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Planning Commission Staff Report

Author: Kirsten Whetstone
Subject: Treasure Hill CUP and plat
Date: June 23, 2004
Type of Item: Administrative



Planning

Summary Recommendations:

The staff requests the Commission review and discuss the staff analysis of conditional use permit criteria 7-10 (). Staff requests the Commission provide specific comment, hold a public hearing, and continue the public hearing to the June 9, 2004 meeting. Staff requests the Commission refer to the attachments handed out with the April 14th and 28th, 2004 packets.

Description:

A. Topic:

Project Name: Treasure Hill (Mid-station and Creole Gulch parcels of the Sweeney Properties Master Planned Development)
Applicant: Sweeney Brothers, Sweeney Land Co
Location: Empire Avenue
Proposal: Request for approval of a CUP and preliminary subdivision plat for 197 UE residential and 19 UE commercial (approximately 282 condominium/townhouse/hotel suites ranging in size from 650 sf to >2,500 sf and approximately 19,000 sf (net) resort related support commercial uses), 473 parking spaces, and up to 10% of the gross floor area for meeting rooms and support uses. Resort related amenities are also proposed, such as pools, spas, etc. The proposal includes approximately 51 acres of dedicated open space for ski runs, trails, and passive use. The proposal includes a revised Town Lift chair lift/cabriolet people mover system.
Zoning: E-MPD (Sweeney Properties Master Planned Development) and ROS (Recreational Open Space)
Adjacent Uses: Ski resort and related uses, single-family residences, condominiums, bed & breakfast inns, and open space.
Date of Application: January 13, 2004
Project Planner: Kirsten Whetstone

B. Background

On December 18, 1985 the Planning Commission approved a Master Planned Development for the Treasure Hill/Sweeney Properties, consisting of a total of 277 unit equivalents (UE) on the 123.59 acre site. The Master Planned Development was approved with a detailed description of densities, height zones, land uses, utility and public improvement requirements, a phasing plan (20+ years), a trail plan, etc.

A combined total of 197 UE residential and 19 UE commercial were approved for the 11.5 acre remaining development parcels known as 1) Creole Gulch (161.5 residential UE and 15.5 commercial UE on 7.75 acres) and 2) Mid-station (35.5 residential UE and 3.5 commercial UE on 3.75 acres).

According to the approved Sweeney Properties MPD, development on individual parcels shall be reviewed as Conditional Use Permits. The Creole Gulch and Mid-station parcels are the last parcels of the MPD to undergo development review.

Design booklets were distributed with the April 14 and April 28, 2004 packets and are available for public review at the Planning Department.

The applicants also have established a web site where plans and documents can be viewed and downloaded (www.treasurehillpc.com).

C. Project Description

The project site is located on Treasure Hill, west of Old Town Park City, generally south of the Empire Avenue and Lowell Avenue switch back with access to the site from Empire and Lowell Avenues. Included in the proposal is a request for a preliminary subdivision plat for the Creole and Mid-station parcels and associated open space lands of the Sweeney Properties Master Plan.

Site Area:

TOTAL SITE TREASURE HILL	123.59 ACRES
MIDSTATION DEVELOPMENT PARCEL	3.75 ACRES
CREOLE DEVELOPMENT PARCEL	7.75 ACRES
TOTAL OPEN SPACE PARCELS	110 ACRES
OPEN SPACE WITH TREASURE HILL III	51 ACRES
OPEN SPACE PREVIOUSLY DEDICATED	59 ACRES

Units/Density:

RESIDENTIAL:

MIDSTATION – **35.5 UE – maximum allowed** (approx. 71,000 SF)

Condominium/townhouses: 2 at <1,000 sf, 9 at <1500 sf, 8 at <2,000 sf, and 14 at greater than 2,000 sf.

Approx. 33.25 UE proposed (depends on size of units > 2,000 sf).

Parking: 60 spaces required, 63 spaces proposed in underground structure.

CREOLE - **161.5 UE – maximum allowed** (approx. 323,000 SF)

Hotel/Suites: 37 at <650 sf

Condominium units: 84 at < 650 sf, 99 at < 1000 sf, 69 at < 1500 sf, 53 at < 2000 sf, and 14 at > 2500 sf. The applicants have provided a summary by unit types that meets the 161.5 UE. This represents one scenario given the building configuration and volumetrics as diagramed. **Approx. 161.5 UE proposed**

Parking: 333 spaces required, 410 spaces proposed in underground structure.

COMMERCIAL:

Maximum allowed per MPD- 19 UE COMMERCIAL USES (19,000 SF)

Proposed at the MIDSTATION- Support commercial: approximately 3,748 sf (gross), 3,500 sf (net). **Maximum allowed is 3,500 sf (net leasable). Proposed is 3,500 sf (net).**

Proposed at CREOLE- Support commercial: approximately 18,905 sf (gross), 15,500 sf (net). **Maximum allowed is 15,500 sf (net leasable). Proposed in 15,500 sf (net).**

Meeting space and support commercial (10% of the total approved floor area) per Land Management Code (15-6-8.) is allowed per the MPD, in addition to the 19 UE of commercial uses. The applicants intend to utilize the full 10% for meeting and support commercial spaces. Additional square footage is allowed for back of house and other ancillary uses, such as storage, mechanical, common space, etc.

RESORT RELATED USES:

Other proposed uses include, revisions to the Town lift chair lift, revisions to ski runs and trails, pedestrian connections to Main Street, public plaza areas, a small mining exhibit/museum, as well as private amenities such as spas, pools, plazas, and exercise facilities.

D. Conditional Use Permit Review

For the June 23 meeting, the applicants are preparing a presentation to address criteria 7-10 of the Conditional Use Permit review (LMC Section 15-1-10 (E)). The applicants are also working on a general visual analysis and hope to have it complete by the next meeting. In order to comply with these fifteen criteria, the applicants may need to either make revisions to the plans, provide greater details on the plans, provide additional technical documentation, or agree to specific conditions of approval that address a specific criteria and/or ensure that any negative impacts can be mitigated to the satisfaction of the Planning Commission.

Staff has prepared preliminary analysis criteria 7- 11 as follows:

7) Fencing, screening and landscaping to separate uses.

Internal separation of uses has been described in detail by the applicant and includes pedestrian oriented, multi-level plazas with a variety of amenities. Support commercial uses are located on lower levels and oriented towards the internal site, ski runs, and plazas. Residential uses are located on multi-levels as well. A preliminary landscape sketch, including a cliff-scape schematic, provides some idea of the proposed landscaping for both the internal and external spaces.

The applicants propose landscaping along the northern and eastern perimeter, in varying degrees to provide additional screening for adjacent properties. The applicants have described in some detail the screening and buffering that they propose to provide additional separation for the single family homes in North Star Subdivision.

Staff recommends that the applicant provide additional details in the form of a preliminary landscape plan for the Planning Commission to review. A final landscape plan, to be consistent with the preliminary plan, should be a condition

precedent to building permit issuance. The landscape plan should ultimately describe proposed irrigation, plant materials, plaza amenities, etc.

8) Building mass, bulk, orientation and location on site, including orientation to adjacent buildings or lots.

9) Usable open space.

The Sweeney Master Plan provides a large amount of usable open space, in terms of trails, ski runs, ski lift easements, and large areas of open land. Approximately ? acres are identified on the subdivision plat as open space parcels, as (ROS) recreational open space zoned property, to be dedicated to the City at the time of plat recordation.

Within the Creole Gulch and Mid-station development sites, the current plan identifies ? acres of open space. This is approximately 75% of the developed area. The open space is usable in terms of providing plazas (public and private), ski runs, walkways, pedestrian and bicycle trails, and garden/outdoor spa and pool areas. Since the parking and vehicle circulation are located under ground, the majority of the above ground land that is not occupied by buildings, is open space and is usable. Although not usable in terms of humans using it, the proposed cliff-scape areas provide visible open space and transition to the natural open space of Treasure Hill.

10) Signs and lighting.

Typically signs and lighting are subject to separate review prior to permitting. Staff recommends that the Commission discuss expectations regarding a master sign plan and provide input as to whether the internal signs, those oriented within the project,

Lighting shall be addressed in detail by the applicant prior to issuance of any full building permits. All exterior lighting shall comply with the City's lighting ordinance and shall be subdued, shielded, and in general down directed.

These items can be addressed with conditions of approval, although staff would like to see the plans address general lighting types and locations as well as the general nature and intent of a master sign plan.

11) Physical design and compatibility with surrounding structures in mass, scale and style, design, and architectural detailing.

SUMMARY

In summary, Staff is seeking initial Planning Commission comment on these aspects of the Conditional Use Permit, and direction on any additional information the Commission would request of the applicants.

D. Departmental Review

The Treasure Hill CUP and preliminary subdivision plat were discussed at staff review meetings on May 7, 2003, October 14, 2003, and February 3, 2004. Additional staff review meetings will be held in response to revised plans. An additional staff review will be scheduled to discuss these specific CUP criteria with the entire staff review team.

RECOMMENDATION

The applicants have prepared a presentation to address the first six review criteria of the LMC regarding conditional use permits (LMC Section 15-1-10 (E) (1)-(6) as well as a preliminary visual analysis from a few vantage points in town. Staff recommends the Commission review staff's preliminary analysis of the first six review criteria, review the applicant's presentation material, and conduct a public hearing. Staff recommends that the public hearing be kept open to allow public comment to continue as the Treasure Hill CUP is reviewed against all of the review criteria.

Exhibits (please refer to plans and design booklets handed out with the 4/14 and 4/28 packets for detailed site plans, including technical information regarding emergency access, traffic, utilities, and parking found in the green technical addenda booklet dated January 23, 2004.)

Exhibit A- Staff report from 4/28/04

Exhibit B- Letters from affected property owners

Exhibit C- Development parameters of Sweeney Properties MPD