

COMMUNITY DEVELOPMENT DEPARTMENT

MEMO

May 23, 2023

To: City Council

From: Marlin Eckhoff, Building Official *ME*

Subject: 8th Street Development Townhomes Site Plan for Lot 1A MRH Replat #2.

Property Owner: Craig Housing Authority

BACKGROUND / DISCUSSION

The Craig Housing Authority has applied for the approval of a site plan for Lot 1A MRH Replat #2. The site plan, consist of a total of twenty townhomes which will be for sale and designed for individual ownership and located on the 1.55 acre lot where the hospital used to be.

The homes will be laid-out as four five-plex's. All the homes will be two story with 12 of them having a total of 1,152 sq. ft. each, and 8 of them having a total of 1,368 sq. ft. The 1,152 sq. ft. units will be 2-bedroom 1 3/4 bath. The 1,368 sq. ft. units will be 3-bedroom 2 bath. Each unit will have an 8ft x 18ft covered front porch facing the street. The homes will be pre-manufactured homes from Fading West out of Buena Vista Colorado.

The following is an outline of the Land Use Code requirements for this project:

Zoning:

This property is zoned Mixed Use 2 (MU-2), which allows single-family attached dwelling units.

| Setbacks: | Required | Proposed |
|------------------|-----------------|-----------------|
| Front: | 15' | 15' |
| Rear: | 10' | 30' + |
| Side Street: | 15' | 15' |

Sides: N/A-where structure meets building code regulations for construction on property line.

Note: The required 50' site triangle will be maintained at both the Russell and Tucker Street intersection.

Note: A subdivision replat will be surveyed and recorded once the homes are set, this will ensure that each homeowner's lot line is correctly positioned on the wall line of the units. I have attached a preliminary lot line plan showing the exiting lot line in blue, with the proposed lot lines for each unit in red, the remaining space will be common area.

Access:

Parking access will be provided by a new 24ft wide two-way alley running from E 8th Street to the south, then over to Russell Street.

Parking:

Required: Two off-street parking spaces per dwelling unit.

Proposed: Two off-street parking spaces per dwelling unit plus 2 van-accessible spaces.

The parking will be located in the rear of the homes off of the new alley. Each home will have two dedicated 9' wide parking spaces under an open sided carport. The carports will be continuous from one end to the other and will be 24' deep. There will be a 6' x 9' built in shed in one bay of each of the units carports.

Landscaping:

The applicant is currently working on a final landscape plan as they are determining the best location and type of plants. The required landscaping will be in common areas, so we want to make sure we have a design that will be easy to maintain and still look nice, as this will be maintained by an HOA.

The minimum required landscaping for this project based on the zoning and lot size is as follows:

Irrigated landscaped area: 3,500 sq. ft.

Trees: 8

Shrubs: 12

Sidewalks:

There will be new 5ft concrete sidewalks along Russell, Tucker, and E 8th Street. The ones along Russell and Tucker Street will be detached and will be set-back 7' from the curb. The 7' space from the curb to the sidewalk will be used for trees and light-post. The one along 8th Street will remain attached to the curb. There will also be a 5' sidewalk running from 8th Street down the front of each carport to provide ADA access to the main floor of the units.

Refuse disposal:

They intend on having individual cans for each unit which can be stored under the carports.

Utilities:

Water: Each home will have a separate water tap connecting to the existing mains in Russell and Tucker Street.

Sewer: A new sewer main extension will be installed in the new alley running north & south. The main extension will consist of one manhole near E 8th Street and 270' of 8" main which will tie into an existing manhole in front of the VNA Clinic to the south. Each home will then have a separate sewer service running to the new main in the alley.

Electric: Each home will have its own electric service. These units will also be all electric so, no natural gas will be run to this development.

Fiber Internet: Luminate Broadband will be running infrastructure to the development.

Exterior:

The homes will have painted lap siding in different shades with contrasting trim. The roofing will either be an architectural shingle, or standing seam metal roof. While standing seam is preferred, we will need to evaluate the additional cost once bids are finalized.

Lighting:

There will be down-shade lighting on the exterior of each unit (porch lights), along with decorative street lamps along Russell & Tucker Street. Carport lighting will also be included, however exact locations and fixtures are yet to be determined.

A landscaping plan and lighting plan along with building exterior elevations and colors may be submitted to you for review once they are finalized. The objective for right now if approved, is to begin the horizontal improvements such as the sewer main extension, water services, grading, etc. due to the stringent timelines for completion dictated by the infrastructure grant we have received.

Letters were sent out the third week of April to all property owners within 300' of the subject property. As of May 19, I have received one comment/concern from Mr. and Mrs. Rosenbaum who live at 850 Tucker St. They emailed me with a concern they had when it comes to maintenance of the property. I have attached a copy of the email, If I receive any further comments/concerns, I will present them at the meeting.

I have included the following items for your review:

1. A site plan of the property.
2. A conceptual drawing of the buildings (The roof design may change slightly, however this is basically what the exterior will look like.)
3. Floor plans for both the 2-bedroom and 3-bedroom units.
4. Conceptual drawing of the carports.
5. The full set of civil plans from EV Studios.
6. A preliminary plan for new lot lines.
7. Concept plan of the sidewalks along Tucker & Russell Street with 7' planting strip.
8. Email from Mr. and Mrs. Rosenbaum.
9. Minutes from the May 15TH P&Z meeting.

PLANNING COMMISSION RECOMMENDATION

On May 15, 2023 the Planning and Zoning Commission voted 4 to 0 to recommend City Council to approve the site plan for a 20 townhome development at Lot 1A MRH Replat #2 as presented.

COMMUNITY DEVELOPMENT RECOMMENDATION

I recommend to approve the site plan as presented. However, you may consider adding a condition that the final landscape plan, lighting plan, and architectural drawings with final roof design and roofing material are submitted and approved prior to the installation of the buildings. Or these details can be administratively approved if you are comfortable with that.