



## CITY OF SARATOGA SPRINGS

**Planning Commission Meeting**  
**Thursday, March 27, 2014**  
**Meeting held at the Saratoga Springs City Offices**  
**1307 North Commerce Drive, Suite 200, Saratoga Springs**

### ***AGENDA***

**Regular Session commencing at 6:30 P.M.**

**Regular Meeting**

1. Pledge of Allegiance.
2. Roll Call.
3. Public Input – Time has been set aside for any person to express ideas, concerns, comments, questions or issues that are not listed on the agenda. Comments are limited to three minutes.
4. Concept Plan for Harbor Point located at 4000 South Redwood Road, Land Solutions Partners LLC, applicant. Presented by Kimber Gabryszak
5. Commission Comments.
6. Director's Report.
7. Adjourn.

\*Public comments are limited to three minutes. Please limit repetitive comments.

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify the City Recorder at 766-9793 at least one day prior to the meeting.



**Concept Plan  
Harbor Point  
March 27, 2014  
Discussion and Feedback**

Report Date:	Thursday, March 20, 2014
Applicant:	Land Solutions Partners – Harbor Point LLC
Owner:	Same
Location:	Approximately 4200 South Redwood Road
Major Street Access:	Redwood Road
Parcel Number(s) & Size:	16:003:0034, 11.087 Acres
General Plan Designation:	Low Density Residential
Parcel Zoning:	R-3
Adjacent Zoning:	R-3, R-2, A
Current Use of Parcel:	Vacant
Adjacent Uses:	Residential, Vacant
Previous Meetings:	None
Previous Approvals:	None
Land Use Authority:	City Council
Future Routing:	Informal review with City Council prior to Preliminary Plat
Author:	Kimber Gabryszak, Planning Director

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**A. Executive Summary:**

The applicant, Land Solutions Partners – Harbor Point LLC, is requesting Concept Plan review of a 24 unit single-family development on approximately 10.45 acres south of Pelican Bay and east of Redwood Road.

**Recommendation:**

**Staff recommends that the Planning Commission discuss the application and give informal feedback to the applicant in preparation for the preliminary plat process.**

- B. Background & Request:** The property is zoned R-3, which includes single-family development as a permitted use. The applicant is proposing a density of approximately 2.3 units per acre, for a total of 24 units ranging in size from 10,000 square feet to 17,532 s.f.. There are no previous approvals for the project.

- C. Process:** The Concept Plan process is outlined in Section 19.13.04.6, and includes an informal review of the proposal by the Planning Commission and also by the City Council. Upon completion of the Concept Plan process, the applicant will then be able to move forward with the Preliminary Plat process, which will return to the Planning Commission for a public hearing and the Council for action.
- D. Community Review:** The Concept Plan process does not include a public hearing, therefore no public notice has been sent. Future public hearings will be scheduled at such time as the applicant moves forward with the Preliminary Plat.
- E. General Plan:**

**Land Use Designation:** The property is identified as "Low Density Residential" on the Land Use map. The Medium Density Residential land use category states:

The Low Density Residential designation is designed to provide areas for residential subdivisions with an overall density of 1 to 4 units per acre. This area is characterized by neighborhoods with streets designed to the City's urban standards, single-family detached dwellings and open spaces. Planned unit developments may be permitted within this designation.

Open spaces shall include useable recreational features as outlined in the City's Parks, Recreation, Trails, and Open Space Element of the General Plan but may be comprised of both Natural and Developed Open Spaces. The Low Density Residential designation is expected to be the City's most prevalent land-use designation. In this land use designation, it is estimated that a typical acre of land may contain 3 dwelling units.

Staff analysis: complies. The proposal contains 2.3 units per acre, which is within the range identified in the General Plan, and consists of a single-family configuration.

**Unit Type (Proposition 6):** the proposal consists of single-family lots. Per a recent Proposition, the General Plan has been amended to set a goal of single-family lots comprising no less than 73% of all units in the City. Single family lots are consistent with this goal.

Staff analysis: consistent.

**F. Code Criteria:**

Section 19.04.17 of the Code outlines the standards for the R-3 zone:

- Minimum lot size, frontage, width, depth, coverage – complies. All lots are a minimum of 10,000 square feet, and all lots have a minimum lot width of 80 feet.
- Density – the proposal consists of approximately 2.3 units per acre, which is within with the maximum limit of 3 units per acre in the R-3 zone.

- Setbacks / yard / height – this will be verified at time of building permit, however it appears that the lots are of sufficient size to ensure that these standards will be met.
- Minimum Dwelling Size – this will also be verified at time of building permit.
- Open Space / Sensitive Lands – appears to comply with the requirement of 15% (15.01% provided). Further review will be done at Preliminary Plat when more detailed plans are provided to ensure that sensitive lands do not exceed 50% of the open space and that all open space standards are met.
- Detention basin – will be reviewed and modified at the direction of the City Engineer.
- Permitted uses – single-family units are a permitted use in this zone.

Other requirements:

- Lighting plans were not provided. Further review will be done to verify that the lighting types comply with the City standard.
- Parking requirements will be met on each lot.
- Landscaping plans for the open space along Redwood Road will be provided at a later date and reviewed for compliance. Individual lots will be required to provide landscaping within a certain timeframe from beginning construction.
- Second access requirements are being met with the proposed design, as there are fewer than 50 lots served by the primary access, and stubbing for secondary access is proposed.

Engineering comments:

- Secondary water is not available for the project at this time, and an alternate solution will be necessary.
- Lot lines for lots 110, 111, and 112 must be modified to avoid the drainage.
- For other comments, see Exhibit 1.

**G. Recommendation and Alternatives:**

Staff recommends that the Planning Commission discuss the proposal and give the applicant informal feedback in preparation for a public hearing on the preliminary plat.

**H. Attachments:**

1. City Engineer's Report (pages 4-5)
2. Location & Zone Map (page 6)
3. Aerial (page 7)
4. Concept Plan (page 8)

# City Council Staff Report

**Author:** Jeremy D. Lapin, City Engineer  
**Subject:** Harbor Point – Concept Plan  
**Date:** March 27, 2014  
**Type of Item:** Concept Plan Review



## Description:

**A. Topic:** The applicant has submitted a concept plan application. Staff has reviewed the submittal and provides the following recommendations.

## B. Background:

*Applicant:* Land Solutions Partners – Harbor Point LLC  
*Request:* Concept Plan  
*Location:* 4250 S. Redwood Road  
*Acreage:* 11.10 acres - 25 lots

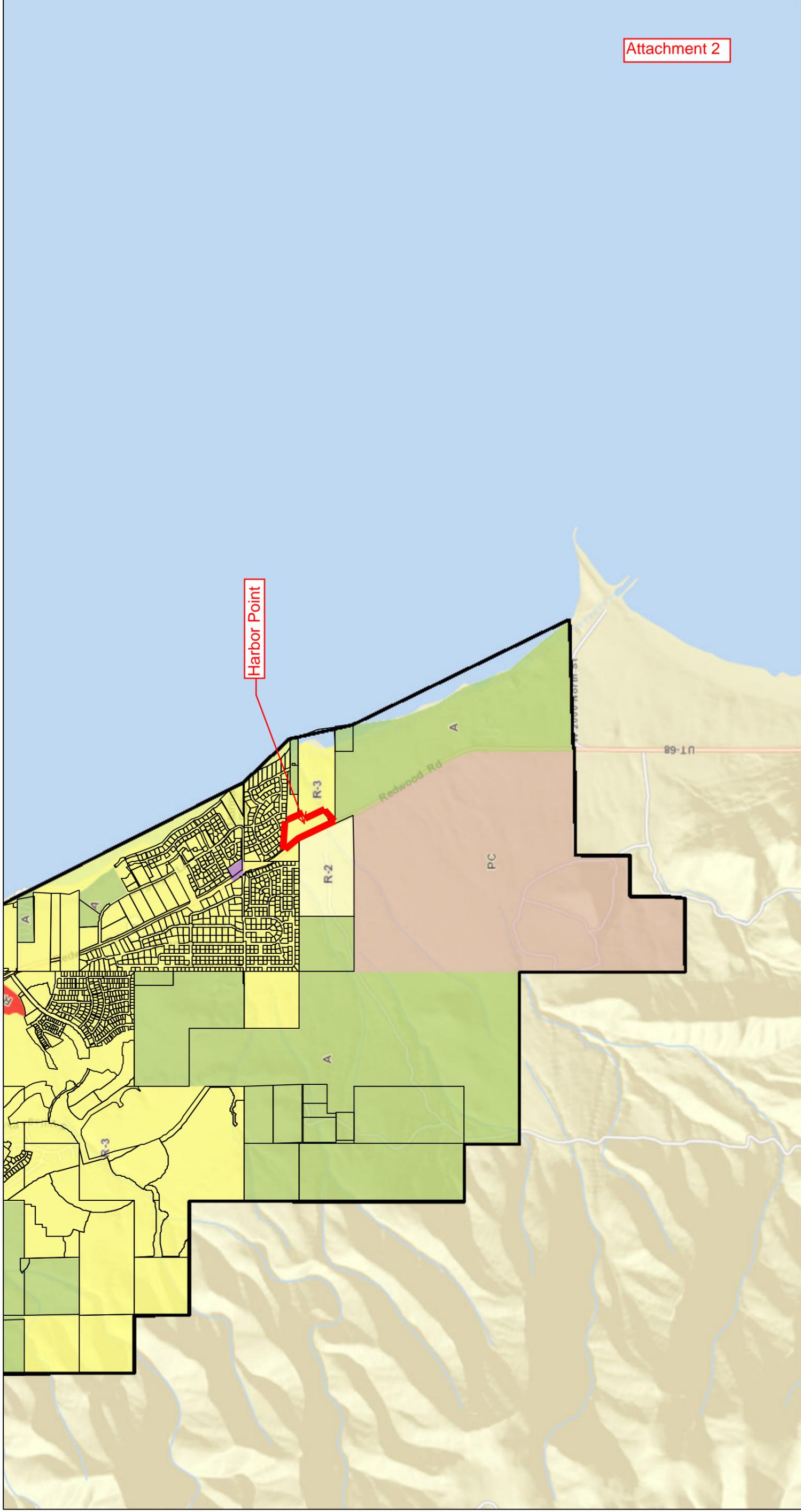
**C. Recommendation:** Staff recommends the applicant address and incorporate the following items for consideration into the development of their project and construction drawings.

## D. Proposed Items for Consideration:

- A. Prepare construction drawings as outlined in the City’s standards and specifications and receive approval from the City Engineer on those drawings prior to receiving Final approval from the City Council.
- B. Consider and accommodate existing utilities, drainage systems, detention systems, and water storage systems into the project design. Access to existing facilities shall be maintained throughout the project.
- C. Comply with the Land Development Codes regarding the disturbance of 30%+ slopes.
- D. Incorporate a grading and drainage design that protects homes from upland flows.
- E. Developer shall provide a traffic study to determine the necessary improvements to existing and proposed roads to provide an acceptable level of service for the proposed project.

- F. Project must meet the City Ordinance for Storm Water release (0.2 cfs/acre for all developed property) and all UPDES and NPDES project construction requirements.
- G. All review comments and redlines provided by the City Engineer are to be complied with and implemented into the construction drawings.
- H. All work to conform to the City of Saratoga Springs Standard Technical Specifications, most recent edition.
- I. Developer shall prepare and record easements to the City for all public utilities not located in a public right-of-way.
- J. Developer is required to ensure that there are no adverse effects to adjacent property owners and future homeowners due to the grading and construction practices employed during completion of this project.
- K. Developer shall bury all existing overhead utilities on and adjacent to the project.
- L. Developer shall route all drainage from detention basin to lake. The developer is responsible to install all improvements and to obtain any necessary easements.
- M. Developer shall comply with the Land Development Codes regarding not disturbing 30%+ slopes.
- N. Existing drainages shall be preserved, improved with native landscaping and trails, and piped with culverts capable of passing the 100-yr flow where they cross roadways. A culvert under Redwood Road or other acceptable improvements to protect future homes from flooding will necessary to mitigate flows from all upland contributing drainage basins. . The developer is responsible to install all improvements and to obtain any necessary easements.
- O. The existing secondary water system cannot support this project. An additional source is required in the area to alleviate the extreme pressure swings that the current system would experience if this project is added. Although the culinary system could support both the indoor and outdoor demand for this project, this would use up significant amounts of the remaining capacity in the system and is not recommended.
- P. Frontages along Redwood Road will need to be improved to City standards including road widening, an 8' meandering trail, and dedication of a 90' half width ROW.

# Zoning & Planning



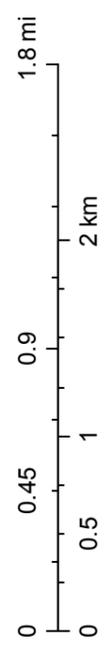
Attachment 2

Harbor Point

March 19, 2014

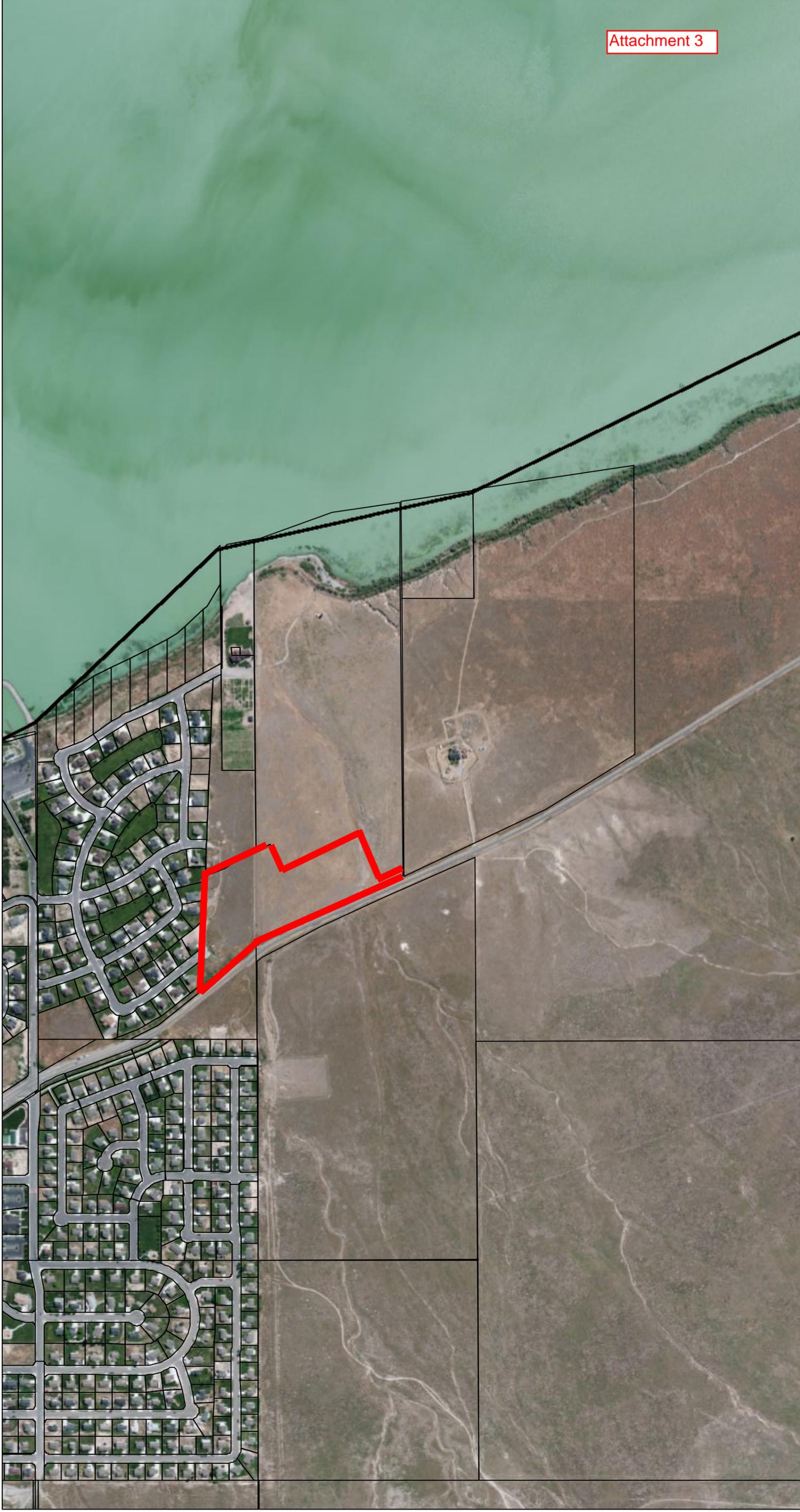
- City Parcels
- City Boundary
- A - Agricultural
- RA-5
- RR - Rural Residential
- R-2 - Low Density Residential
- R-3 - Low Density Residential
- R-6 - Medium Density Residential
- R-10 - Medium Density Residential
- R-14 - High Density Residential
- R-18 - High Density Residential
- NC - Neighborhood Commercial
- MU - Mixed Use
- PC - Planned Community
- RC - Regional Commercial
- OW - Office Warehouse

1:36,112



Sources: Esri, DeLorme, HERE, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom

# Zoning & Planning



March 19, 2014

 City Parcels

 City Boundary

Attachment 3

1:9,028



Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

