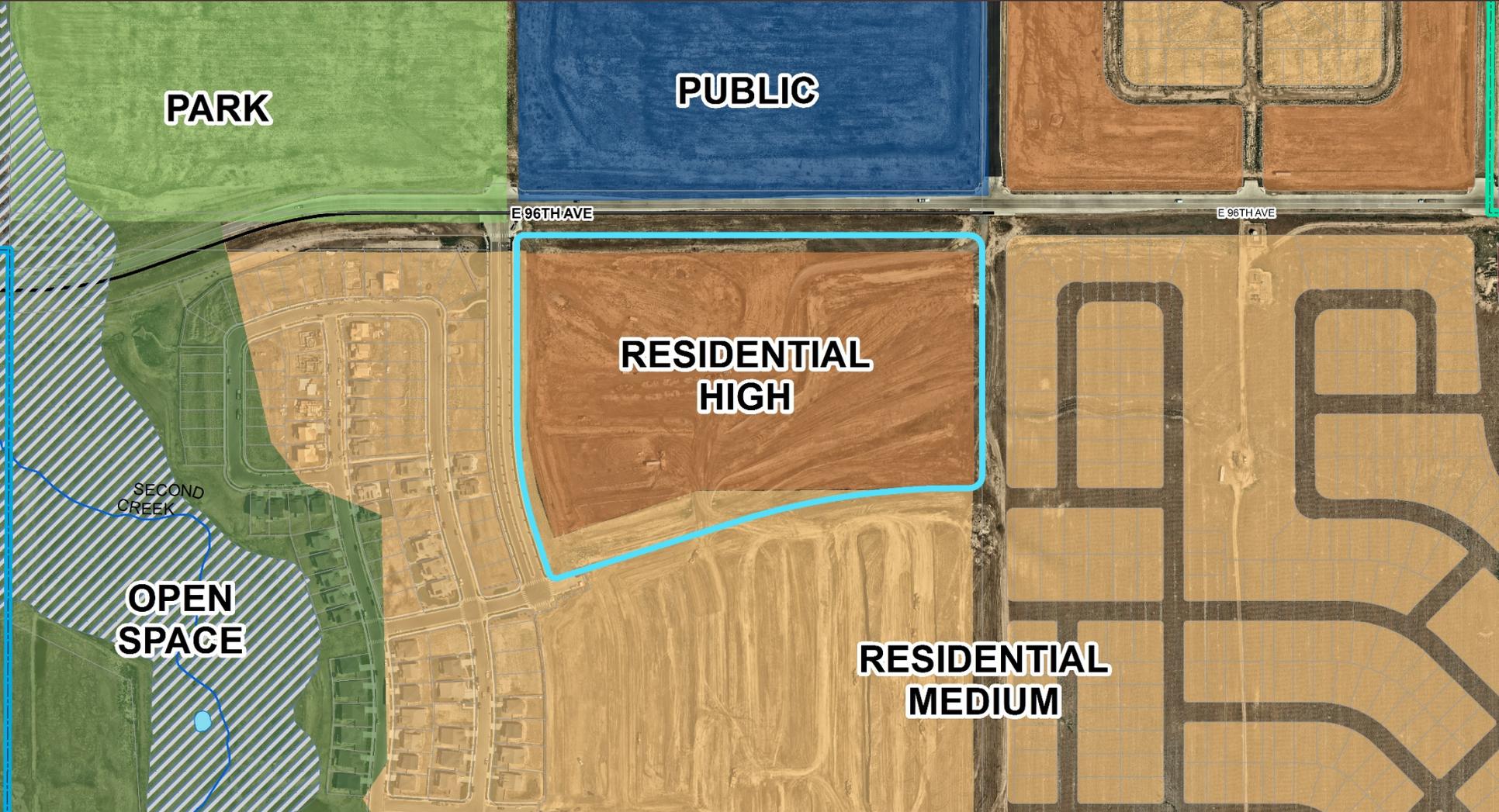
A PUD Amendment request to allow single-family attached dwellings

Property Owner: Stratus Buffalo Highlands, LLC
Applicant: Lennar

Presented by Brad Callender, City Planner



-  Subject Property
-  AG - Agricultural District
-  PUD - Planned Unit Development District
-  ADCO - Unincorporated Adams County
-  City Limit Boundary
-  IGA Annexation Growth Boundary
-  Zoning District

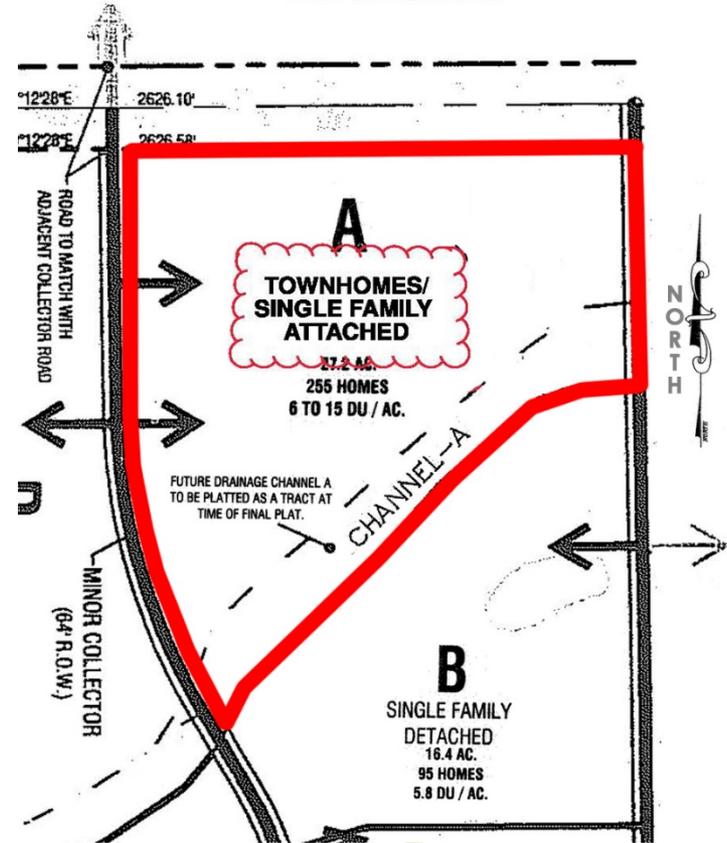


Site Conditions



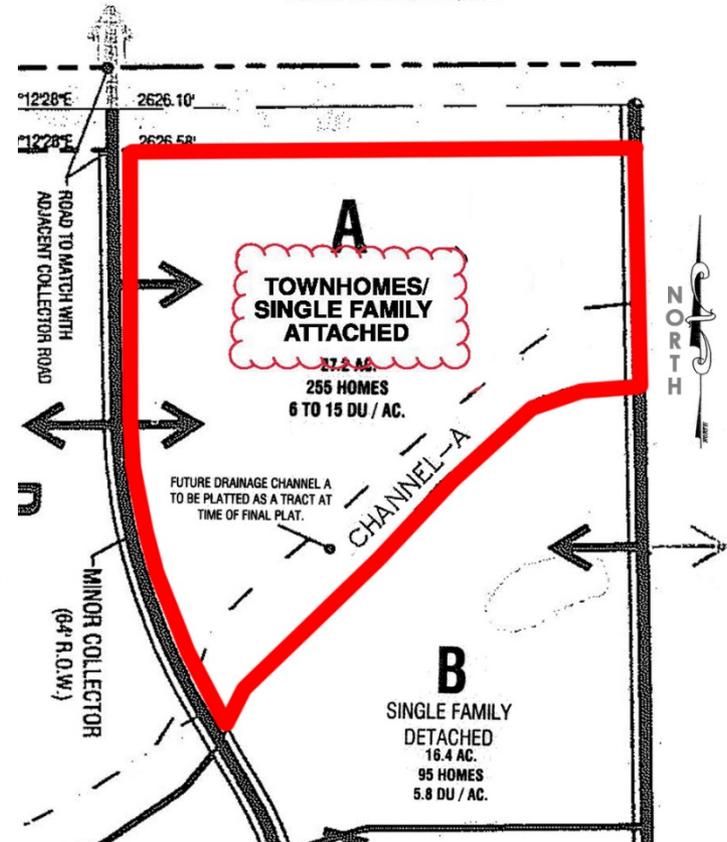
Applicant Request

- Applicant is requesting approval of this PUD Zone Document Amendment to allow construction of single-family attached dwellings in the Buffalo Highlands PUD
- The subject property of this request is a ±23.2 acre portion of Buffalo Highlands, Planning Area A



Applicant Request

- The basis for this PUD Amendment request is due to the LDC definition of "Townhomes"
- Single-family attached dwellings are excluded from being defined as a townhome



Conceptual Site Plan

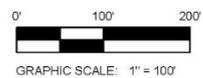


NOTE:
 1) PARK DESIGN IS NOT FINAL AND IS SUBJECT TO CHANGE.

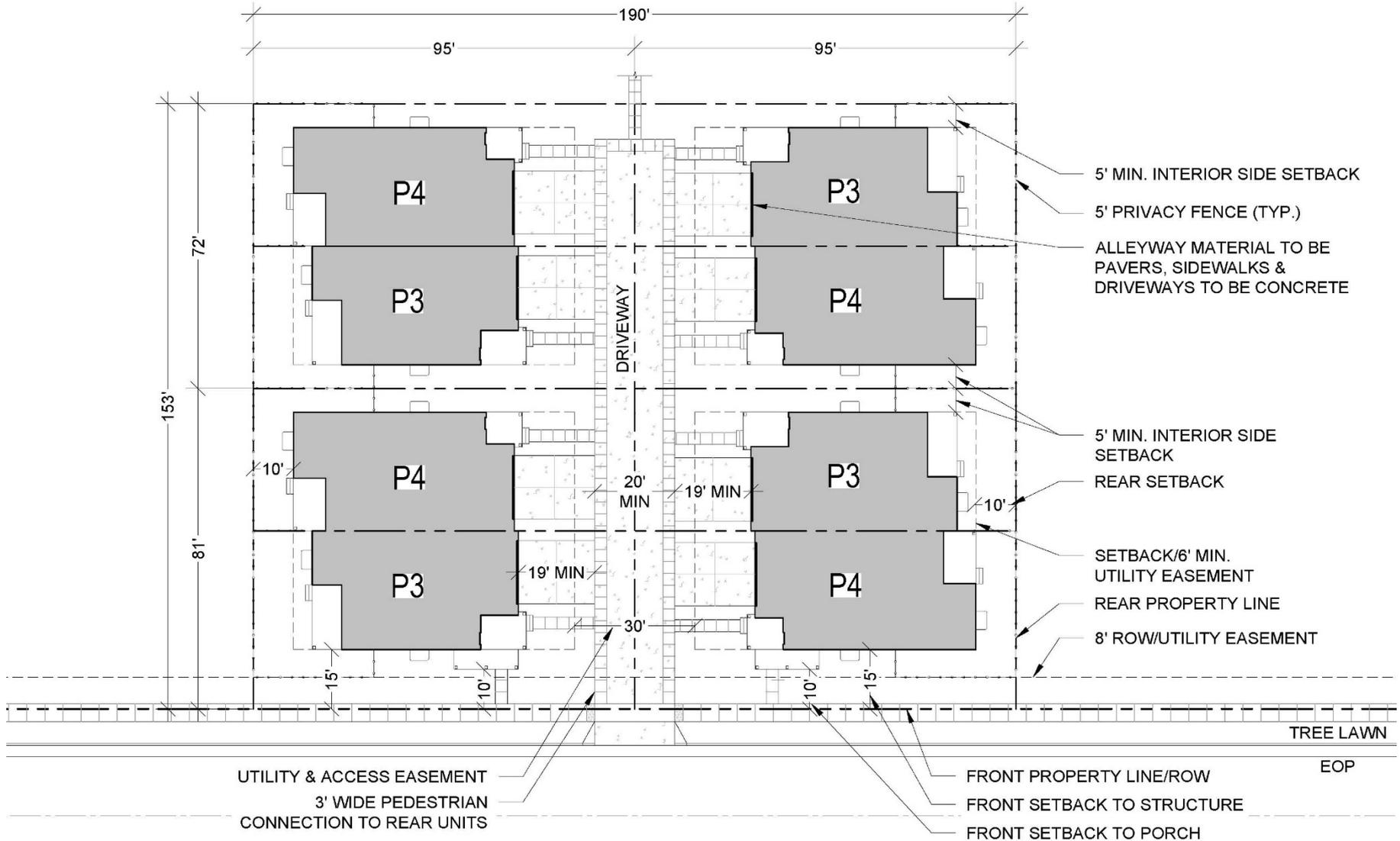
PARKING DEVELOPMENT SUMMARY	
# OF PARKING SPACES PER LOT	4 (2 IN DRIVEWAY, 2 IN GARAGE)
# OF ON-STREET PARKING SPACES	75
TOTAL # OF GUEST SPACES	731

LEGEND

- ROW/UTILITY SETBACK
- ROW
- PROPERTY LOT LINE
- LOT SETBACK
- CENTER LINE
- 5' PRIVACY FENCING MONUMENT



Single-Family Attached Lot Standards



PUD Zone Document Approval Criteria

- Consistent with City adopted plans for the area
- Consistent with PUD Concept Schematic
- Overall PUD represents an improvement over what could be accomplished with straight zoning
- PUD complies with all applicable City standards
- PUD is integrated and connected with adjacent development
- The proposal mitigates any potential significant adverse impacts
- Sufficient public safety, transportation and utility services are available to serve the subject property
- Objectives of the PUD could not be accomplished through height exceptions, variances or minor modifications



Planning Commission

- On September 4th 2018, the Planning Commission voted 4-0 to recommend **approval as submitted** to City Council for the PUD Zone Document Amendment.



Public Notification

- As of October 1, 2018, staff has received no requests for additional information or objections to the PUD Zone Document Amendment request.





Staff is available to answer any questions.

The applicant is also present to speak on behalf of this request and to answer any questions that the Honorable Mayor and Members of City Council may have.

