

Some of the proposed negotiated PD site plan restrictions were:

- A minimum of three roof planes are required.
- Building elevations facing open space or right-of-way shall include a minimum of 10 percent masonry, such as cultured stone or natural stone, brick or similar materials.
- Stucco and siding shall not be combined on the same building.
- Covered front porches are required with a minimum area of 20 square feet.
- Identical floor plans, including mirrored plans and building colors, are prohibited on adjacent lots on the same street.
- A minimum of two windows are required per elevation.
- Not more than 60 percent of one elevation may be composed of garage doors.
- Side-loaded garages shall have a minimum of one window on the front elevation.
- Each lot will be landscaped by the owner of the home.
- All individual lots require landscape permits from the town prior to beginning any landscaping.
- No more than 30 percent of the landscaping can be turf.
- The developer will plant two evergreen trees in the rear yards of lots 9 to 23 adjacent to the West Oak Ridge subdivision, at the time of home construction, to provide additional buffering.
- Each dwelling unit will have a minimum of a two-car garage for off street parking.
- Front yard setbacks are a minimum of 20 feet, which is adequate to park two additional vehicles in each driveway.

Kassawara explained how the BK-LOR plat application conforms to the town's final PD site plan criteria in town code. He proposed the following conditions of approval for the proposed plat:

1. A site plan improvement agreement shall be executed by the owners/applicant prior to issuance of any construction permits for the development.
2. Approval is subject to any necessary technical corrections to be approved by staff.
3. Interior fences will be open rail except on lots that

are adjacent to Mitchell Avenue and along the south boundary of the subdivision.

4. No repetition of the same model for every three lots on Lots 143 to 156.

There were several comments during the open portion of this public PD site plan hearing.

Downtown business owner Maggie Williamson said she was in favor of the proposal.

Resident Patrick Daugharty spoke against the proposal. Some of his comments were:

- He was not against growth but would like to see well-thought-out development.
- "Is this the best we can do?"
- He felt the town is rubber stamping the proposal.
- He was concerned about the safety of kids crossing Mitchell Avenue.
- Why should the town reimburse the developer for the cost of paving the gravel road to the lake since they want to develop and it is part of doing business?
- He was concerned about sight lines.
- Is split-rail fencing the best option?
- He is not against developing this property; just not this way.
- He would like to see more of the ridge and scrub oak kept intact.

Resident Greg Fay also spoke against the proposal. Some of his comments were:

- Five-foot side setbacks are ridiculous when West Oak Ridge has 10-foot side setbacks.

- There are safety issues and traffic backups at the Second Street railroad crossing.

Some of the items traffic engineer Jeff Hodsdon, of LSC Consulting, addressed regarding his consultant traffic analysis for the project along Second Street and Mitchell Avenue were:

- Traffic was studied at peak hours 7 to 8 a.m. and 5 to 6 p.m.
- Counts were taken for existing traffic as well as future projected traffic as a stop sign controlled intersection.
- Traffic service for a westbound approach at Second Street and Mitchell is at an acceptable level of service currently and with the projected traffic increase from the Lake of the Rockies development.
- The recommended length of the right-turn lane from

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