



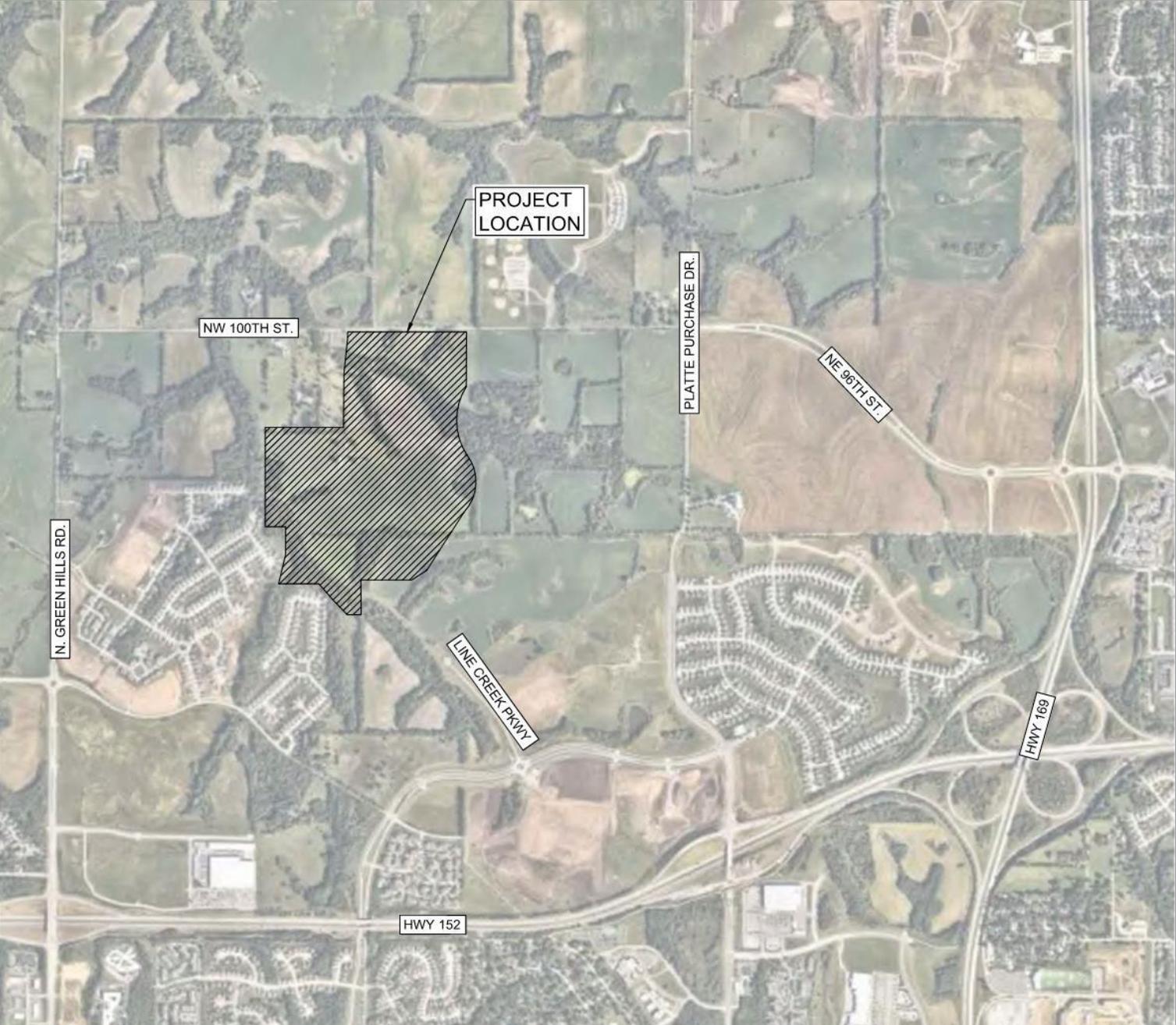
Case Number CD-CPC-2022-00066

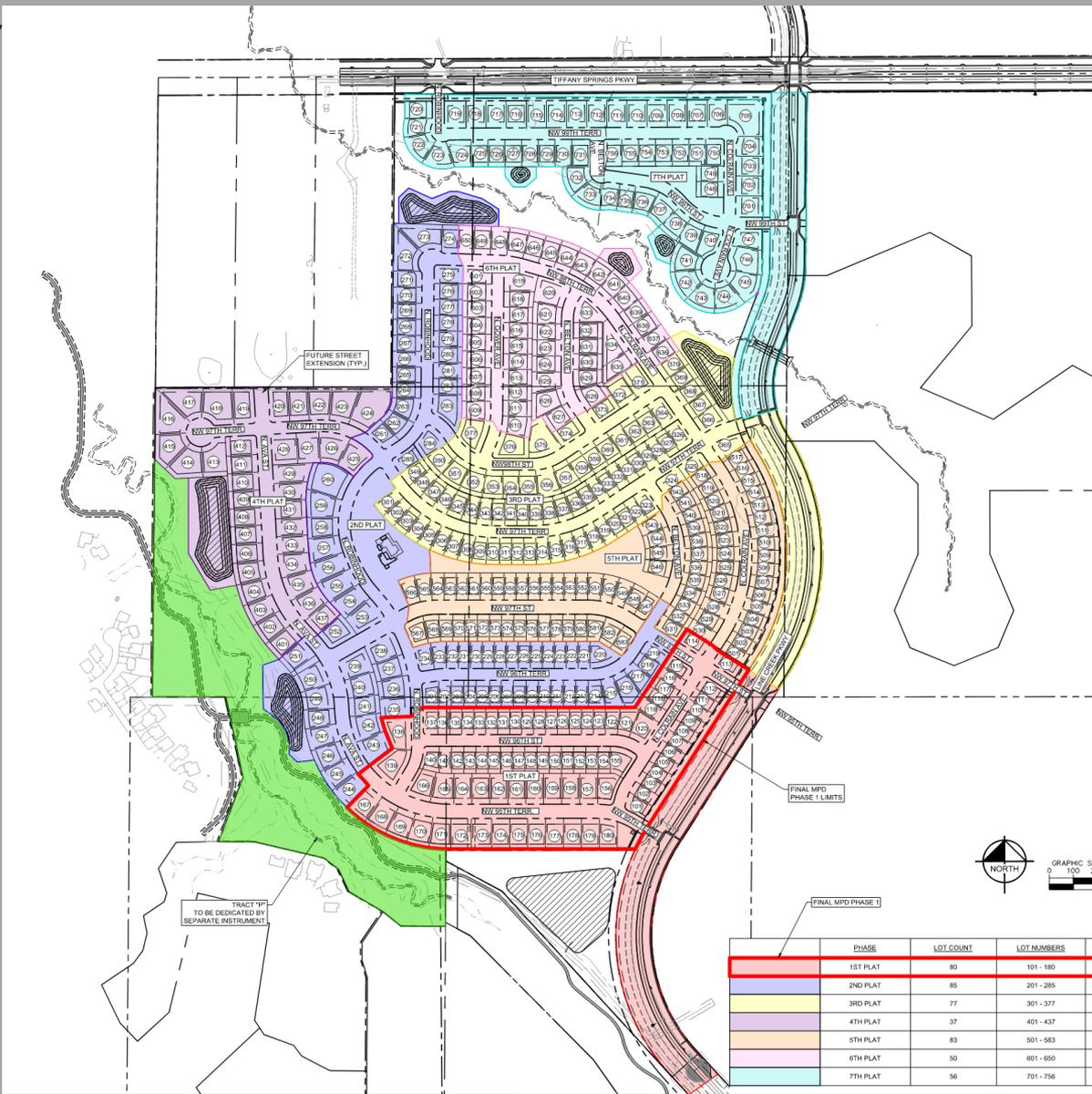
## **MPD Final Plan**

Woodhaven, First Plat









**NOTES:**  
 PROPOSED PLAT (PHASING) LINES DO NOT NECESSARILY INDICATE THE PHASING OR ORDER WITHIN THIS PROJECT AREA. THE PROJECT MAY BE SUB-DIVIDED OR COMBINED DUE TO THE MARKET CONDITIONS. FINAL LIMITS OF EACH PLAT WILL BE DETERMINED DURING FINAL MPD PLAN SUBMITTAL FOR THIS PROJECT.

**LINE CREEK PARKWAY EXTENSION**  
 NOTE: LINE CREEK PARKWAY IS PLANNED TO BE CONSTRUCTED THROUGH THE PLATTE PURCHASE TRIF. TO PROVIDE ACCESS AND UTILITIES TO SERVE THIS PROJECT. LINE CREEK PARKWAY IS ANTICIPATED TO BE CONSTRUCTED IN PHASES, GENERALLY AS FOLLOWS:

- PHASE 1 = 1,900 LF (EXIST. CUL-DE-SAC TO DRIVE 'B')
- PHASE 3 = 1,200 LF (DRIVE 'W' TO DRIVE 'C')
- PHASE 7 = 1,900 LF (DRIVE 'C' TO 100TH STREET)

**TOTAL LENGTH = +/- 4,600 LF**

**TIFFANY SPRINGS PARKWAY EXTENSION**  
 NOTE: TIFFANY SPRINGS PARKWAY IS PLANNED TO BE CONSTRUCTED THROUGH THE PLATTE PURCHASE TRIF. HOWEVER NO IMMEDIATE FUNDING PLAN IS IN PLACE. BECAUSE OF THAT, TIFFANY SPRINGS PARKWAY IS NOT PLANNED TO BE CONSTRUCTED WITH THIS PROJECT AND NO IMPROVEMENTS SHALL BE REQUIRED, WITH THIS PROJECT. ALL FUTURE RW IS BEING PLANNED AND DEDICATED WITH THE FINAL PLAT AND FINAL MPD FOR THE PHASE OF THE PROJECT WHICH ABUTS FUTURE TIFFANY SPRINGS PARKWAY.

Overall Development Summary Table		
<b>Zoning</b>		
Existing	AGP, R7.5	
Proposed	MPD	
<b>B</b>		
Total Land Area		
Existing	151.94 Acres	
Proposed	25.99 Acres	
<b>C</b>		
Right-of-way		
Existing	0.00 Acres	
Proposed	25.99 Acres	
<b>D</b>		
Net Land Area		
Existing	151.94 Acres	
Proposed	129.05 Acres	
<b>E</b>		
Proposed Uses		
Single-Family & Multi-Family		
<b>F</b>		
Max. Structure Height & # of floors		
Number of floors	2	
Structure Height	40 FT.	
<b>G</b>		
Gross Floor Area & # of Units		
Gross Area per Building	N/A	
Units per Building	N/A	
# of Lots	468	
<b>H</b>		
Building Coverage & FAR		
Coverage	N/A	
FAR	N/A	
<b>I</b>		
Density		
Gross Density (lots/acres)	3.08	
Net Density (lots/net land area)	3.71	
<b>J</b>		
Vehicle Parking		
Stalls Required	N/A	
Stalls Provided	N/A	
<b>K</b>		
Bike Parking		
Stalls Required	N/A	
Stalls Provided	N/A	
<b>L</b>		
Timeline		
Estimated Start Date	8/1/2022	
Estimated Completion Date	12/31/2032	
<b>M</b>		
Requested Deviations		
SEE SHEET C0		
<b>N</b>		
Parkland Dedication		
Calculated based on 3.7 persons per lot	# of Lots = 468	
	Total People = 1731.6	
	Acres per Person = 0.006	
	Acres Required = 10.39	
Provided Open Space	Tract 1P	14.70
	Tract 2B	2.24
	Tract 5A	1.79
	Total Provided =	18.73
	Open Space Acres Shortage =	-\$48,801.37
	Fees in Lieu of \$8 per acre/lot	---
	Parkland Fees =	---

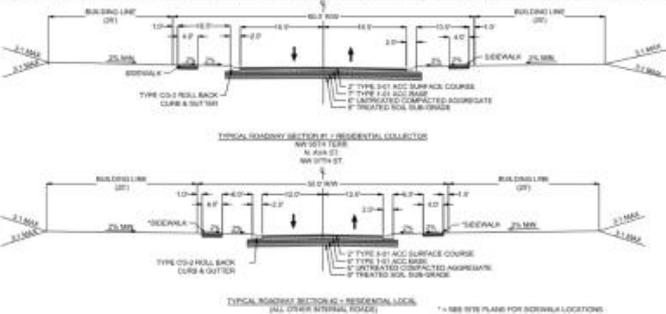
**PARKLAND DEDICATION NOTE:**  
 TRACT 1P IS BEING DEDICATED BY SEPARATE INSTRUMENT, TO PROVIDE PARKLAND CREDITS TO SERVE THE ENTIRE DEVELOPMENT.

PHASE	LOT COUNT	LOT NUMBERS	BISEERVE	PARKS	TRAILS	RETREAT	CROSSING
1ST PLAT	80	101 - 180	27	53	0	0	0
2ND PLAT	85	201 - 285	26	35	24	0	0
3RD PLAT	77	301 - 377	0	50	27	0	0
4TH PLAT	37	401 - 437	37	0	0	0	0
5TH PLAT	83	501 - 583	0	83	0	0	0
6TH PLAT	50	601 - 650	0	0	50	0	0
7TH PLAT	56	701 - 756	0	0	0	37	19

Entire Development Area – Case No. CD-CPC-2021-00216

**TRACT 1 DEVELOPMENT SUMMARY TABLE**

Category	Item	Proposed
A	zoning	MFD
	proposed	MFD
B	Total Lot Area	38.48 Acres
	Right-of-way	4.50 Acres
C	Building Footprint	6.98 Acres
	Street Frontage	1,100' - 0"
D	Building Height	4 - 6' Floor
	Number of Floors	2
E	Gross Floor Area	67,000 sq ft
	Gross Floor Area & # of Units	67,000 sq ft / 112 Units
F	Parking Spaces	112
	Coverage	100%
G	Density	3.0 Units/Acre
	Parking Ratio	1.0
H	Street Frontage	1,100' - 0"
	Side Frontage	1,100' - 0"
I	Estimated Start Date	11/2022
	Estimated Completion Date	11/2023



**SITE NOTES**

- ALL IMPROVEMENTS ARE TO BE BACK OF CURB OR EDGE OF PAVED SURFACE, UNLESS SPECIFICALLY NOTED OTHERWISE.
- ALL NEW DETECTOR OF WARNING SURFACES SHALL BE NEW CITY STANDARD.
- ALL STORM WATER PAVED SURFACE OF THIS PROJECT IS CONSIDERED A PUBLIC IMPROVEMENT.



**SITE LEGEND**

Color	Description
Light Gray	ASPHALT PAVEDWALK
Dark Gray	CONCRETE SIDEWALK
Black	CURB & OUTER (TYPE C-2)
Orange	TYPE 3-01 (RESERVED)
Yellow	TYPE 3-01 (PARKS)
White	TOTAL LOT COUNT

Lot Count	Width	Depth	Front Yards	Side Yards	Rear Yards
27	30	150	25	0	30
83	50	110	25	0	30
<b>TOTAL LOT COUNT: 88</b>					

**NOTE:** ALL CORNER LOTS SHALL HAVE A 30' SETBACK FOR THE SIDE YARDS WHICH ARE ADJACENT TO THE PUBLIC W/S.



1. That the Council hereby approves the deviations to the Zoning and Development Code listed below, as permitted by Section 38-280-05, and such deviations shall be stated on the approved Woodhaven MPD Plan drawings:

- a. Eliminating the requirement for a 30 foot City maintained landscape buffer for residential lots which back up to Line Creek Parkway.
- b. Eliminating the requirement for a 30 foot City maintained landscape buffer for residential lots which back up to Tiffany Springs Parkway.

# Deviations Granted per Ordinance 220269

## LIST OF APPROVED PUBLIC INFRASTRUCTURE DEVIATIONS

### **A. Deviation 1. Soil Modification of Fill Material**

Per the applicant's submitted geotechnical report and City standards, only the top 9-inches of the subgrade will require modification with cementitious materials. Subgrade shall meet or exceed City standards, including roll testing under 2201.3.E Embankment/Fill sections (fill above the treated subgrade) shall be composed of suitable fill material placed and compacted in lifts according to City specifications and as approved by the City Engineer/Director of Construction. The embankment/fill materials do not require additional cementitious modification as long as the material is suitable fill as defined in Section 2102.2-A-3 of the City Standards for Construction.

### **B. Deviation 2. Sidewalks only on one side of the Street**

Construct sidewalk only on one side of the streets for residential local roads within the MPD plan area as shown on the approved plan drawings. The sanitary sewer manhole locations will be placed outside of the travel-way on the side of the road that has no sidewalks installed.

### **C. Deviation 3. Storm Sewer Structure Details**

An alternate curb inlet detail with a combination throat and grate opening other than a concrete structure shall be designed and approved by the Water Services Department.

### **D. Deviation 4. Flowable fill requirement**

Flowable fill or compact aggregate is allowed, as long as compaction and lifts are completed according to City specifications and as ordered by the City Engineer/Director of Construction. The applicant may substitute flowable fill with proper backfill methods as specified by Public Works standards and final determination of the City Engineer.

### **E. Deviation 5. Street Trees.**

Only one street tree shall be required per residential lot with species that provides large canopies and approved by the Development Management Division and the Parks and Recreation Department. Installation of street trees shall be of species as recommended by the City Forester to assure equivalent shade as to the standard requirement of one tree per 30 feet of street frontage.

\*\*The above deviations were granted by City Ordinance #220269



## City Plan Commission Meeting – February 15, 2022

- Concerns about setting precedent for allowing deviations to public work's standards
- Supportive of the project itself, deferred applicant to continue working with staff on deviations and recommend staff discuss with Council ahead of NPD
- Commissioners unclear on the extent and understanding of all of the deviations
- Motion to approve, with modifications to conditions and discuss the project ahead of time with Council: passed





## City Plan Commission Meeting – June 7, 2022

- Commissioners generally supportive of project, not supportive of deviations
- Went over the deviations approved by Council. Commissioners asked questions of the applicant
- Motion to approve with conditions: failed





**Case No. CD-CPC-2022-00066**

**CPC Decision:**

Denial

**Staff Recommendation:**

Approval without Conditions

