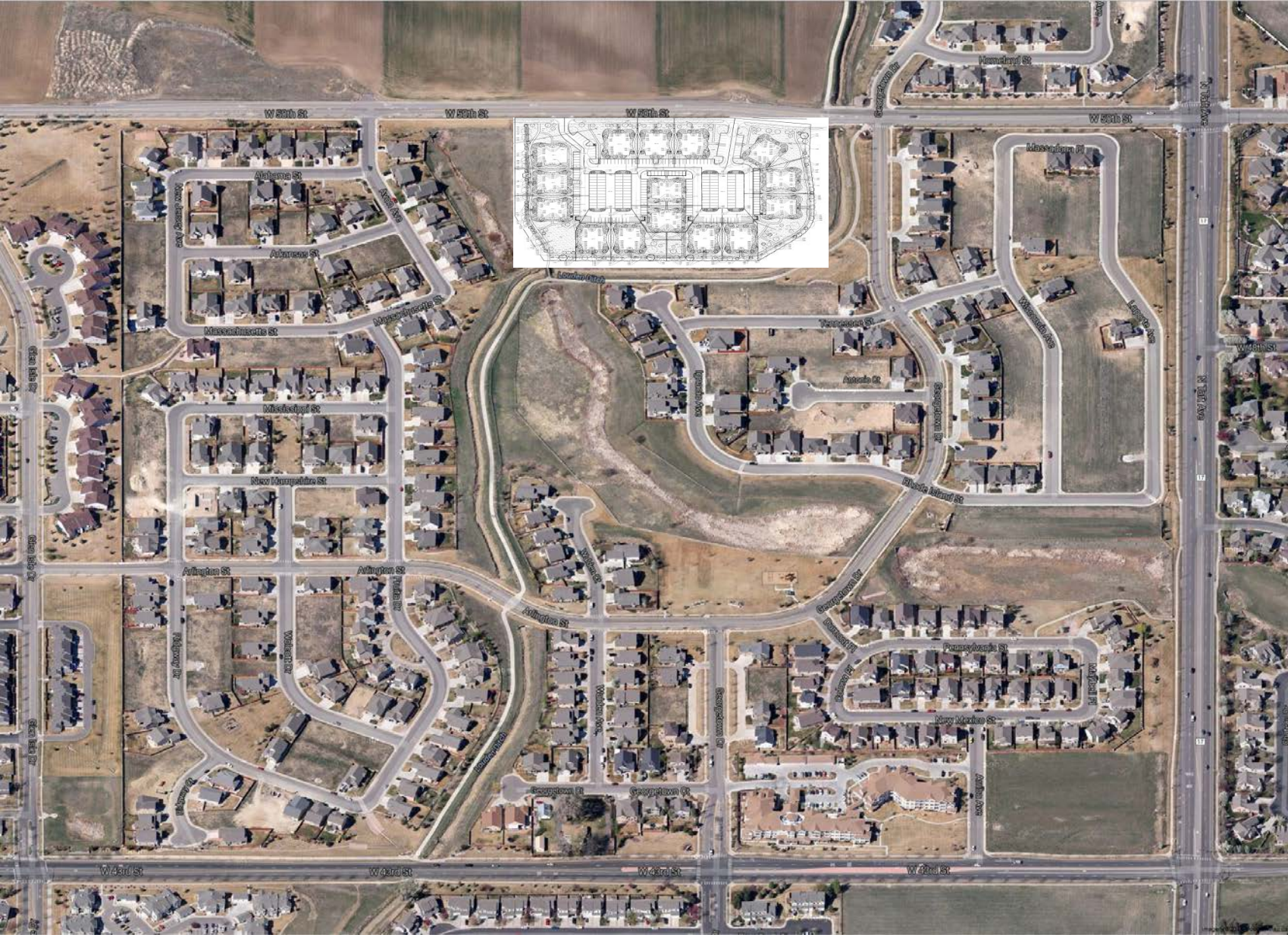


# Kendall Brook – Multi-Family

Development Proposal for 15 8-plex buildings (120 units)



## Project Details:

- Preliminary Development Plan (PDP) for development of 15 8-plex buildings (120 units)
- Preliminary Plat subdividing a single parcel (Outlot A, Kendall Brook First Subdivision – 7.6 acres) into 17 lots

## Role of the City Council:

- Conduct a public hearing on the appeal for consideration of the *Kendall Brook – Multi-Family* proposal.
- Determine compliance related to City Standards/Findings and the *Kendall Brook General Development Plan (GDP)* to uphold, reverse or modify the Planning Commission decision from August 11, 2014.
- Both the development plan and subdivision plat are connected. Approval should not be granted to one and not the other.
- The City Council decision on the appeal is final. Any appeal of the City Council's decision would be made to the Larimer County District Court.

**The matter before City Council is the appeal of the Planning Commission's decision to deny the Kendall Brook Multi-Family Preliminary Development Plan and Preliminary Plat**

# Evidence presented at the Planning Commission:

- **Measureable standards vs. discretionary standards (L.M.C. 18.41.050.D.4 (b) and (c))**
  - Detrimental impacts on surrounding properties
  - Compatibility – complementary to and in harmony with existing development
  - Design features that are “appropriate”
  
- **General Development Plan (GDP) requirements (Exhibit A, page 254):**
  - *“Where two townhomes/multifamily etc. buildings are adjacent to each other, one of the end units shall be one story”*
  - The PDP did not provide for review by the Kendall Brook Architectural Review Committee
  
- **Strong opposition based on evidence that the proposed project is not complementary to the neighborhood nor compatible with the neighborhood**
  
- **Outcome – reflection of community values**
  - Those being complementary to and in harmony with existing development

## Neighborhood Involvement:

- Development proposal was initially presented to surrounding property owners at a neighborhood meeting on *April 24, 2014*.
  - Over 100 property owners attended
  - Meeting documented in a summary provided by City staff
  
- Throughout City review, many concerns have been expressed – see neighborhood correspondence.
  
- Kendall Brook and Taft Hill Farms Home Owners Associations have requested formal presentation to the City Council at the appeal hearing.
  
- Opportunities to seek further cooperation between applicant and neighborhood are desired.

## City Staff Analysis:

*Zoning - How does zoning support this type of use?*

- The *Kendall Brook Subdivision* is a master planned community. As part of the zoning, a GDP was created, allowing for multi-family opportunities on the subject property.

*Comprehensive Plan - How can density be so high, given the land use is Low Density Residential (LDR)?*

- In limited areas of a master planned community, the City's Comprehensive Plan allows opportunities for higher density. This is further supported by a policy to provide for a variety of housing options within the City.

*Adequate Community Facilities (ACF) – How can the City street network support the amount of traffic this project will generate?*

- All development must comply with the adopted ACF standards for delivery of services (i.e. transportation, emergency protection, utilities, and stormwater).

*Site Development Performance Standards and Guidelines – Does parking comply with City requirements? Where will vehicles park, if not on the site?*

- Access and circulation, parking, grading and drainage, illumination, landscaping and screening/buffering.

## Planning Commission Decision:

On August 11, 2014, the Planning Commission held a public hearing to consider the Kendall Brook Multi-Family Preliminary Development Plan and Preliminary Plat applications. After testimony provided by City staff, the applicant, and surrounding residents, Planning Commission voted unanimously to deny approval of the applications. This decision is reflected in Resolution #14-03, adopted on August 25, 2014. [Exhibit C \(page 323\):](#)