



Staff Report to the Weber County Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Public Hearing to consider and take action on amendments to the Concept Development Plan for The Ridge Townhomes (Contract 2006-62) formerly known as The Townhomes at Eagles Landing by using 4-plex rather than 2-plex units, reducing the number of structures from 24 to 12, and changing the architectural design.

Agenda Date: Tuesday, December 10, 2013

Applicant: John Lewis (Capon Capital LLC)

File Number: ZDA 2013-01 (formerly ZMA 2013-04)

Property Information

Approximate Address: 3500 Moose Hollow Drive

Project Area: 16 Acres

Zoning: FR-3

Existing Land Use: Vacant

Proposed Land Use: 4-plex Townhome Development

Parcel ID: 22-281-0001

Township, Range, Section: T7N, R1E, Section 27

Adjacent Land Use

North: Golf Course	South: Agriculture
East: Residential	West: Agriculture

Staff Information

Report Presenter: Sean Wilkinson
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801-399-8765

Report Reviewer: SW

Applicable Ordinances

- Weber County Land Use Code Title 102 (Administration) Chapter 5 (Rezoning Procedures)

Type of Decision

Legislative Decisions: Examples of legislative actions are general plan, zoning map, and land use code amendments. Legislative actions require that the Planning Commission give a recommendation to the County Commission. Typically the criteria for recommending in a legislative matter require compatibility with the general plan and existing ordinances.

Background

The applicant is requesting approval of an amended Concept Development Plan for The Ridge Townhomes (C 2006-62, ZP 2006-03, ORD 2006-15) formerly known as The Townhomes at Eagles Landing. In May 2006, the Weber County Commission approved a rezone and an amendment to the Wolf Creek Resort Master Plan that added the Eagles Landing and Townhomes parcels consisting of approximately 178 acres and 106 additional units. A Zoning Development Agreement (C 2006-62) with a Concept Development Plan was also approved in conjunction with these changes. This plan showed the proposed layout for the Eagles Landing development and the Townhomes development including a site plan and architectural renderings of the townhome structures. The Townhomes site plan showed 24 2-plex structures (48 total units), open space areas, and a road connecting Moose Hollow Drive to Elkridge Trail. The townhome structures had three stories and were nearly 35 feet tall. The architectural style and materials were “mountain rustic” designs similar to the Wolf Creek Welcome Center, Reception Center and Golf Maintenance Building. This style uses a variety of wood and stone materials and the structures have steep, pitched roofs.

The proposed amendments to the Concept Development Plan include the following:

1. Eliminating the 24 2-plex structures and replacing them with 12 4-plex structures.
2. Due to the change in structure type, the site plan layout for structures, parking, open space, and the extension of Moose Hollow Drive have changed slightly.
3. A clubhouse/swimming pool has been added to the site plan.
4. The townhome structure architectural design has changed to “mountain modern” which includes a two-story floor plan, flat and shed roofs, and wood, stone, and metal building materials. The approximate height of the proposed structures is 26 feet.

Summary of County Commission Considerations

In considering the proposed amendments, the County Commission should compare the two plans and determine if the proposed amendments are superior to the approved Concept Development Plan. The Planning Division analysis of the proposed amendments follows:

1. The reduction from 24 to 12 structures is significant from an aesthetic perspective because it allows the building heights to be reduced from nearly 35 feet to 26 feet. This is important where the property is located adjacent to a golf course and near to other open space areas. This amendment also allows the new owner to develop the property according to what he believes the current market is demanding.
2. The amended layout is very similar to the approved layout and the structures are generally in the same location with the exception of the five 2-plex buildings shown on the north side of Moose Hollow Drive. The amended layout still provides similar open space areas, parking and fire turn-around areas, and the connection of Moose Hollow Drive to Elkridge Trail.
3. The clubhouse is a 500 square foot structure with a swimming pool and spa. This is an upgrade from the previous plan and these structures will not create detrimental impacts. The clubhouse/pool location is located where three 2-plex structures were previously shown, so the area is now more open and undeveloped than previously proposed.
4. The “mountain modern” design is similar to what has been approved earlier this year for development taking place at Powder Mountain. The building materials are very similar with wood and stone products, but the main difference from the current design is the roof pitch. The new design also reduces the building height by approximately nine feet, from 35 feet to 26 feet.

Conformance to the General Plan

The proposed amendments are minor and conform to the intent of the approved Zoning Development Agreement, which was approved in conformance with the Ogden Valley General Plan.

Conditions of Approval

- All of the conditions attached to the 2006 rezone approval and Zoning Development Agreement remain in force including the timeframes and expiration dates.

Planning Commission Recommendation

The Ogden Valley Planning Commission unanimously recommended approval of the proposed amendments on November 19, 2013.

Staff Recommendation

Staff recommends approval of the proposed Concept Plan Amendments for The Ridge Townhomes, based on the Planning Division analysis above.

Exhibits

- A. Project Narrative
- B. Approved Concept Plan
- C. Approved Building Elevations
- D. Amended Concept Plan
- E. Amended Building Elevations