

Memmen Young Rezoning Neighborhood Meeting
May 21, 2019
Rock Ridge Elementary School

Project Team:

Rusty Hall – Highline Engineering
Roy Mason – Villages Development
Clayton Trapp – Phelps Engineering

Attendance:

Approximately 25 to 30 residents attended.

Current Zoning:

Memmen Young was zoned in 1985 and encompasses a total of 206.3 acres with entitlements of 559 single-family units and 476 multi-family units totaling 1035 residential units. Post zoning approval, the Town approved the Skyline/Ridge Line Ordinance. A significant portion of the property has been identified as a major ridgeline preventing building in that area and another significant portion of the property has been identified as moderate skyline limiting buildings to 25 feet in height.

Synopsis of the Project:

The development team is proposing to rezone ~181 acres of the Memmen Young PD that includes entitlements for 510 single-family units and 476 multi-family units totaling 986 residential units. The purpose of the rezoning would be to shift use areas out of the major ridgeline and reestablish the entitlements for approximately 400 single family units and 300 paired home units (150 lots) totaling 700 residential units. As part of the rezoning application, the development team intends to request a variance to have approximately 15-20 lots encroach into the major ridgeline area. Some of these lots would just have their backyards encroach and the houses would be outside of the major ridgeline boundary.

General notes:

- Attached is a preliminary sketch plan of how the property could be ultimately laid out.
- 81 acres of the 186 total acres would be set aside as open space. This is approximately 45% of the property.
- While the sketch plan shows a total of 694 units, Mr. Hall indicated that as they work through the process he envisions the total number of units will ultimately fall closer to 650 units.
- During the process, the development team will engage with the Town on how the open space will be allocated (public vs private) and determine what type of trail system could be incorporated into the project.

Questions/Issues Raised:

- How is the height calculated?
 - Mr. Hall explained how the Town measures the height by the average finished grade to the top of the building.
 - Residents expressed concern that the effective height could be higher and impact the ridgeline and skyline.
- Will there be over lot grading of the property and could that raise the ultimate elevation of the top of the homes and impact ridgeline and skyline.
 - Mr. Hall indicated that over lot grading of the property will occur and could effectively raise the height of some homes.
 - Mr. Hall indicated that the property topography resembles a bowl with higher elevations at the edges and the property dipping down in the middle. It would be expected that they would cut from the edges to fill in the middle to balance the site.
- What would be the anticipated house size be and who would be the builders?
 - The single family homes would range from 2,400 to 3,000 square feet.
 - The development team could not disclose who the builders would be but they indicated it could be a few different national builders
 - Residents expressed concern about the quality of architecture of the homes. Expressed that national home builders could be a good or bad thing.
 - It was asked if the development could consist of fewer larger and more expensive homes. The development team responded that the market would not support that type of product.
- Questions were raised about the traffic impact on the surrounding roads, specifically 5th Street.
 - The development team is currently commissioning a traffic study and will work with the Town and will be better able to address in future meetings.
- Questions were raised about drainage from the site, especially down to properties on Gordon Dr., S Larkspur Dr., and Santana Dr.
 - Drainage will be designed to conform to all Town and State requirements.
- Questions about the soils and rock fall dangers, especially on the north portion of the property
 - A soil study is being commissioned which will identify mitigation measures.

Summary:

Residents asked Mr. Hall to summarize what he had heard during the meeting. Mr. Hall indicated that there were several things brought up the development team will look to address or provide more detailed questions in future meetings but there was one overarching theme to the meeting. That theme was the impact that the development will have on the ridgeline. Specifically, the proposed western most cul-de-sac. It is not just the houses that they are asking to be allowed to encroach into the ridgeline area no build area that residents are concerned about but also the houses that are just outside of the no build zone (this areas has been clouded on the sketch plan). Residents appeared to agree with this summary.

Next Steps:

The development team indicated that they are still working towards a submittal to the Town. They proposed another neighborhood meeting after they receive first review comments so that they can show residents an updated plan that incorporates their comments and the Town's comments.