

Ghost Tree II

PZ-21-00155-07

Preliminary Plat

City Council | June 4, 2024

Wesley Welch | Planner



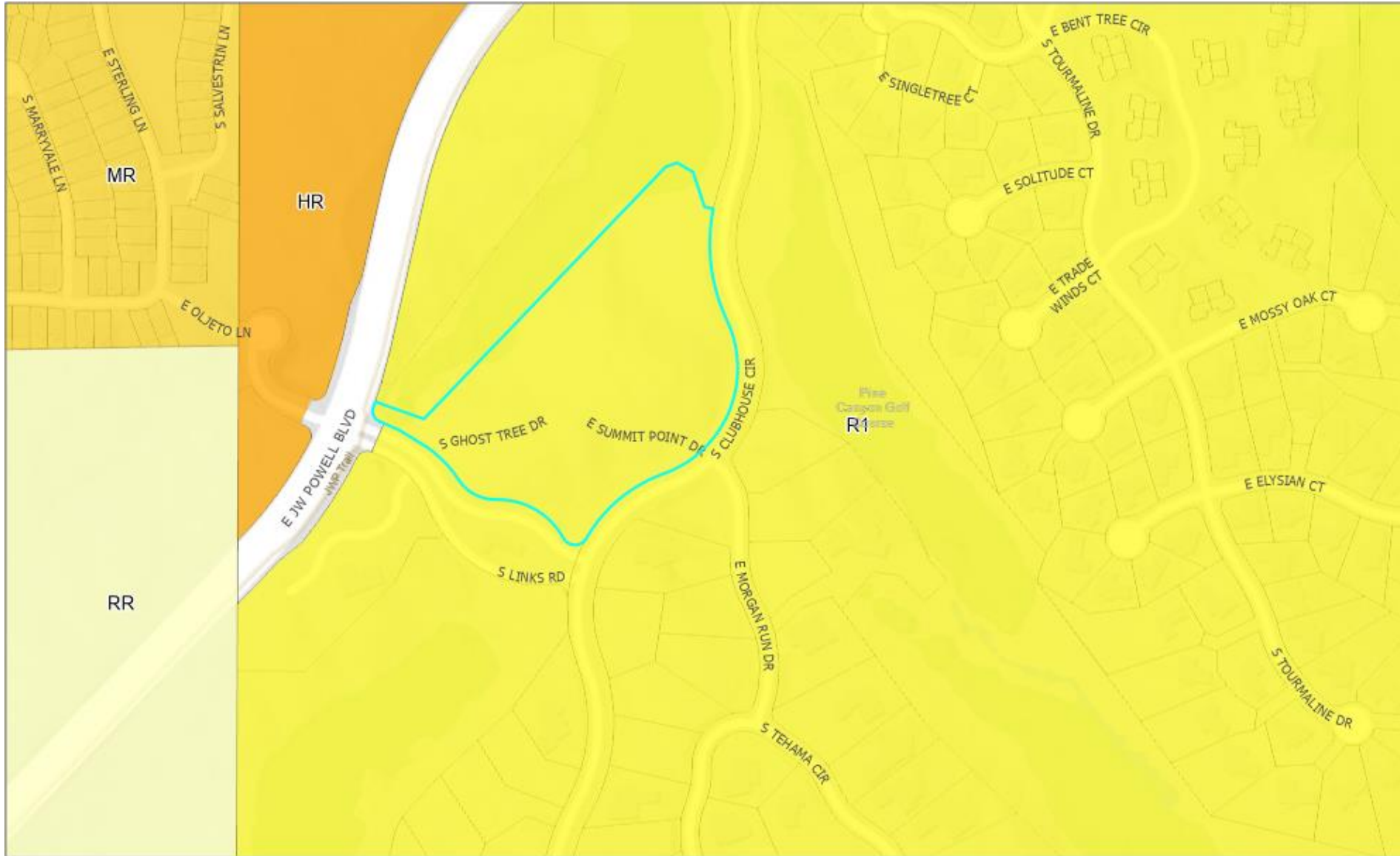


Request Overview

- Request from TLC PC Land Investors, LLC for **Preliminary Plat approval for Ghost Tree II** located at 3201 S Clubhouse Circle.
- Single family subdivision with 12 single-family home lots on 7.87 acres in the R1 (Single-family Residential) Zone.
- Staff approved the Preliminary Plat on April 8, 2024.
- Planning & Zoning Commission recommended approval on May 8, 2024.



Vicinity Map





Background

- Final Plat for Ghost Tree II was originally approved by Council on January 3, 2023.
- Plat was unable to be properly recorded
- This plat request is to clean up minor errors
- 7.87 acres
- R1 Zone
- 12 single family lots
- Resource Protection Overlay



Required Finding #1: Zoning Code (Title 10)



Meets R1 Zone Standards

- Gross Density
 - 2 units/acre
- Lot design
 - Meets minimum lot size, width, depth requirements
- Due to the unique topography of the site, individual building envelopes are on each site.



Required Finding #1: Zoning Code (Title 10)



Resource Protection Standards

FOREST RESOURCE SUMMARY				
EXISTING TREE RESOURCE POINTS	REQUIRED TREE PROTECTION		PROPOSED TREE PROTECTION	
	PERCENTAGE	POINTS	PERCENTAGE	POINTS
529	50%	265	50.47%	267

STEEP SLOPES RESOURCE SUMMARY					
STEEP SLOPES RESOURCE	TOTAL SQUARE FEET	REQUIRED SLOPE PROTECTION		PROPOSED SLOPE PROTECTION	
		PERCENTAGE	SQUARE FEET	PERCENTAGE	SQUARE FEET
SLOPES 17%-24.99%	89,393	70%	62,575	68.50%	61,235
SLOPES 25%-34.99%	26,326	80%	21,061	84.37%	22,212
SLOPES 35%+	NONE	-	-	-	-

- Excess slope in the 25% - 34.99% category was converted to tree points per 10-50.90.050.C.4
- $1,151 \text{ square feet of excess slope} / 50 = 23 \text{ extra tree points.}$



Required Finding #1: Zoning Code (Title 10)

Resource Protection Standards

- Applicant is requesting a reduction of the required slope resources for the 17%-24.99% category
 - Required Preservation: 70%
 - Actual Preservation: 68.5%
- Reductions up to 5% may be approved by the Planning Director, reductions up to 10% may be approved by Planning and Zoning Commission.
 - The plat was approved by the Planning and Zoning Commission, with the reduced slope reduction, on May 8.



Required Finding #1: Zoning Code (Title 10)

Resource Protection Standards

- 10-90.90.110(B) identifies 4 items that need to be addressed for the Commission to grant the reduction:
 1. Why priority areas described in Section 10-50.90.090, Priority for Resource Protection, cannot be retained.
 2. That there are no reasonable methods or techniques to implement the resource protection requirements of this division.
 3. A proposal for mitigation as defined in this section.
 4. Mitigation proposals should not create future fire problems and have been approved by the FFD.



Resource Protection Plan



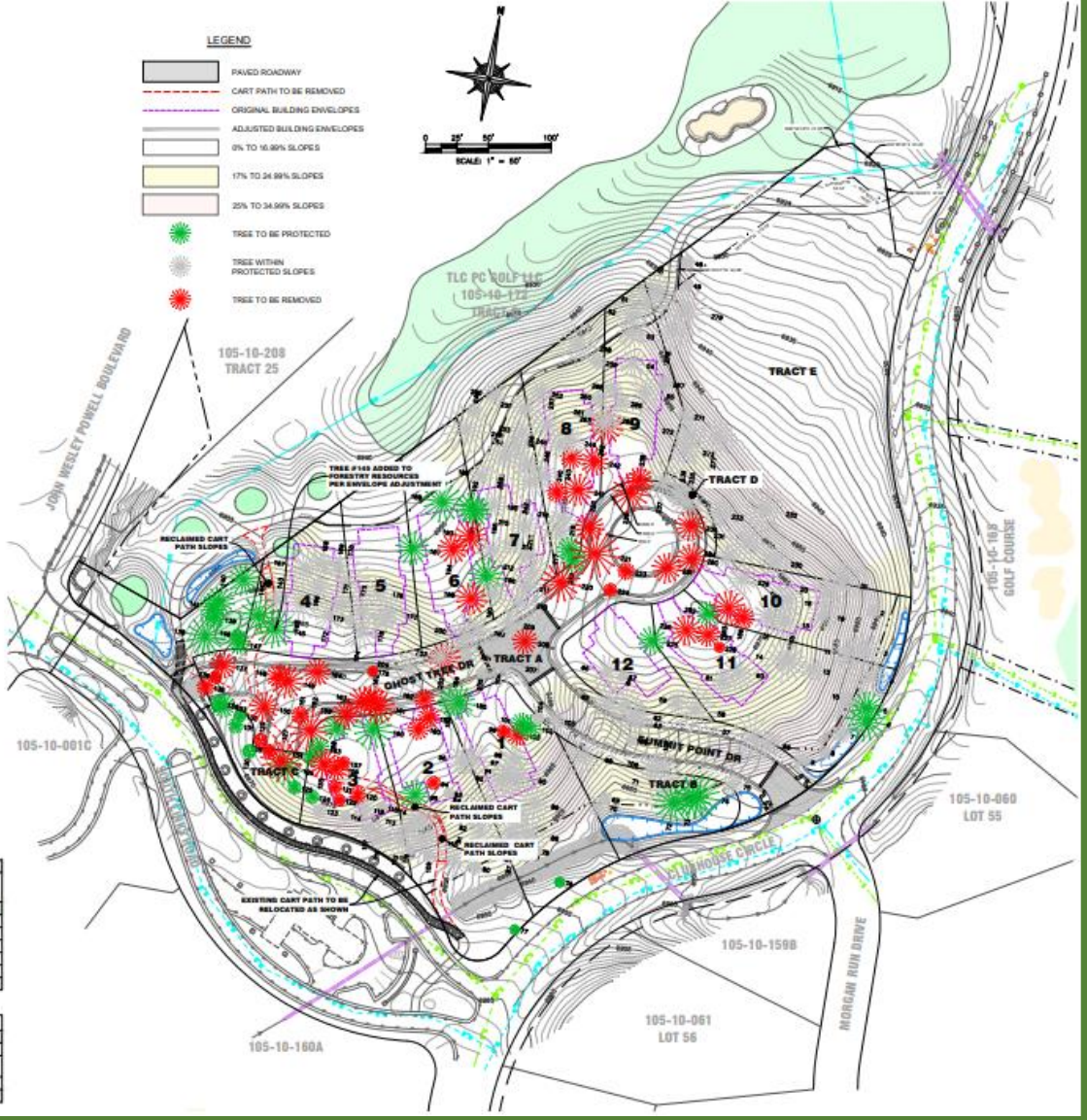
FOREST RESOURCE SUMMARY				
EXISTING TREE RESOURCE POINTS	REQUIRED TREE PROTECTION		PROPOSED TREE PROTECTION	
	POINTS	PERCENTAGE	POINTS	PERCENTAGE
529	304	57.5%	267	50.5%

STEEP SLOPES RESOURCE SUMMARY					
STEEP SLOPES RESOURCE	TOTAL SQUARE FEET	REQUIRED SLOPE PROTECTION		PROPOSED SLOPE PROTECTION	
		PERCENTAGE	SQUARE FEET	PERCENTAGE	SQUARE FEET
SLOPES 17% TO 24.99%	88,991	10%	8,899	10%	88,991
SLOPES 25% TO 34.99%	88,991	20%	17,798	20%	17,798
SLOPES 35% TO 44.99%	88,991	30%	26,697	30%	26,697
SLOPES 45% TO 54.99%	88,991	40%	35,596	40%	35,596
SLOPES 55% TO 64.99%	88,991	50%	44,495	50%	44,495
SLOPES 65% TO 74.99%	88,991	60%	53,394	60%	53,394
SLOPES 75% TO 84.99%	88,991	70%	62,293	70%	62,293
SLOPES 85% TO 94.99%	88,991	80%	71,192	80%	71,192
SLOPES 95% TO 100%	88,991	90%	80,091	90%	80,091
TOTAL	889,910	50%	444,955	50%	444,955

STEEP SLOPES RESOURCE PROTECTION & ALLOWABLE DISTURBANCE				
SLOPE	ALLOWABLE DISTURBANCE		ALLOWABLE DISTURBANCE	
	AREA (SQ FT)	PERCENTAGE	AREA (SQ FT)	PERCENTAGE
17-24.99%	88,991	10%	8,899	10%
25-34.99%	88,991	20%	17,798	20%
35-44.99%	88,991	30%	26,697	30%
45-54.99%	88,991	40%	35,596	40%
55-64.99%	88,991	50%	44,495	50%
65-74.99%	88,991	60%	53,394	60%
75-84.99%	88,991	70%	62,293	70%
85-94.99%	88,991	80%	71,192	80%
95-100%	88,991	90%	80,091	90%
TOTAL	889,910	50%	444,955	50%

PARENT PROPERTY SLOPE DATA									
SLOPE CATEGORIES	AREA (SQ FT)	ALLOWABLE DISTURBANCE		INFRASTRUCTURE DISTURBANCE		BALANCED (ALLOWABLE) DISTURBANCE		TOTAL	PERCENTAGE
		AREA (SQ FT)	PERCENTAGE	AREA (SQ FT)	PERCENTAGE	AREA (SQ FT)	PERCENTAGE		
EXISTING TOPOGRAPHY	17-24.99%	88,991	10%	8,899	10%	88,991	10%	88,991	10%
RECLAIMED CARP PATH	17-24.99%	88,991	10%	8,899	10%	88,991	10%	88,991	10%
EXISTING TOPOGRAPHY	25-34.99%	88,991	20%	17,798	20%	88,991	20%	88,991	20%
RECLAIMED CARP PATH	25-34.99%	88,991	20%	17,798	20%	88,991	20%	88,991	20%
EXISTING TOPOGRAPHY	35-44.99%	88,991	30%	26,697	30%	88,991	30%	88,991	30%
RECLAIMED CARP PATH	35-44.99%	88,991	30%	26,697	30%	88,991	30%	88,991	30%
EXISTING TOPOGRAPHY	45-54.99%	88,991	40%	35,596	40%	88,991	40%	88,991	40%
RECLAIMED CARP PATH	45-54.99%	88,991	40%	35,596	40%	88,991	40%	88,991	40%
EXISTING TOPOGRAPHY	55-64.99%	88,991	50%	44,495	50%	88,991	50%	88,991	50%
RECLAIMED CARP PATH	55-64.99%	88,991	50%	44,495	50%	88,991	50%	88,991	50%
EXISTING TOPOGRAPHY	65-74.99%	88,991	60%	53,394	60%	88,991	60%	88,991	60%
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EXISTING TOPOGRAPHY	85-94.99%	88,991	80%	71,192	80%	88,991	80%	88,991	80%
RECLAIMED CARP PATH	85-94.99%	88,991	80%	71,192	80%	88,991	80%	88,991	80%
EXISTING TOPOGRAPHY	95-100%	88,991	90%	80,091	90%	88,991	90%	88,991	90%
RECLAIMED CARP PATH	95-100%	88,991	90%	80,091	90%	88,991	90%	88,991	90%
TOTAL		889,910	50%	444,955	50%	889,910	50%	444,955	50%

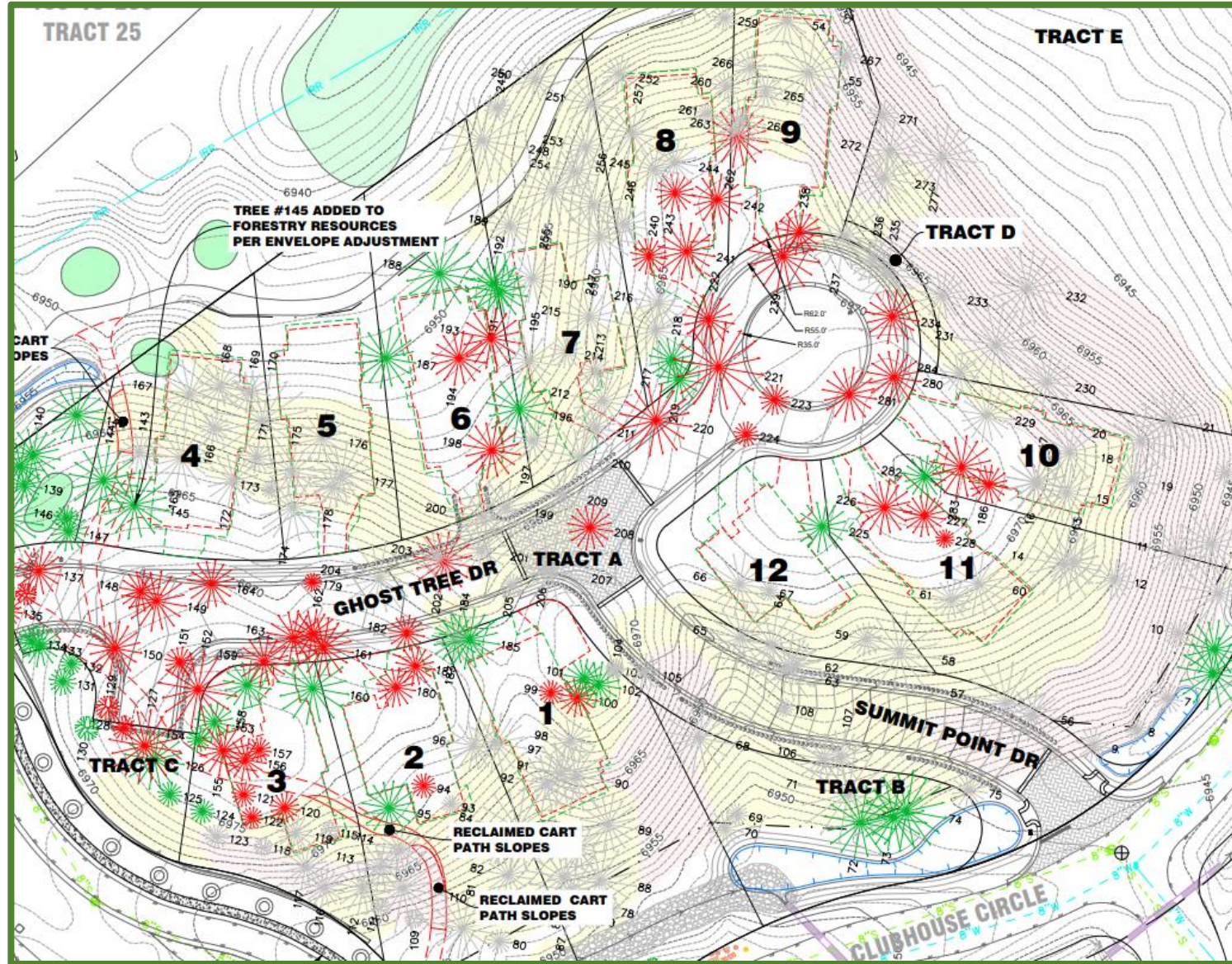
FOREST RESOURCE PROTECTION DATA		
FOREST RESOURCES	POINTS	%
PARENT PROPERTY TOTAL AVAILABLE FOREST RESOURCE CREDIT POINTS (SEE SHEET B)	529	100.0%
FOREST RESOURCE CREDIT POINTS, PROTECTED OUTSIDE OF BUILDING ENVELOPES, DERIVED FROM TREE SURVEY (SEE SHEET B)	288	54.4%
FOREST RESOURCE CREDIT POINTS DERIVED FROM PROTECTED STEEP SLOPES (OVER & ABOVE MINIMUM REQUIRED)	23	4.3%
TOTAL PROTECTED FOREST RESOURCE CREDIT POINTS	311	58.7%



- LEGEND**
- PAVED ROADWAY
 - CART PATH TO BE REMOVED
 - ORIGINAL BUILDING ENVELOPES
 - ADJUSTED BUILDING ENVELOPES
 - 0% TO 16.99% SLOPES
 - 17% TO 24.99% SLOPES
 - 25% TO 34.99% SLOPES
 - TREE TO BE PROTECTED
 - TREE WITHIN PROTECTED SLOPES
 - TREE TO BE REMOVED



Resource Protection Plan





Required Finding #1: Zoning Code (Title 10)



Meets other relevant standards

- Historic/Cultural Resources
 - This plat was reviewed and accepted by the Historic Preservation Officer.
- Parks, Open Space, Pedestrian, Bicycle Facilities
 - Pine Canyon Development contains various 10-foot wide paved FUTS trails throughout the development.



Meets Engineering Standards

- Public systems analysis conducted to confirm preliminary compliance with Engineering Standards
 - Compliance confirmed with Civil Engineering Plans (after Preliminary Plat approval).
- Access and Traffic
 - Traffic Impact Analysis was prepared and approved for the entire Pine Canyon Community.
 - Private street with a cul-de-sac (Tract A) will provide direct access.



Required Finding #2: Engineering Standards (Title 13)



Meets Engineering Standards

- Water and Wastewater
 - New water line will connect to existing water main
 - New sewer line will connect to existing sewer main
- Stormwater
 - Stormwater analysis previously completed for entire Pine Canyon development
 - Applicant proposes to add several LID basins within the subdivision and just outside the subdivision on the golf course.



Required Finding #3: Subdivisions Standards (Title 11)



Meets Subdivision and Land Split Regulations (Chapter 11-20)

- Preliminary Plat procedures, application requirements
- Minimum Required Subdivision Improvements
 - Identified in public systems analyses (previous slides)
- Subdivision Standards and Regulations
 - Lot Design
 - Street Design
 - Easement Design
 - Block Design



Recommendation

Planning & Zoning Commission Recommendation

City Council, based on the required findings and the recommendation of the Planning and Zoning Commission (7-0), approves this Preliminary Plat, with the following conditions:

- 1) The Preliminary Plat is granted a reduction of 1.5% from the preservation requirement of 70% for the 17%-24.99% slope resources based on the request provided.