



PLANNING COMMISSION MEETING STAFF REPORT

DATE OF MEETING: August 13, 2019

NAME OF PROJECT: Remund Farms PUD

NAME OF APPLICANT: Russ Watts – Watts Enterprises

AGENDA ITEM: Master Plan Amendment

LOCATION OF ITEM: 200 East 600 North

ZONING DESIGNATION: R-1-15

ITEM: 3

Berg Engineering, agent for Watts Enterprises, is requesting a Master Plan amendment of Remund Farms which includes three phases. The proposal is to replace the three phases with eight phases. The number of units, location of units, location of open space and roads do not change with this amendment. Only new phase lines are being proposed except for an adjust to unit 84 and its driveway. The property is located at 200 East 600 North and is in the R-1-15 zone.

BACKGROUND:

Paul Berg is proposing Master Plan amendment of Remund Farms Planned Unit Development (PUD) which would replace the existing master plan that was approved on March 28, 2018. The applicant is proposing three changes from the approved plan. The first is to replace phases 2 and 3 into seven phases. The second is to add 37 limit common areas behind some of the building pads. The third is to adjust the driveway and dimensions of building pad 84.

According to the development agreement under Section 5, the agreement may only be amended by mutual consent. Therefore, the City has no obligation to allow the developer to change the approved master plan or master plan agreement.

The Land Use Code requires that a Master Plan request must demonstrate that approval of the project in multiple phases can occur such that the project can still function autonomously if subsequent phases are not completed. Therefore, the Master Plan application must demonstrate that sufficient property, water rights, roads, sensitive lands protection, and open space are proposed with each phase to allow the project to function without subsequent phases.

LAND USE SUMMARY:

- 50.76 acres
- R-1-15 zoning
- Proposal contains 96 building pads (PUD)
- Proposal contains 1 lot (standard subdivision)
- Three phases
 - Phase I – 39 units (1 lot, 38 pads)
 - Phase II – 37 units (37 pads)
 - Phase II – 21 units (21 pads)
- Private roads maintained by the HOA
- The lots will connect to the Midway Sanitation District sewer and to the City's water line.
- Sensitive lands of the property include wetlands, springs, stream corridors, high water table, and wildlife habitat

ANALYSIS:

Open Space – The code requires that with each phase that is approved there is enough open space to comply with the requirements of the code. For example, phase I must have at least 50% open space for that particular phase. If phase I has 75% open space, then phase II only needs to have 25% open space if both phases are equal in acreage. The applicant has provided an amended open space phasing plan and the proposed plan does comply with the open space requirements.

Water – Water rights for each phase are required to be dedicated to the City before the recording of each plat. The Water Board will review and recommend the amount of water rights that are required for each phase.

Traffic circulation – The proposed master plan amendment will not change the layout of any of the roads. The proposed amendment would allow the construction of the roads in five construction periods instead of three. The proposed plan does comply with traffic circulation requirements and cul-de-sac lengths that are allowed by the code.

Sensitive lands protection – The proposed amendments do not encroach in the delineated wetlands.

Additional limited common areas – The proposal is to add limited common areas to 37 of the pads. In the approved master plan the area around the units is all common area except for the driveways. This proposal would add a 12' deep limited common area to some of the units that would allow a deck, garden, hot tub, fire pit, pergola, etc. in these limited common areas. Pads that do not have a limited common area would not have the ability to have some of these improvements.

Pad 84 amendments – The applicant is proposing to amend the dimension of pad 84 and the driveway access to the unit. The current dimensions of the pad are 55' x 60' and the proposed dimensions are 70' x 55'. The overall area of the pad will increase by 550 sq. ft. The driveway modification would change the driveway from accessing the west side of the pad to the north side of the pad.

Additional phases – The proposed amendment would increase the number of phases in the development from three to eight and eight plats would be recorded, one per phase. Two of the phases are small in that one has three pads, and another has four pads. This change does create some advantages to the developer such as tax benefits. The developer will pay full taxes on each phase when the plat is recorded. Increasing the number of plats will delay paying as much for taxes per phase as compared to the approved master plan. Creating more plats also reduces developmental risk. If there is an economic downturn after a plat is recorded, then those lots will most likely not sell for some years. The developer will pay taxes on all pads in the phases but if the phases have less units then taxes are less.

There are some impacts for staff that should be considered. The first is this change will add more work for staff and increase the number of public meetings before the Planning Commission and the City Council. Instead of reviewing three plats for Remund Farms PUD there will be eight plats. Each plat would need to be reviewed by planning department, city recorder, county surveyor, and then the city recorder's office would need to gather all those who sign the plats which is a time-consuming process that usually takes a few weeks. Regarding the number of public meetings that will increase; the current three phase master plan generates at a minimum 12 public meetings, six for the Planning Commission and six for the

City Council. The proposed amendment would increase that number to 32 public meetings. There Water Board will most likely have more meetings with the phases of this master plan on their agenda. Staff feels the City may want to consider requiring a minimum number of lots/units per phase in a phased development to avoid an excessive number of meetings and time required for each phase.

PROPOSED FINDINGS:

- The proposed master plan appears to meet the requirements of the code
- The number of phases will increase from three to eight
- Amending the master plan is discretionary and the City is under no obligation to approve the proposal even if it complies with the land use code

ALTERNATIVE ACTIONS:

1. Recommendation of Approval (conditional). This action can be taken if the Planning Commission finds the proposal is in the best interest of the community.
 - a. Accept staff report
 - b. List accepted findings
 - c. Place condition(s) if needed
2. Continuance. This action can be taken if the Planning Commission feels that there are unresolved issues.
 - a. Accept staff report
 - b. List accepted findings
 - c. Reasons for continuance
 - i. Unresolved issues that must be addressed
 - d. Date when the item will be heard again
3. Recommendation of Denial. This action can be taken if the Planning Commission finds that the request is not in the best interest of the community.
 - a. Accept staff report
 - b. List accepted findings
 - c. Reasons for denial

PROPOSED CONDITIONS:

Staff has no recommended conditions.





Scale 1" = 100'
SCALE 1"=200' FOR 11"x17" PLANS

- LEGEND**
- WETLANDS
 - TOTAL
 - IMPROVED DITCH
 - 12' PRIVATE PAD AREA
 - HOUSE PAD AREA

LAND USE SUMMARY

9-1-10
TOTAL AREA
SUBDIVISION AREA
SUBDIVISION LOTS
TOTAL LOTS
TOTAL UNITS
DENSITY
GROSS OPEN SPACE
TOTAL OPEN SPACE
TOTAL OPEN SPACE (50% REQUIRED)

ROAD DENSITY CALCULATIONS

TOTAL PAD AREA
TOTAL PAD PER ACRE
DENSITY FOR 20' WIDE
DENSITY FOR 20' WIDE
AND 25' BUFFER
2,000(30-12.50) + 12,500(10) = 83.74
ALLOWED PAD UNITS FOR THE PROPERTY
TOTAL PAD UNITS ALLOWED FOR PROJECT
MEET OFFSITE OPEN SPACE REQUIREMENT FROM
METLAND CITY COUNCIL. MAXIMUM OF 97 UNITS ALLOWED
FOR THE DEVELOPMENT.

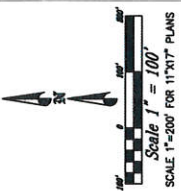
MINIMUM CITY CODE EXCEPTIONS NOTE:
THIS DEVELOPMENT EXCEEDS THE FOLLOWING EXCEPTIONS:
ALLOWED IN CITY CODE
TOTAL OPEN SPACE LESS THAN 50% WITH CITY
COUNCIL APPROVAL
WETLAND SETBACKS WITH CITY ENGINEER APPROVAL

THIS DOCUMENT IS RELEASED
UNLESS OTHERWISE SPECIFIED
UNLESS BOUND AND SEALED
DATE: 20.03.2023

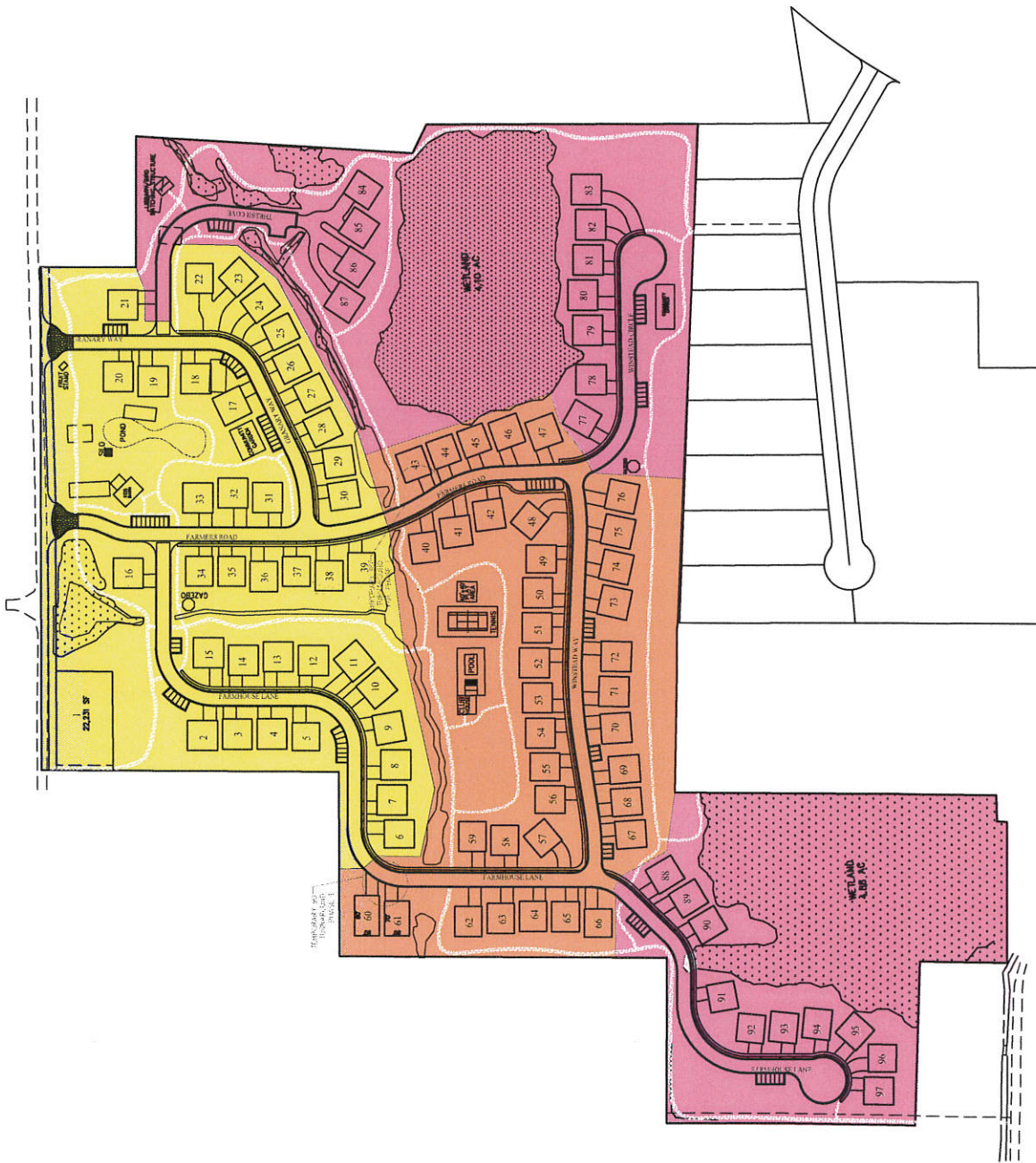
WATTS ENTERPRISES
REMUND FARMS
AMENDED MASTER PLAN

ENGINEERING
Resource Group, Inc.
3002 Main St, Suite 204
P.O. Box 1000
P.O. Box 1000
P.O. Box 1000

DRAWN BY: JES
DATE: 20.03.2023
REVISION: 2



- LEGEND**
- WETLANDS
 - PHASE 1 (15.06 AC)
 - PHASE 2 (12.84 AC)
 - PHASE 3 (21.08 AC)
 - WETLAND 1 (15.06 AC)
 - WETLAND 2 (12.84 AC)
 - WETLAND 3 (21.08 AC)



THIS DOCUMENT IS RELEASED
FOR REVIEW ONLY. IT IS NOT
TO BE USED FOR CONSTRUCTION
UNLESS SHOWN AND SIGNED.
DATE: 10 APR 2018

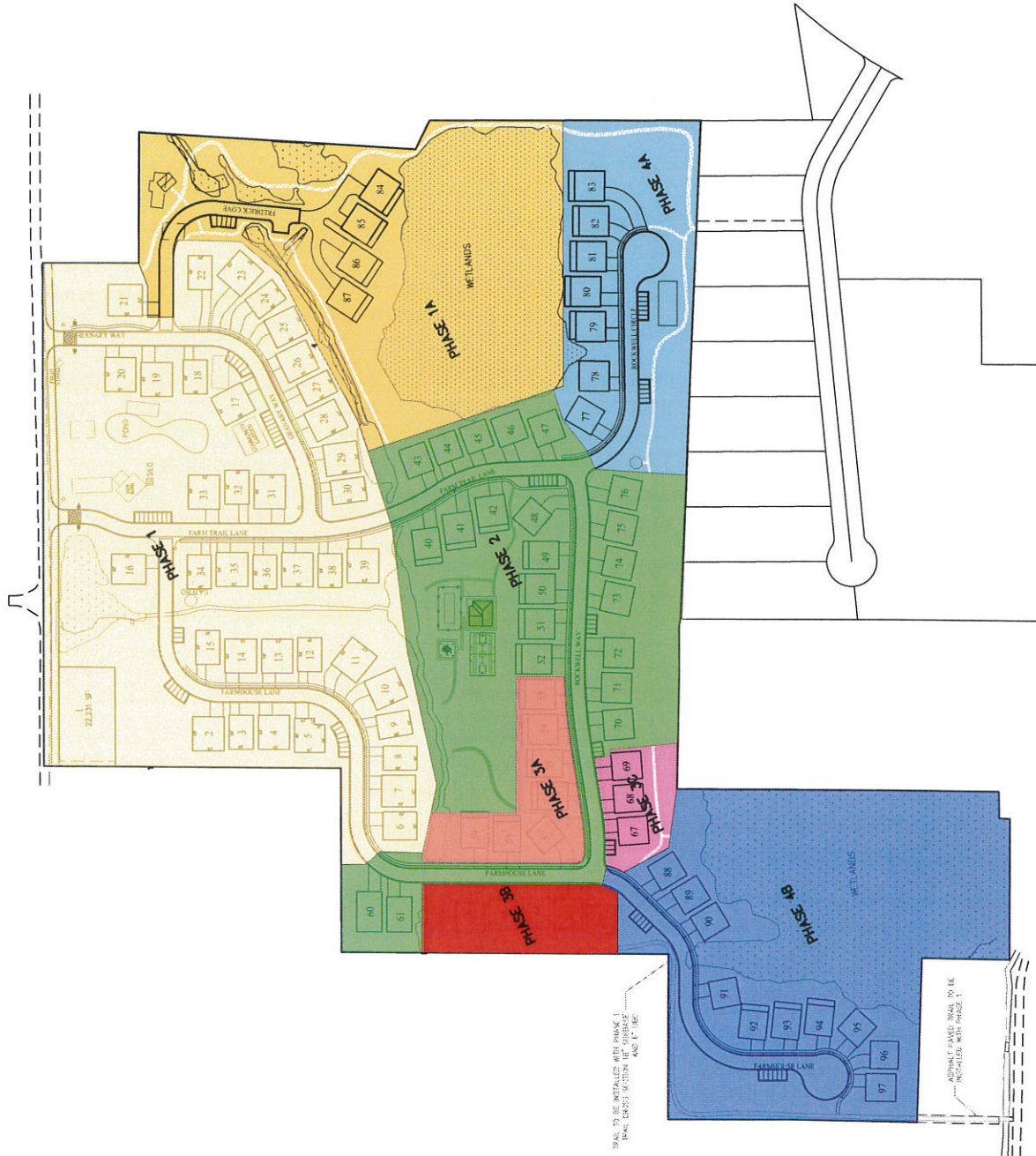
WATTS/INTERPRETIS		DATE: 19 APR 2018	SHEET
REMUND FARMS		DATE:	4
PHASING MASTER PLAN		DESIGN BY: EDR	UNIT
		DRAWN BY: EDR	REV
BERG ENGINEERING Resource Group P.C. 10000 N. 10th Ave., Suite 200 Phoenix, AZ 85020 PH: (602) 657-9949			



LEGEND

PHASE	AREA	UNITS
PHASE 1	15.94 ACRES	1-39
PHASE 1A	8.53 ACRES	84-87
PHASE 2	9.53 ACRES	88-92 & 93-97
PHASE 3A	1.40 ACRES	53-59
PHASE 3B	1.22 ACRES	62-66
PHASE 3C	0.76 ACRES	67-69
PHASE 4A	4.13 ACRES	77-83
PHASE 4B	9.34 ACRES	88-97

WETLANDS



THIS DOCUMENT IS RELEASED
 WITH NO LIABILITY FOR CONSTRUCTION
 OF THE PROJECT AND SHALL BE
 VALID FOR THE PROJECT ONLY.
 PAUL S. BERG, P.E.
 SERIAL NO. 255596
 DATE: 11 JUL 2018

WATTS ENTERPRISES
 REMUND FARMS
 AMENDED PHASING PLAN

BERG ENGINEERING
 Resource Group LLC
 10000 N. 10th Ave., Suite 100
 Phoenix, AZ 85020
 PH: 602.955.9749
 FAX: 602.955.9749
 EMAIL: info@bergengr.com
 DATE: 11 JUL 2018

DESIGN BY: PEB	DATE: 11 JUL 2018	SHEET	4
DESIGNED BY: CMB	REV:		

