

PLANNING COMMISSION

Staff Report



PLANNING DEPARTMENT

Planner: Patrick J. Putt
Subject: TREASURE HILL
CONDITIONAL USE PERMIT
Date: April 26, 2006
Type of Item: Administrative

Due to the size of the April 12, 2006 Planning Commission agenda and the length of the Planning Department's presentation of the staff report analysis, there was insufficient time for the applicant to respond in detail to the staff analysis and limited time for public comment. The Planning Commission continued the public hearing to April 26 in order to carry on the discussion. Staff has attached April 12, 2006 staff report to this memorandum. Staff recommends that the Planning Commission allow time for the applicant to respond to the points addressed in the previous staff report and take any additional public comment.

As stated in the April 12, 2006 report, Staff recommends that the applicant provide the following information: A complete set of revised project plans, including details relating to:

1. all site plan and grading details (including vegetation protection and excavated material relocated on site)
2. open space calculations;
3. building setbacks for all structures;
4. building height compliance with approved building volumetrics;
5. residential unit size and configuration so as to verify density and parking compliance;
6. architectural details illustrating size, building form and massing, roof shapes, exterior details including materials, window to wall ratios, decks, plaza/outdoor spaces, retaining walls, etc.;
7. project streetscape detailing the design of project entrances, retaining walls, landscape areas, pedestrian ways;
8. preliminary landscape plan;
9. ski lift and funicular design

Once a complete set of revised plans are received and analyzed, Staff will return with a comprehensive staff report addressing the conditional use permit standards of review set forth in Land Management Code Section 15-1-10 D and E.