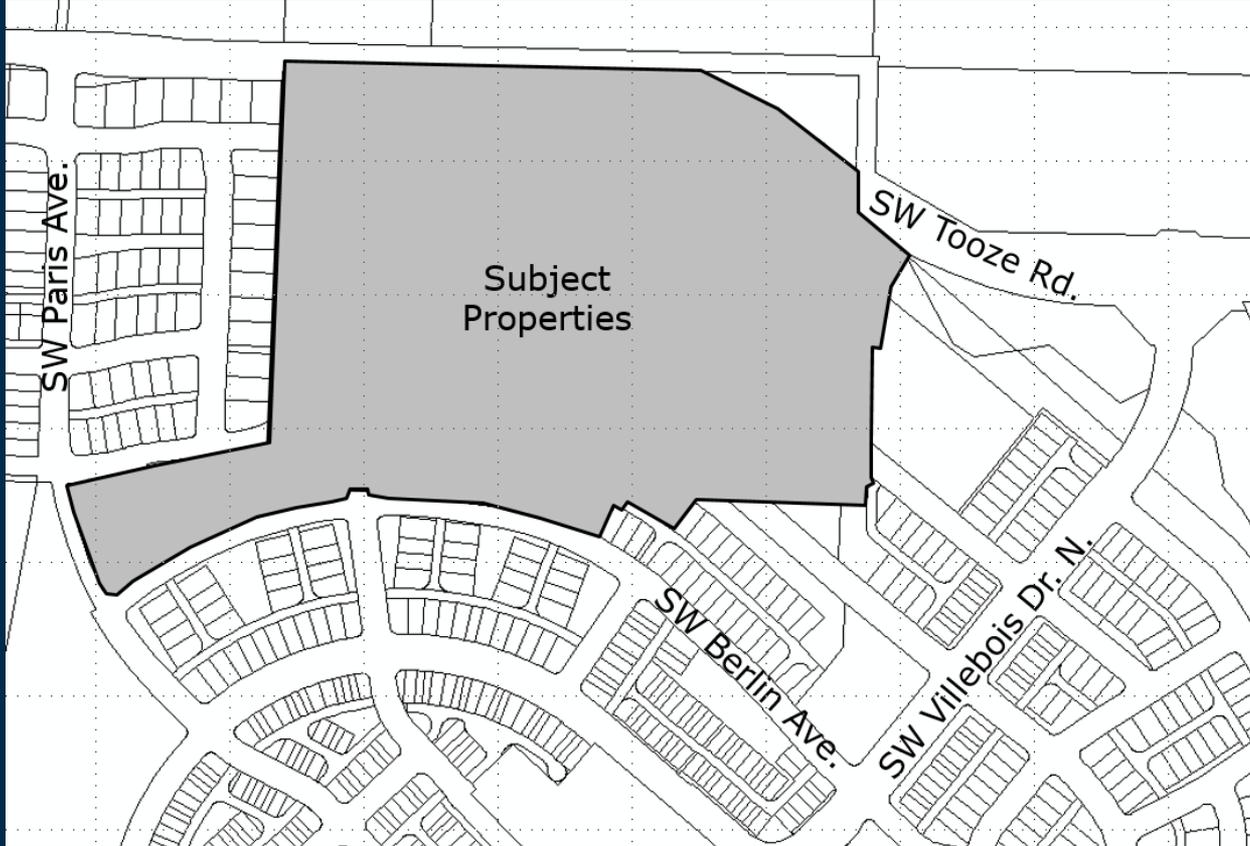


DRB Panel B Public Hearing
November 26, 2018

Presented by: Daniel Pauly AICP, Senior Planner

Location

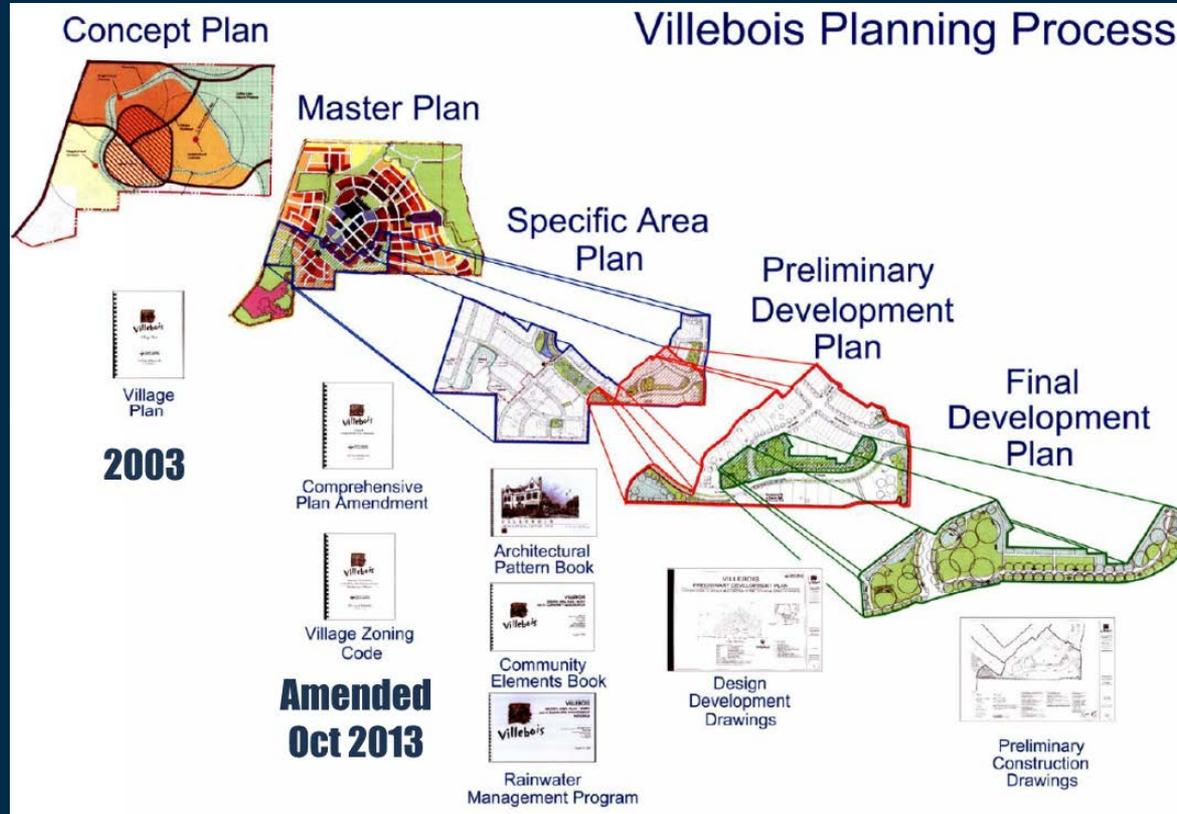


The Requests

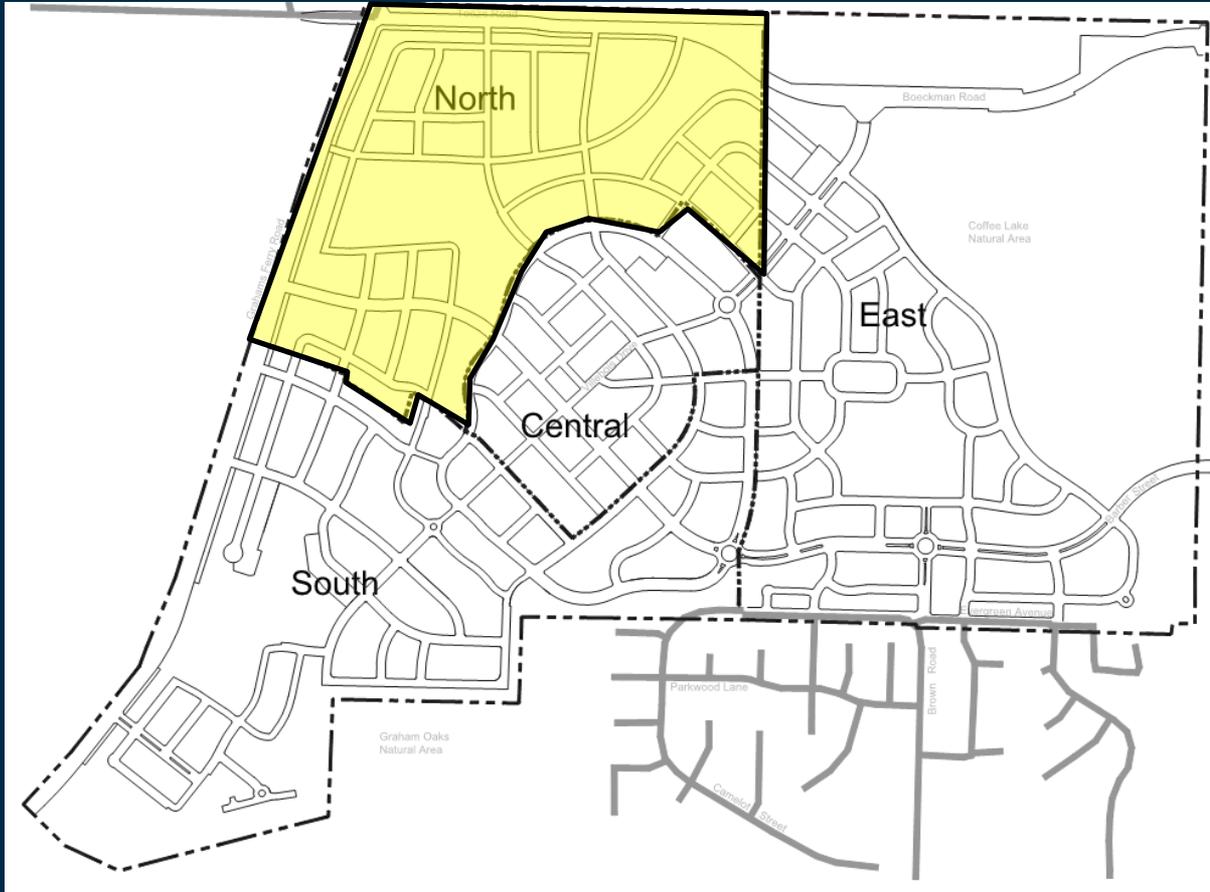
- Zone Map Amendment
- Specific Area Plan North Amendment
 - Includes Refinements to the Villebois Village Master Plan
- Preliminary Development Plan
- Final Development Plan
- Tentative Subdivision Plat
- Type C Tree Plan
- Significant Resource Impact Review



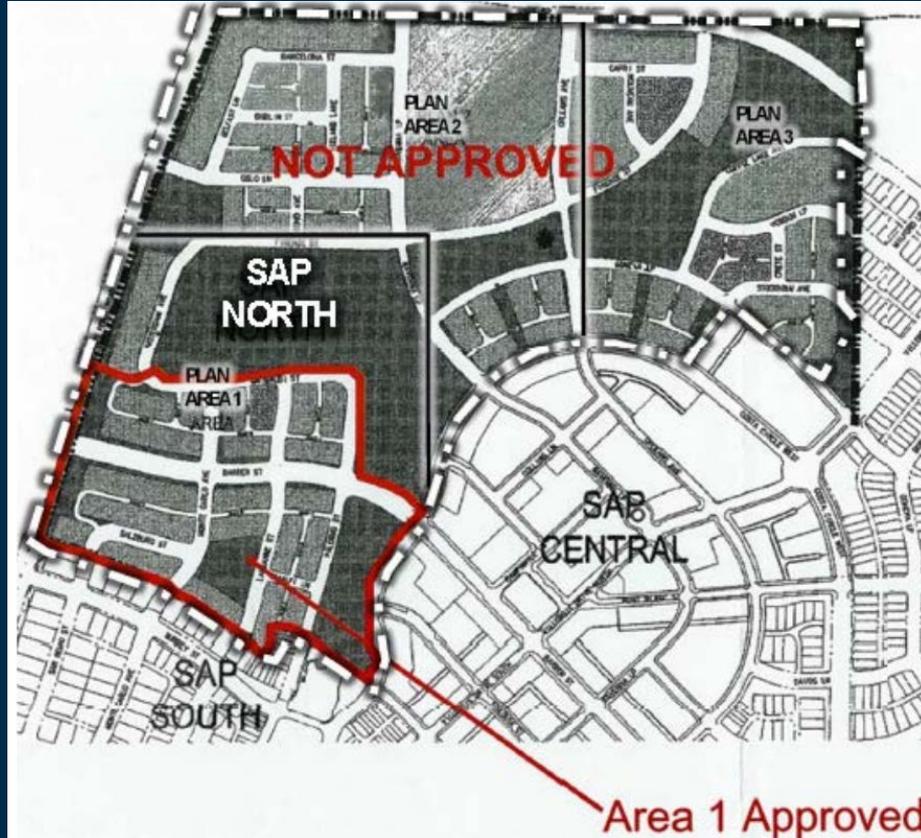
Villebois Process



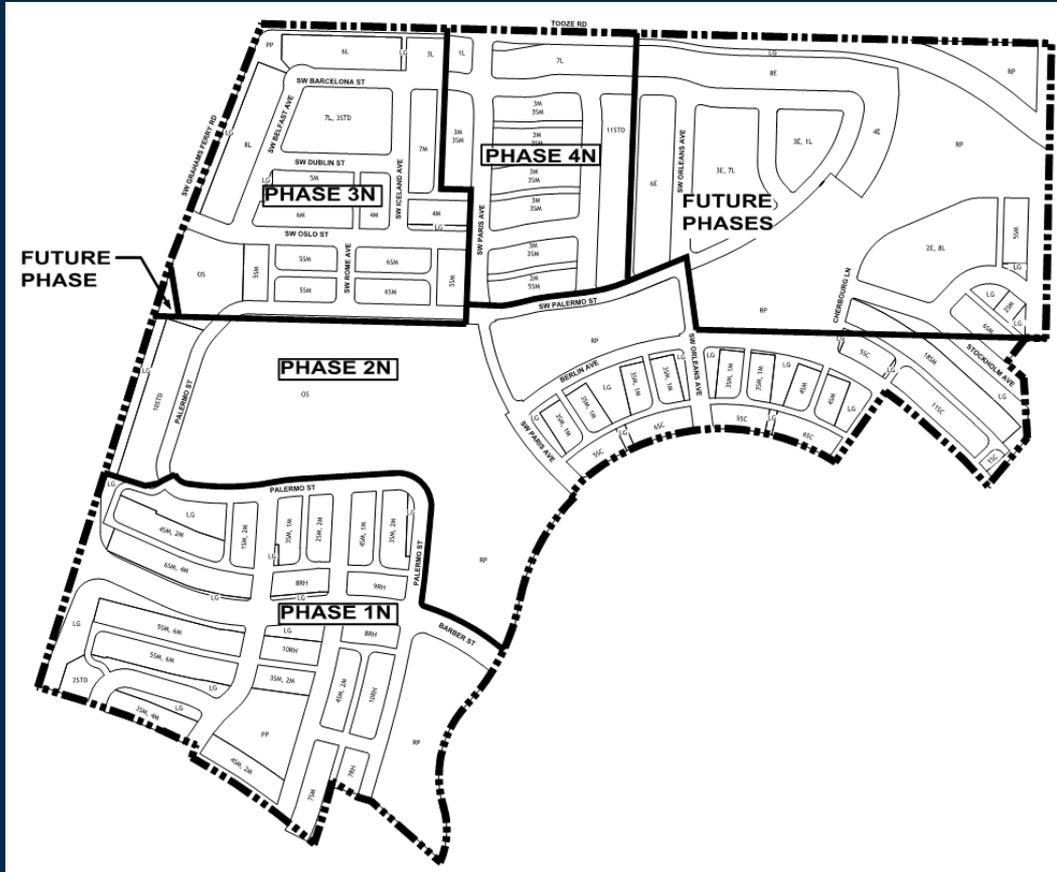
Specific Area Plan North



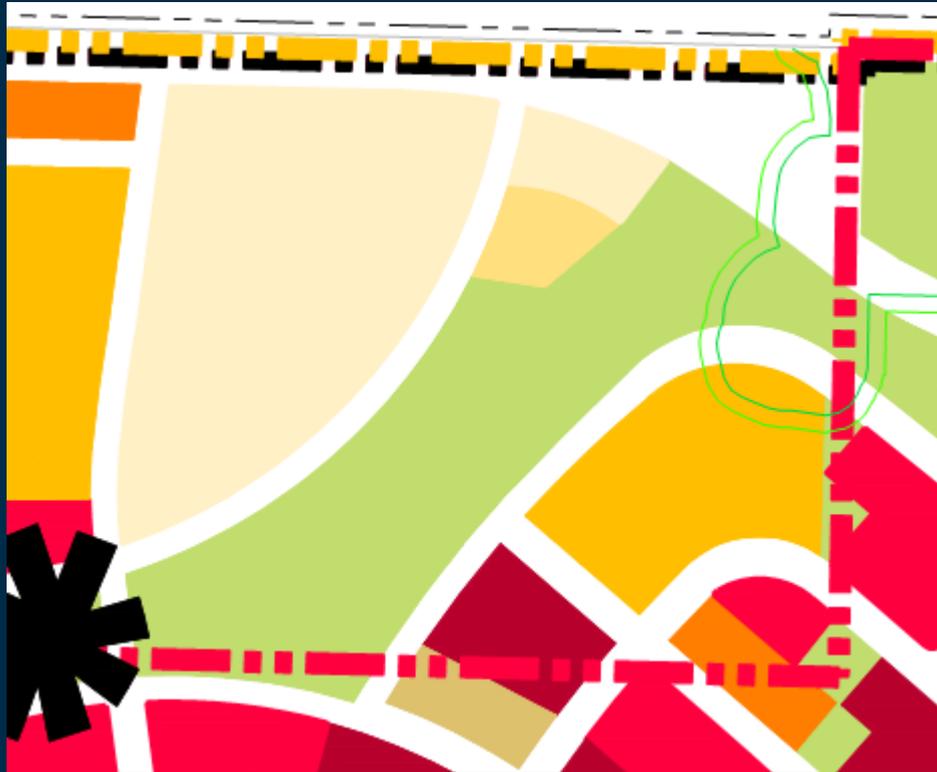
Specific Area Plan North



Specific Area Plan North



Villebois Master Plan



Master Plan Figure 1



Villebois Master Plan

Master Plan Figure 5B



Original Submittal July 2018



Trees in Regional Park 6

Master Plan Descriptions

- RP 6: Regional Park component 6 preserves several large groves of trees . . .

Trees and Development in General

Existing wooded areas, significant clumps/groves of trees and vegetation, and all trees with a diameter at breast height of six inches or greater shall be incorporated into the development plan and protected wherever feasible. WC 4.171 (.04) 2.





Current Proposal



Current Proposal



-  EXISTING TREES TO REMAIN
-  EXISTING TREES LIKELY TO REMAIN
-  EXISTING TREES TO BE REMOVED

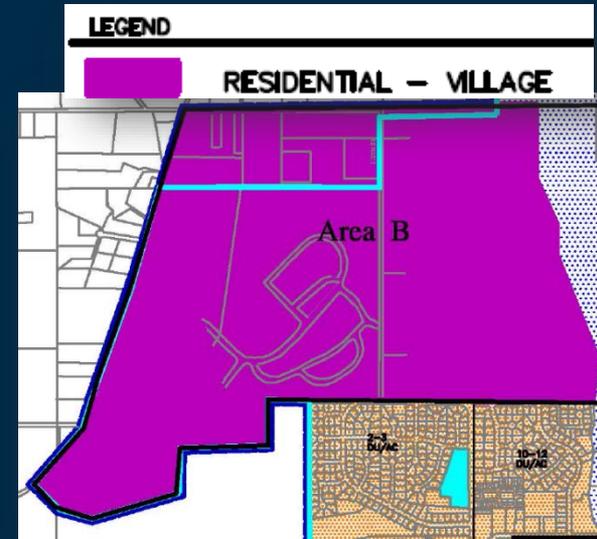
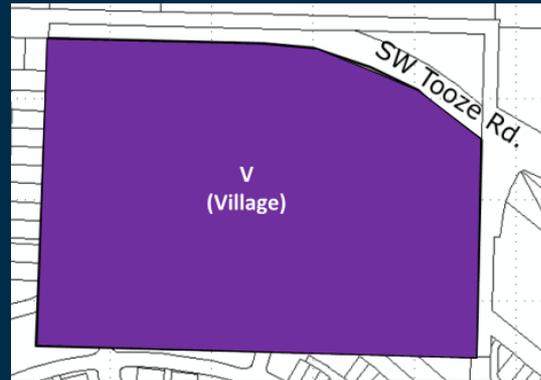
Zone Map Amendment



Current



Proposed



SAP North Amendment

Adopt SAP Elements Not Previously Approved:

- Historic and Cultural Resource Inventory
- Tree Inventory

Changes SAP and Master Plan Refinements:

- Street Network
- Parks, Trails, and Open Space
- Utilities
- Land Use and Density



SAP North Amendment

	Currently Approved Count in SAP N	Proposed Unit Count in SAP N	% Change
Medium/Standard/ Large/Estate	179	197	10%
Small Detached/ Small Cottage/ Row Homes/ Neighborhood Apt.	246	271	10%
Total	425	468	10%

Preliminary Development Plan



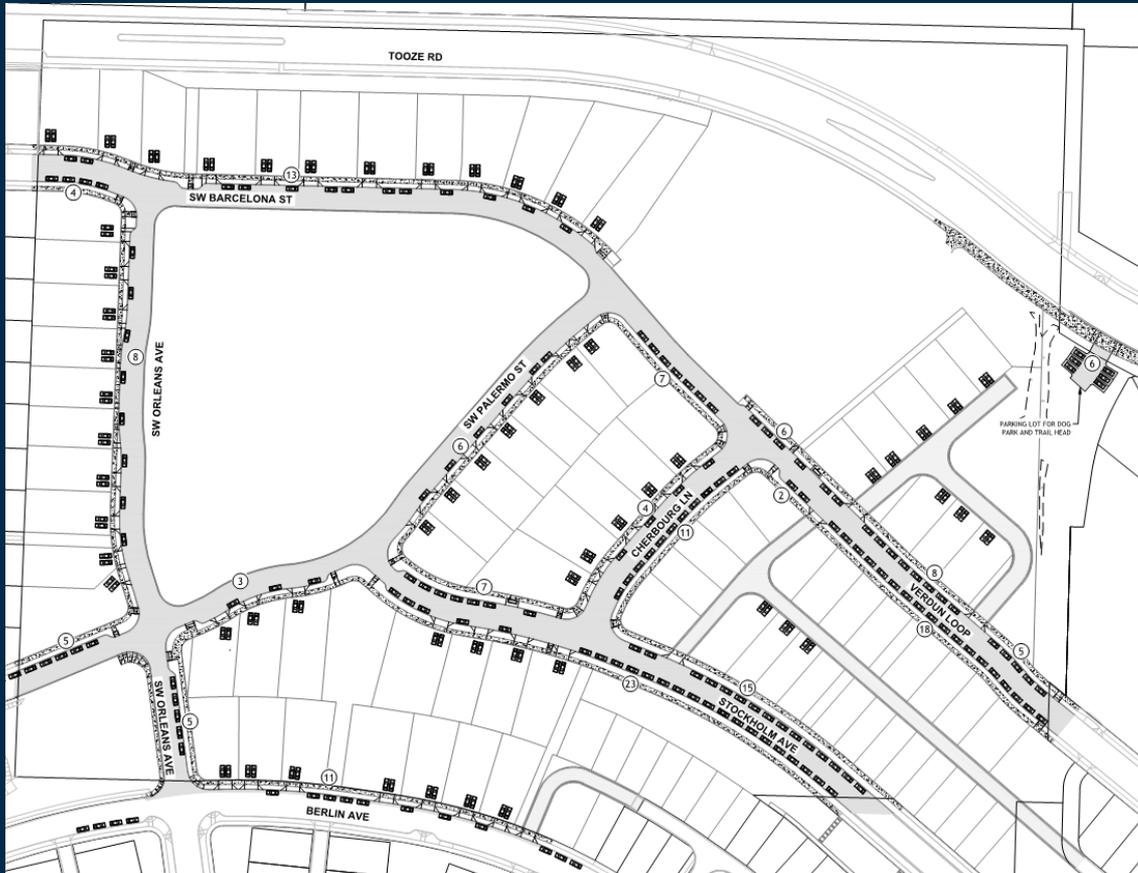
Proposed Housing Type	Number of Units
Large-Size Single-Family	7
Standard-Size Single-Family	41
Medium-Size Single-Family	9
Small-Size Single-Family	32
Total	89



Traffic and Parking

Land Use (ITE Code)	Size	Average Trip Generation Rate	Number of New Trips (p.m. peak)		
			In	Out	Total
<i>Basis of Traffic Impact Analysis (January 2016)</i>					
Single Family Units (210)	440 units	1.01 trips/unit	280	164	444
Apartments (220)	10 units	0.62 trips/unit	4	2	6
<i>Total Trips</i>			284	166	450
<i>Current Plans (September 2018)</i>					
Single Family Units (210)	468 units	1.01 trips/unit	298	175	473
<i>Total Trips</i>			298	175	473
<i>Net New Trips</i>			+14	+9	+23

Traffic and Parking



OFF STREET PARKING

REQUIRED

- SINGLE FAMILY HOUSES:
89 UNITS AT 1 SPACE/UNIT = 89 SPACES

PROVIDED

- SINGLE FAMILY HOUSES:
30 - UNITS W/2 CAR GARAGE = 60 SPACES
59 - UNITS W/2 CAR GARAGE
AND 2 DRIVEWAY SPACE = 236 SPACES
296 SPACES

ON STREET PARKING

PROVIDED

- SINGLE FAMILY HOUSES: 17 SPACES
- SW BARCELONA ST: 13 SPACES
- SW ORLEANS AVE: 13 SPACES
- SW PALERMO ST: 14 SPACES
- SW CHERBOURG LN: 15 SPACES
- SW STOCKHOLM AVE: 45 SPACES
- SW VERDUN LP: 46 SPACES
- SW BERLIN AVE: 11 SPACES
- PARKING LOT FOR PARK: 6 SPACES
167 SPACES

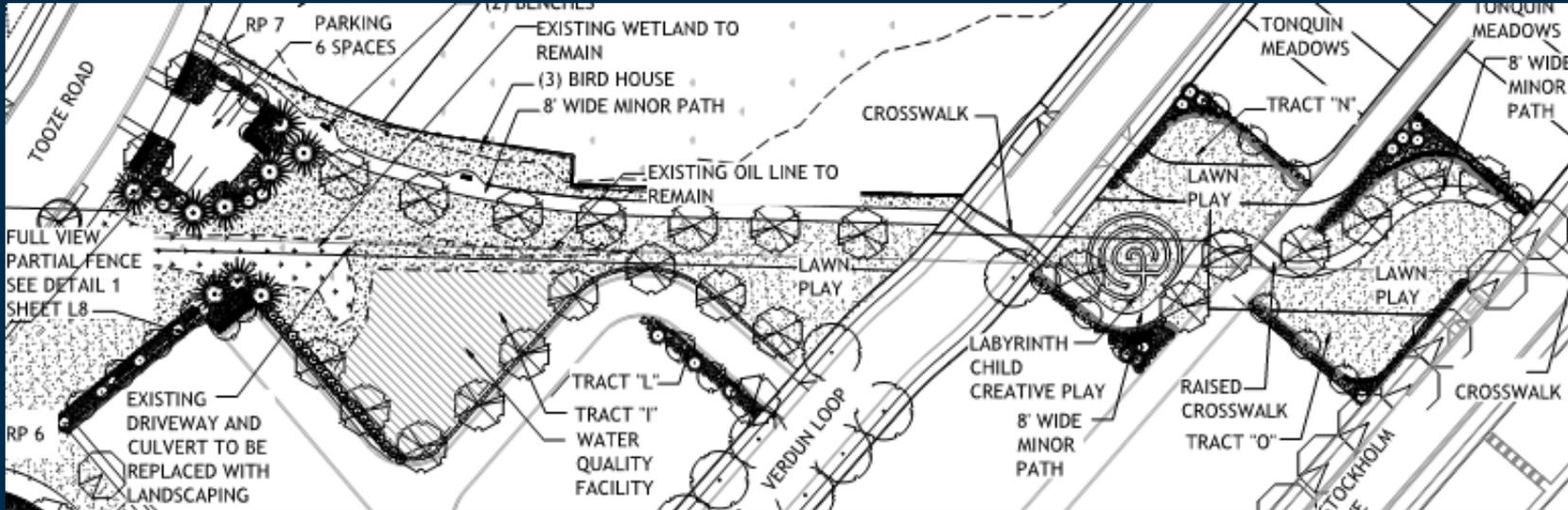
TOTAL PARKING REQUIRED: 89 SPACES

TOTAL PARKING PROVIDED: 463 SPACES

Final Development Plan



Final Development Plan



Type C Tree Plan

Figure 1. Count of Trees by Species and Condition Rating – Villebois PDP 5N Clermont.

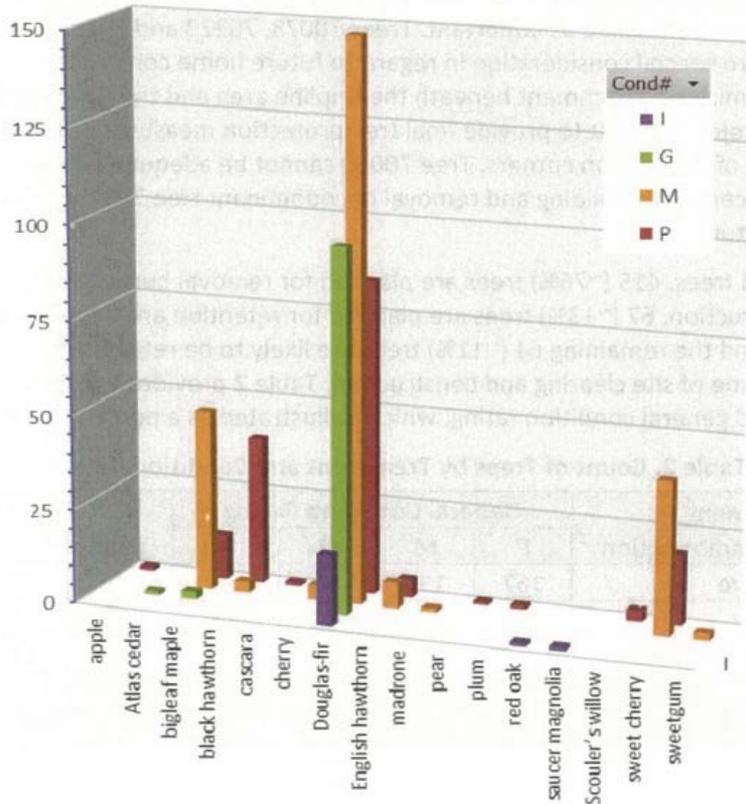
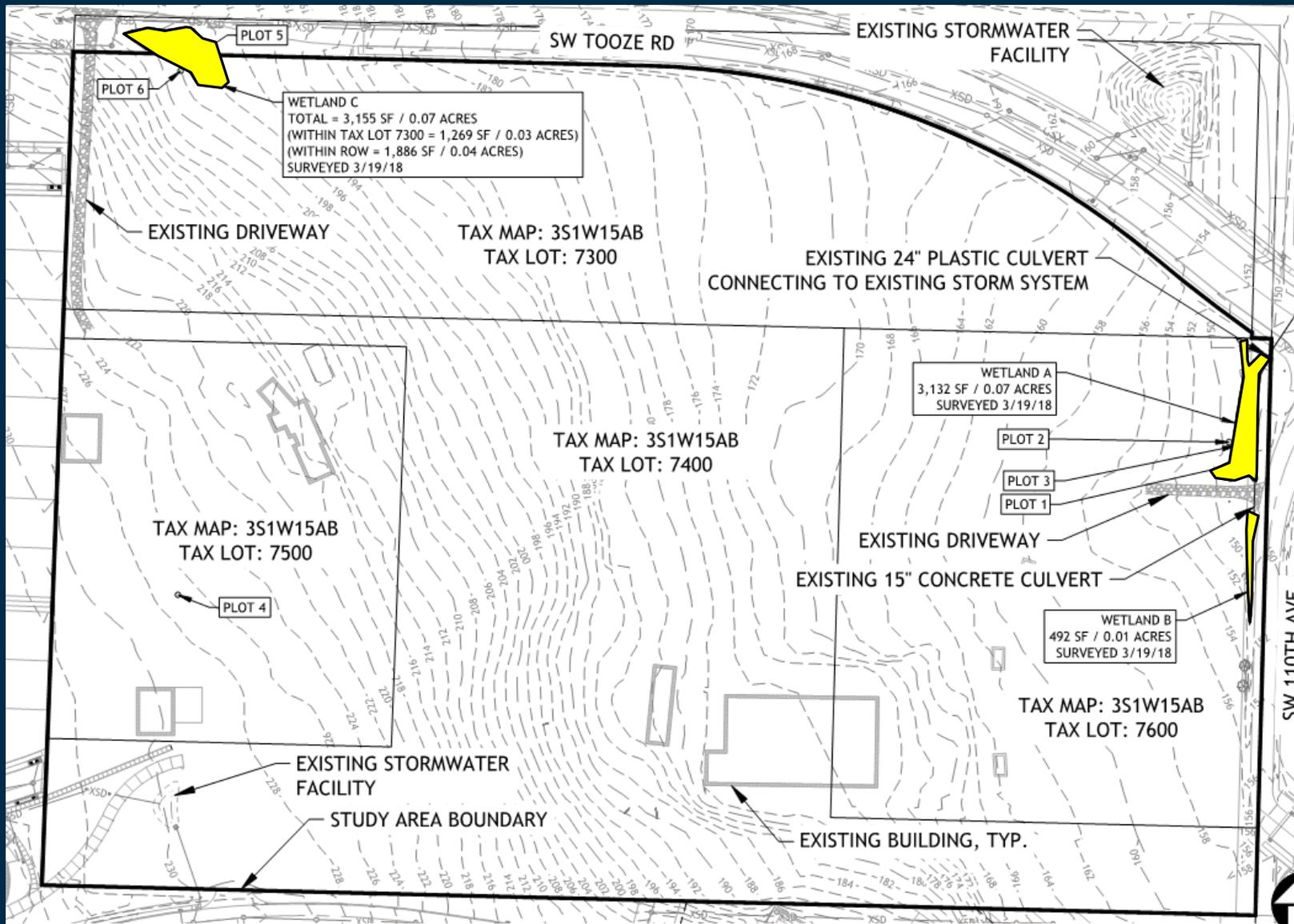


Table 2. Count of Trees by Treatment and Condition Rating.

Treatment Recommendation	General Condition Rating				Total	%
	P	M	G	I		
Remove	167	196	45	7	415	76%
Retain	-	12	44	11	67	13%
Likely to Retain	-	47	11	3	61	11%
Total	167	255	100	21	543	100%
Percent	31%	47%	18%	4%		

Significant Resource Impact Report





PLOT 5

SW TOOZE RD

EXISTING STORMWATER FACILITY

PLOT 6

WETLAND C
TOTAL = 3,155 SF / 0.07 ACRES
(WITHIN TAX LOT 7300 = 1,269 SF / 0.03 ACRES)
(WITHIN ROW = 1,886 SF / 0.04 ACRES)
SURVEYED 3/19/18

EXISTING DRIVEWAY

TAX MAP: 3S1W15AB
TAX LOT: 7300

EXISTING 24" PLASTIC CULVERT
CONNECTING TO EXISTING STORM SYSTEM

TAX MAP: 3S1W15AB
TAX LOT: 7400

WETLAND A
3,132 SF / 0.07 ACRES
SURVEYED 3/19/18

PLOT 2

PLOT 3

PLOT 1

TAX MAP: 3S1W15AB
TAX LOT: 7500

PLOT 4

EXISTING DRIVEWAY

EXISTING 15" CONCRETE CULVERT

WETLAND B
492 SF / 0.01 ACRES
SURVEYED 3/19/18

TAX MAP: 3S1W15AB
TAX LOT: 7600

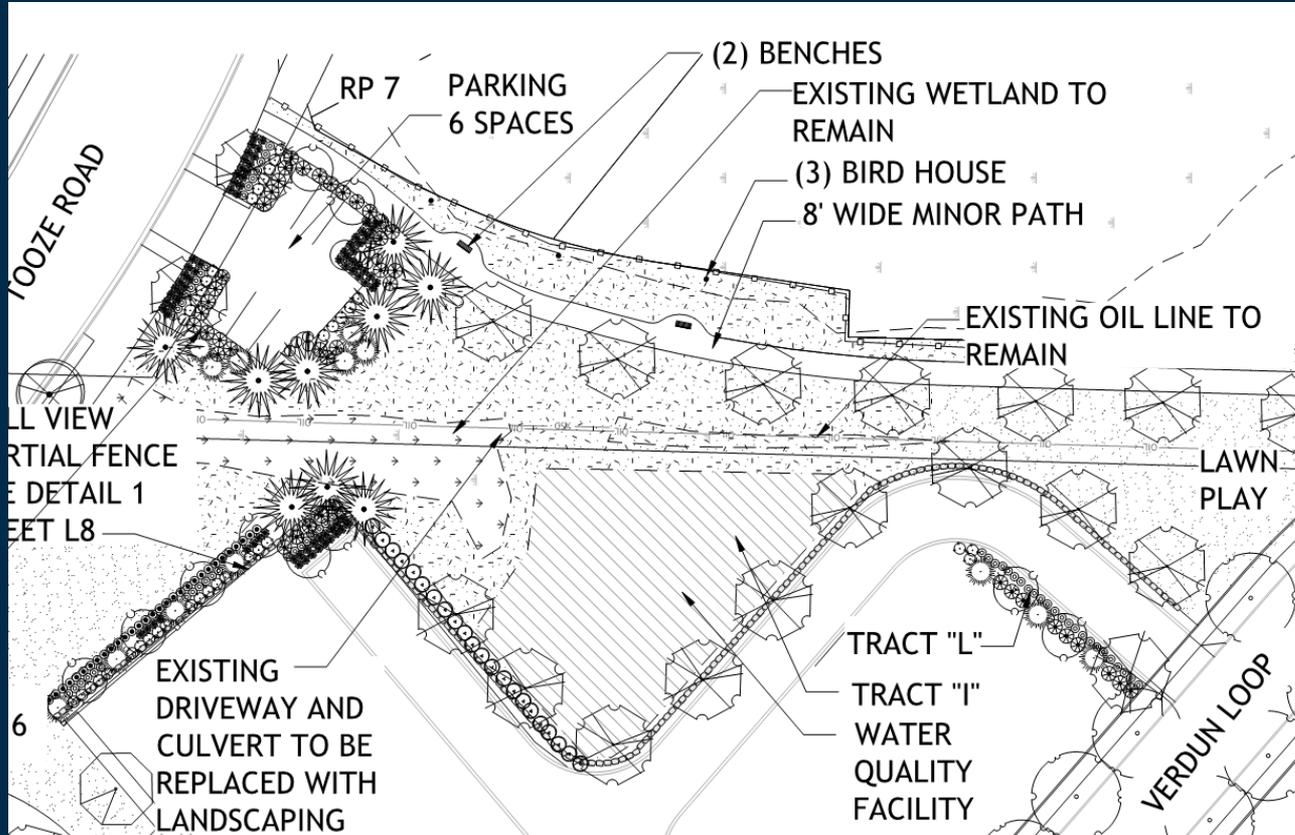
EXISTING STORMWATER FACILITY

STUDY AREA BOUNDARY

EXISTING BUILDING, TYP.

SW 110TH AVE

Significant Resource Impact Report



Questions & Corrections

