

PL2019-352

Rezoning and Preliminary Development  
Plan for:

The Estates of Chapel Ridge  
Lots 23 – 31

&

The Townhomes of Chapel Ridge  
Lots 9 – 30 & Tracts A - F



## Project Area

Comprehensive Plan

-Medium / High Density Residential

Existing Plan

-Part of the original 2005 Development Plan for Chapel Ridge

Allowable Zoning Density

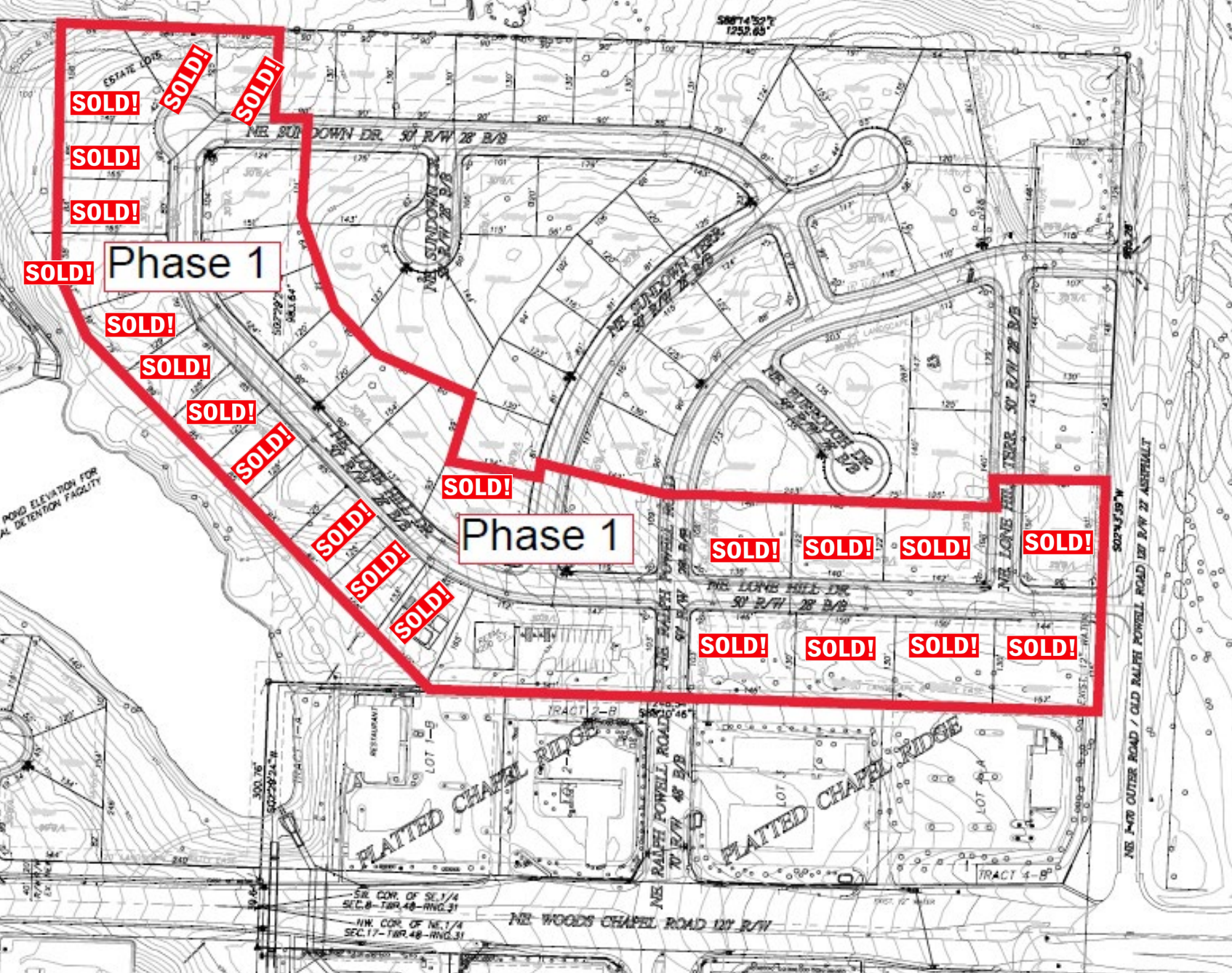
Estates (R-1)

4.0 units / acre

Townhomes (RP-3)

10 units / acre





## Existing Preliminary Development Plan

### Townhome Lots

Site Area	5.56 Acres
Lots	7 (21 units)
Density	3.78 units per acre (1.26 lots per acre)

### Estate Lots

Site Area	12.83 Acres
Lots	31
Density	2.42 units per acre (2.42 lots per acre)

### Overall Density

38 lots (2.07 lots per acre)
52 units (2.83 units per acre)

## Sales Since Approval in December 2006

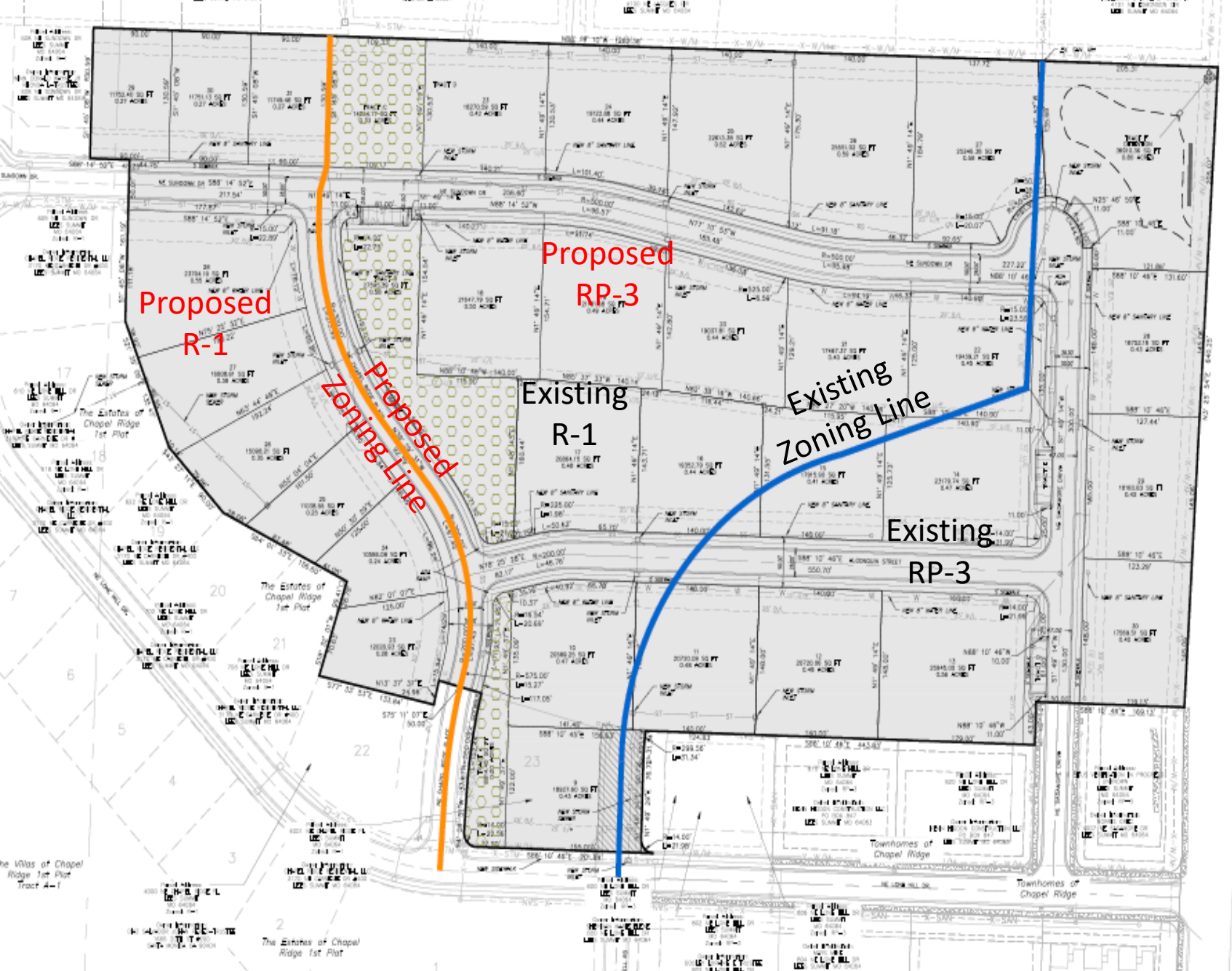
### Estates

13 Lots (23 Lots Platted)
56% Sales in 13 Years

### Townhomes

8 Lots (29 Units)
24 Sold
5 Under Construction
83% Sales in 13 Years





## Existing Preliminary Development Plan

### Townhome Lots

Site Area

5.56 Acres

Lots

7 (21 units)

Density

3.78 units per acre  
(1.26 lots per acre)

### Estate Lots

Site Area

12.83 Acres

Lots

31

Density

2.42 units per acre  
(2.42 lots per acre)

### Overall Density

38 lots (2.07 lots per acre)  
52 units (2.83 units per acre)

### Total Units

90 Units

## Proposed Preliminary Development Plan

### Townhome Lots

Site Area

15.10 Acres

Lots

22 Lots (66 units)

Density

4.37 units per acre  
(1.46 lots per acre)

### Estate Lots

Site Area

3.27 Acres

Lots

9

Density

2.75 units per acre  
(2.75 lots per acre)

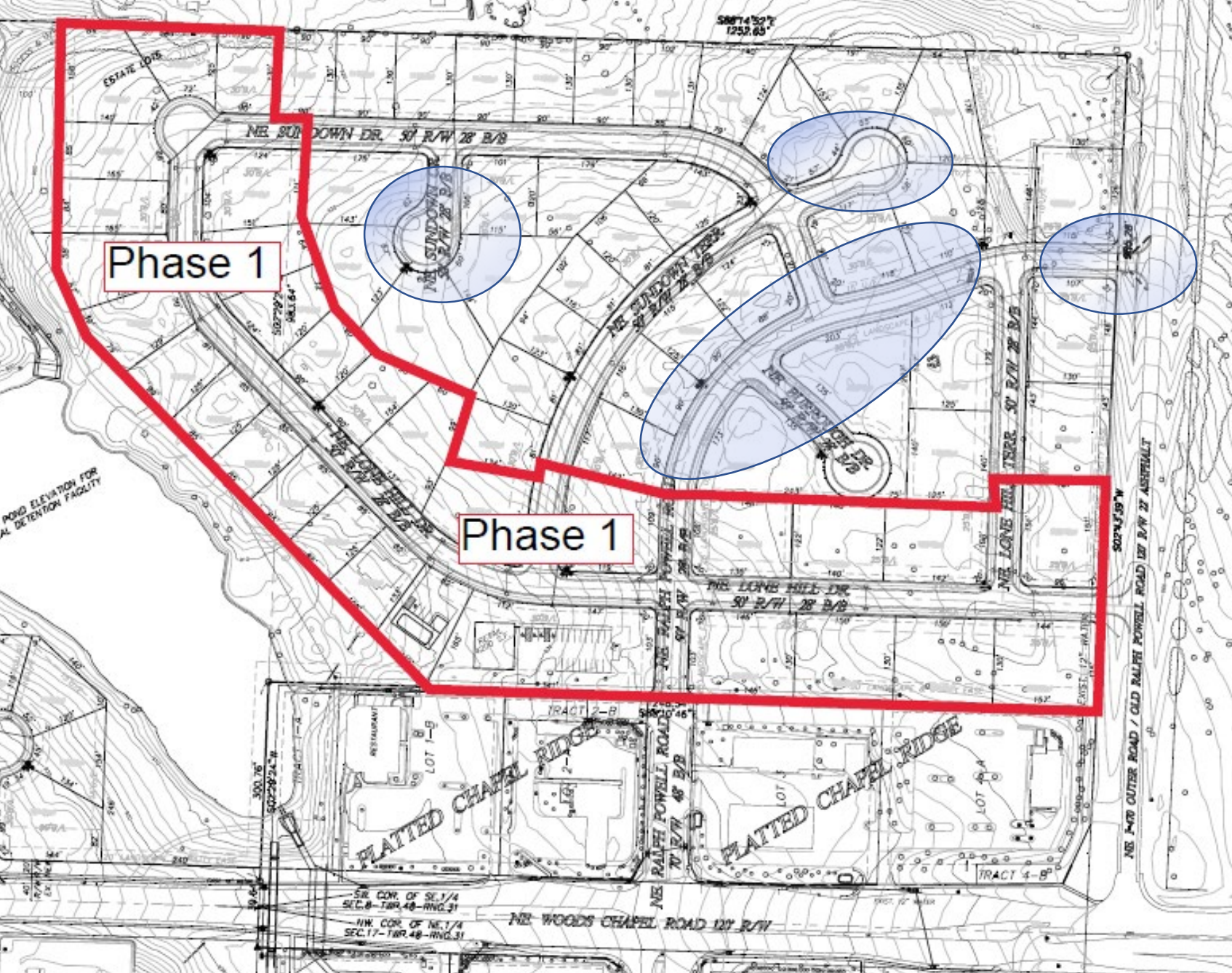
### Overall Density

31 lots (1.69 lots per acre)  
75 units (4.08 units per acre)

### Total Units

106 Units





## Modifications to Existing Plan

- Removed NE Ralph Powell Road
- Removed Access to Existing Outer Road
- Added Additional Site Greenspace
- Removed 3 cul-de-sacs
- Connected Sundown Dr to Lone Hill Terr
- Discussed Lone Hill Access to Outer Road
  - Required for Emergency
  - Required because of units



## Neighborhood Meeting

Meeting Date  
Location  
Questions

11-7-19 @ 6pm  
Lakewood Club House

### Why are you proposing more Townhomes?

*The developer has elected to proceed with an increase in Townhomes and a reduction in Estates lots because the market has proven that there is a demand for good quality Townhomes and there is still a good number of Estate lots available if a building would choose to construct a larger single-family home. Additionally the developer described the new road network eliminated a number of double street lots, being a lots with a public street on the front and rear of the lot and the new plan adds a large amount of common green space, which the development team believes will provide a good buffer between the two development types and the previous plan this area was not present.*

### Did this plan increase the overall Density of the Development?

*Yes, this plan will increase the overall density from 2.93 units per acre to 4.09 units per acre and specifically increase the Townhomes from 15 new units to 66 new units.*

### On the previous plan there was a Landscape Easement along the entire north property line, can this be shown on the plan?

*Yes, on the resubmitted plan we will provide a Landscape Easement*

### Can the developer or his team look into the existing retention pond on the north end because during heavy rain events the storm water goes ovetop the trail and during the summer months the pond is covered with Green Algae?

*During the design process the existing conditions of the pond will be evaluated in more detail but based on previous site visits it appears the pond is constructed as designed and in good working order but the Owner's Association can look into the Algae and determine if some type of maintenance can be provided if you contact them.*

### Why does the current plan have street parking for the development and what can be done to prevent someone from keeping a car there indefinitely?

*Discussion was provided as it relates to the benefit of providing off street parking in areas where there are townhomes to alleviate on street parking and it was described that this has been a point of conversation with City staff. As for the question concerning the length of time a car can be parked in a space the Owner's Association can make some requirements about that in the CC&R's.*





### 30' Landscape Easement

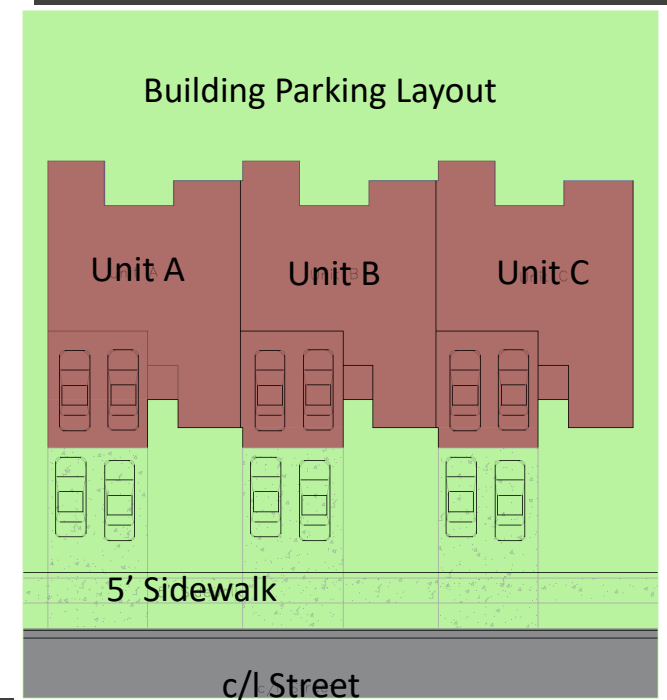
TREES SHALL NOT BE REMOVED FROM A TREE PRESERVATION EASEMENT WITHOUT THE CITY'S PERMISSION, UNLESS SUCH TREE IS DEAD, DISEASED OR POSE A THREAT TO THE PUBLIC OR ADJACENT PROPERTY. THE PROPERTY OWNERS, OR THEIR DESIGNEES, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE TREE PRESERVATION EASEMENT, INCLUDING BUT NOT LIMITED TO THE REMOVAL OF DEAD, DISEASED TREES OR TREES POSING A THREAT TO THE PUBLIC OR ADJACENT PROPERTY.

### Buffer Green Space

48,550 sq of New Green Space  
-Combination of Landscaping Plantings and Berms



Street Parking	
NE Sundown St	15 Spaces
NE Algonquin St	6 Spaces
NE Sagamore Dr	5 Spaces
Parking Spaces	
NE Sundown St	6 Spaces
NE Sagamore Dr	16 Spaces
Driveway	2 Spaces per Unit
	66 Units = 132 Spaces
Garage	2 Spaces per Unit
	66 Units = 132 Spaces
Total Parking Spaces	312 Spaces
	4.7 Spaces per Unit



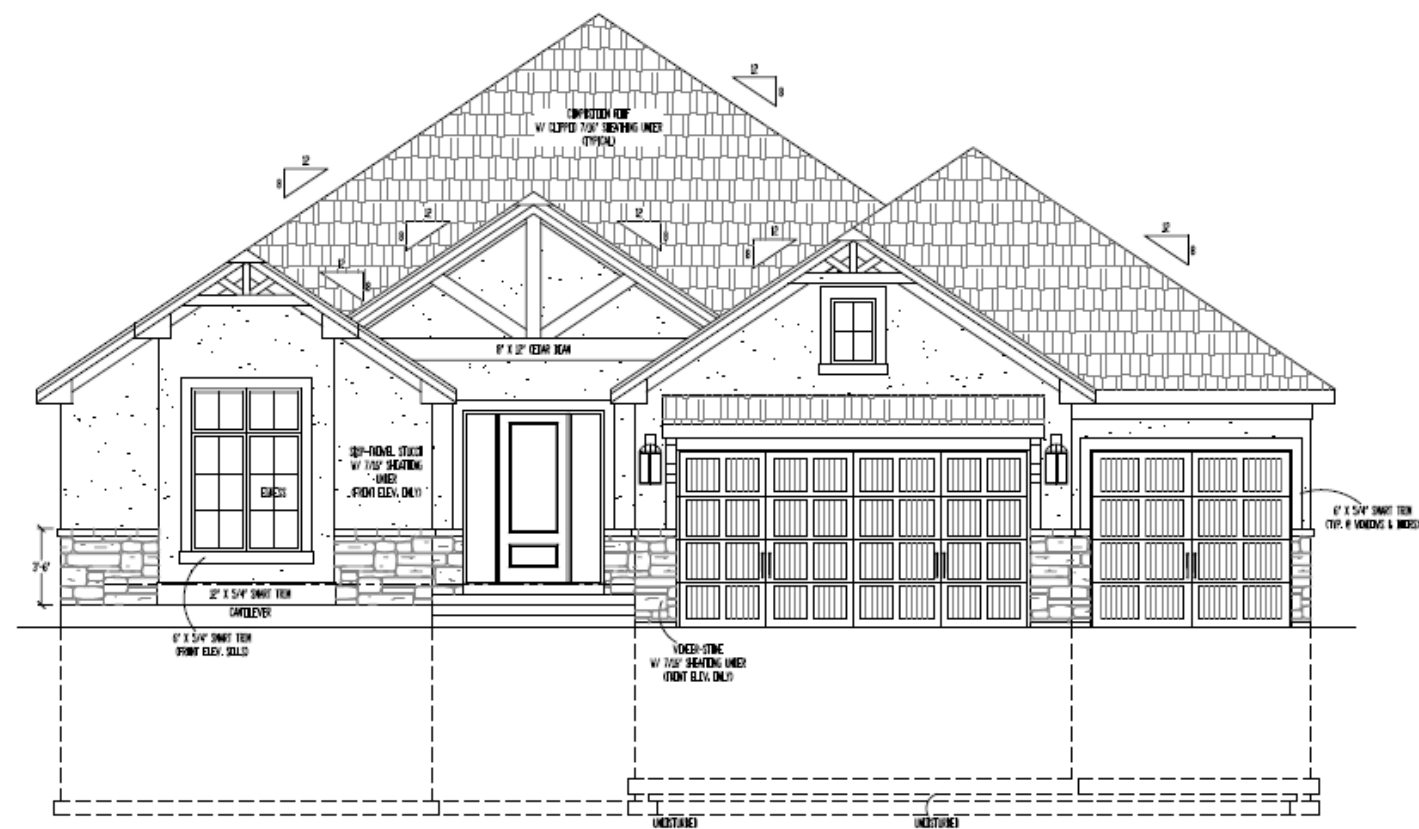


Maintenance Provided Townhome  
-Yard, Snow and Exterior of Home



Main Floor	1,451 sf per Unit
Garage	472 sf per Unit
Basement	1,333 sf per Unit
Cost Per Square Foot	\$206 / sf

Estate Single Family Home



Main Floor	2,058 sf
Garage	739 sf
Basement	1,497 sf
Cost Per Square Foot	\$112 / sf



