PROJECT REQUEST

Fields of Canterbury Subdivision Residential Open Space Amenity Permit- request by Fields of Canterbury HOA for approval of a revision to the amenity center located at 2500 Tapestry Street.

PROJECT DESCRIPTION

The applicant requests approval of a Residential Open Space Amenity Permit for a revision to the pool and parking areas at the existing amenity center at 2500 Tapestry Street. The HOA requests approval under Section 3.5.3 of the LDO, which establishes TSPC review over the addition of any amenity within a residential open space lot.

> **3.5.3 Residential Open Space Amenity Permit**
> The addition of any amenity (e.g. playgrounds, pools, trails, basketball courts, tennis courts, etc.) within a Residential Open Space lot specified in any plat, site plan, or other similar document filed with the Department of Community Development shall require a Residential Open Space Amenity Permit, approved by the Planning Commission and issued by the Department of Community Development. Said permit is designed to ensure compliance with this ordinance and other Town law and to ensure that any use within an approved residential open space lot conforms to approved preliminary plat specifications and overall policy in accordance with the Town General Plan. The Planning Commission shall deny any such application for permit if the amenity described therein would:
>
> a) create a nuisance to surrounding residences,
> b) violate this ordinance or any other Town, State, or Federal law, or
> c) be in disharmony with the Town's General Plan
>
> The application for a Residential Open Space Amenity Permit shall include a site plan to be reviewed by the Planning Commission that fully depicts and describes the amenity proposed; shows the location of the amenity and its accessories; and demonstrates that the amenity meets all LDO requirements. The Planning Commission may require further information of the applicant in order to properly evaluate the application.

The platted open space lot consists of 3.33 acres and is located at 2500 Tapestry Street.

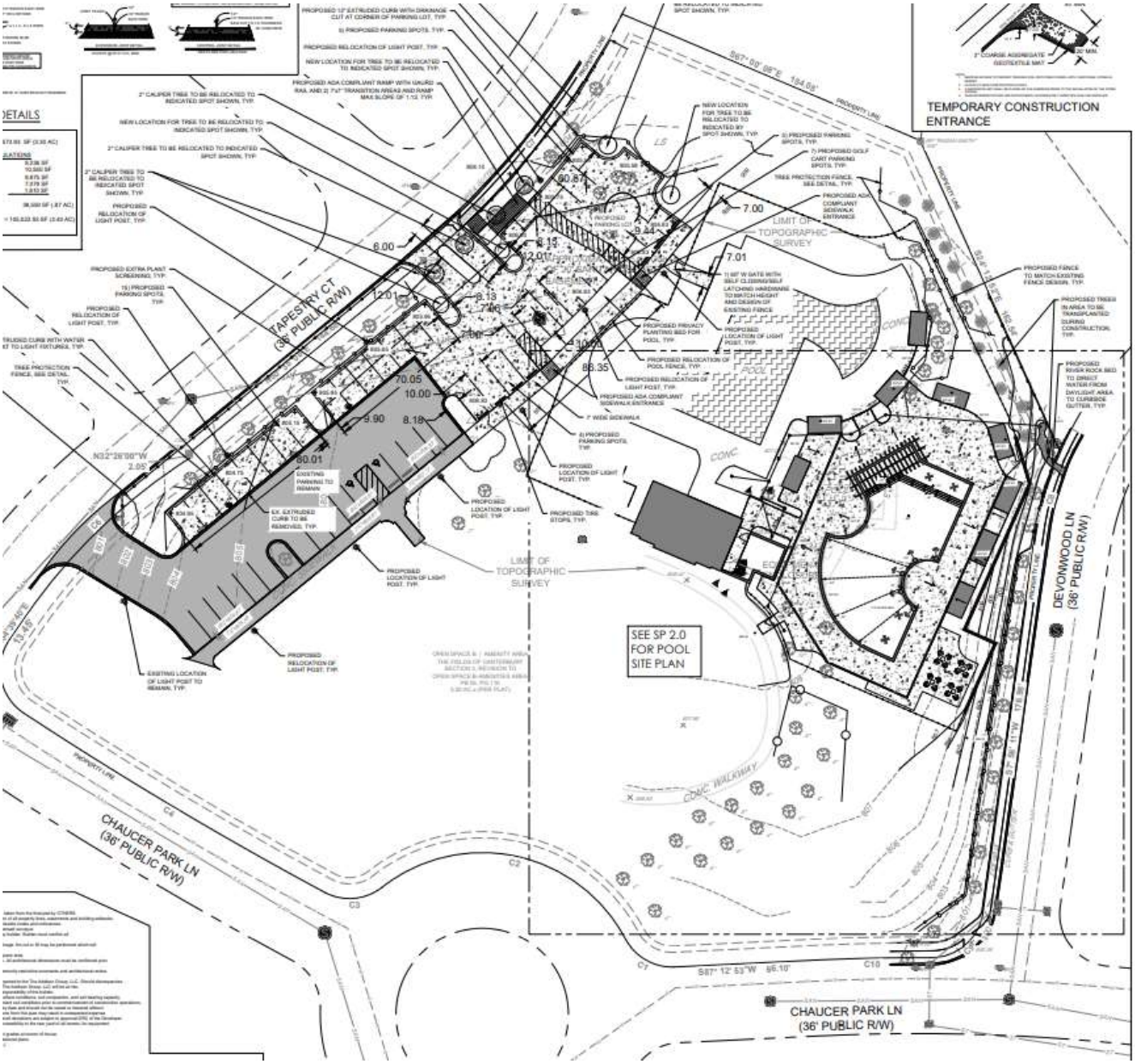
The TPSC may issue a Residential Open Space Amenity Permit, after determining that the proposed development will not 1) create a nuisance to the surrounding residences; 2) violate the LDO or any other regulations or laws; and 3) be in disharmony with the Town's General Plan.



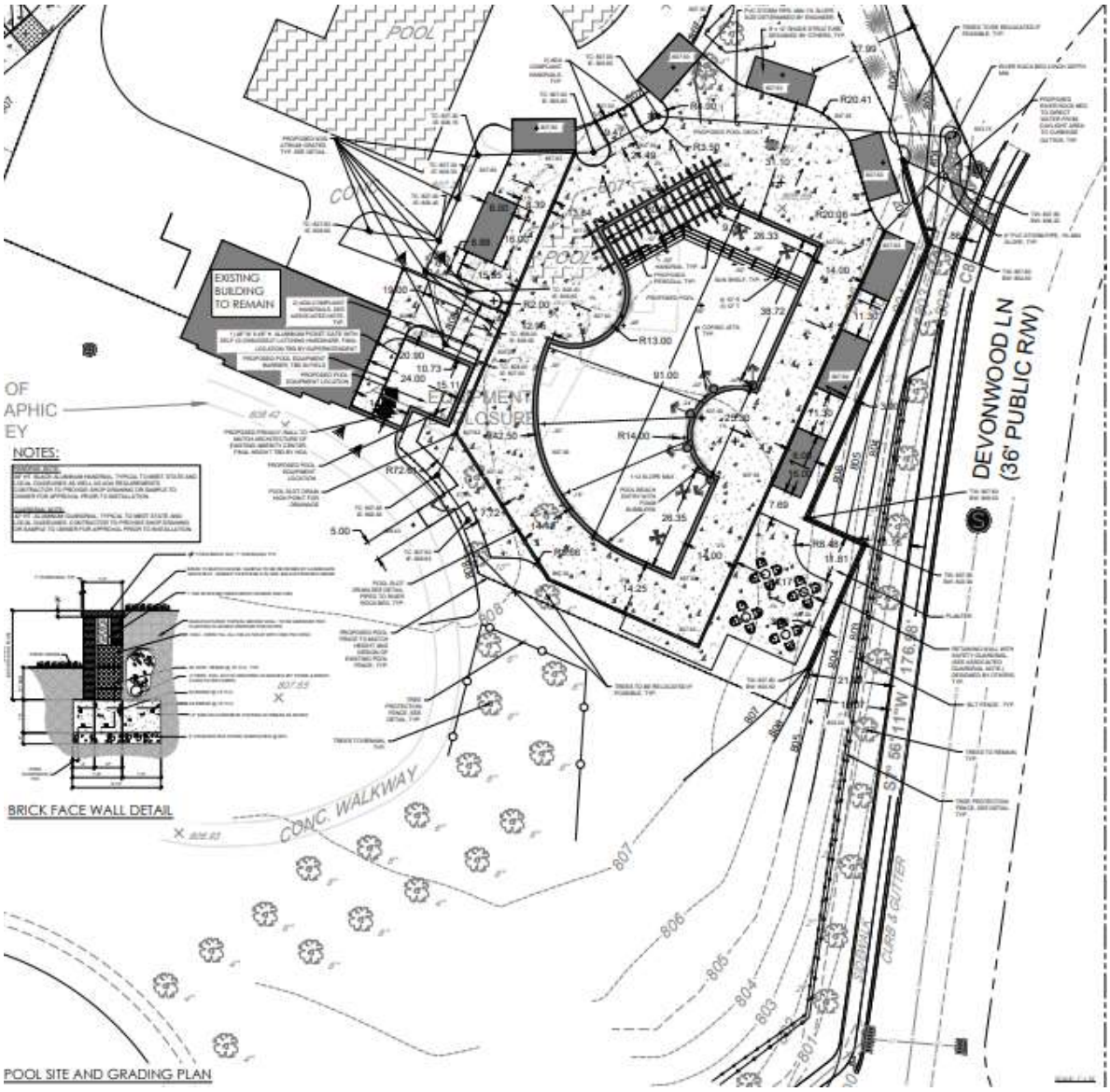
Location Map

ANALYSIS

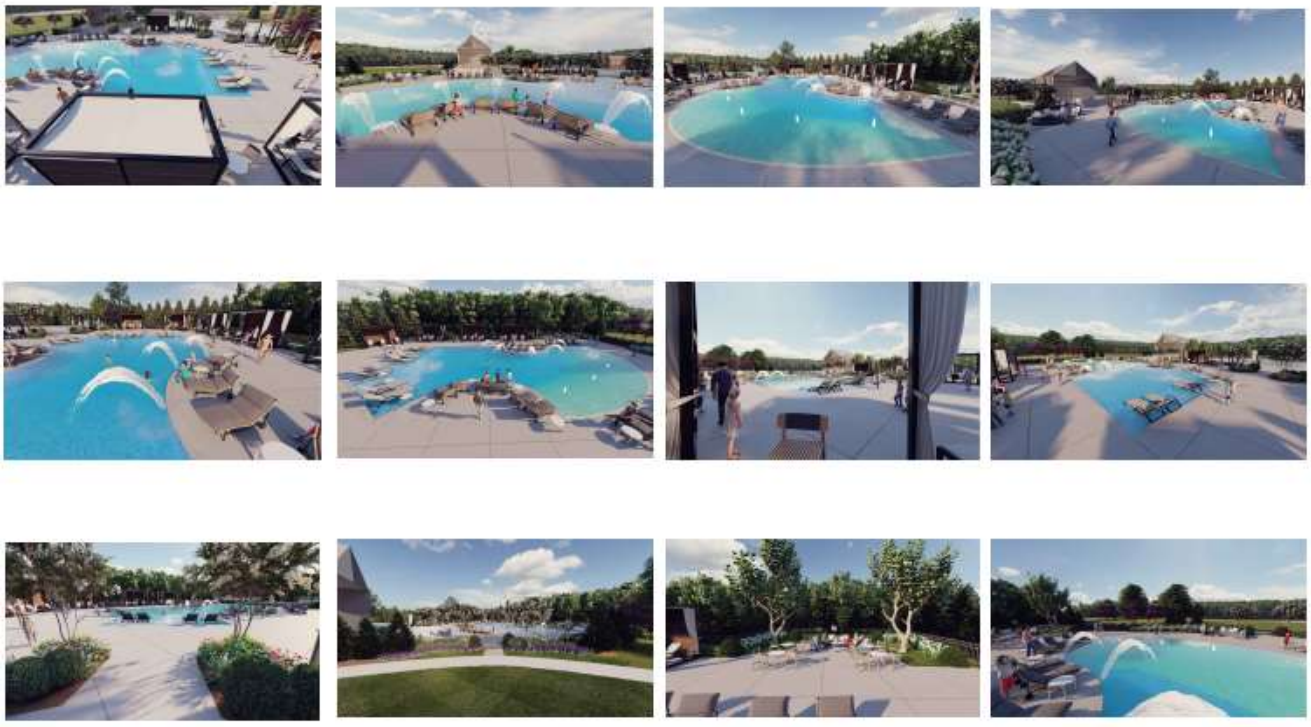
In the Staff review of this request, it will not create a nuisance to the surrounding residences in that the open space area is established and this request is brought forth by the HOA. It does not violate any provisions of the LDO or any other regulation or law. And, lastly, the development of amenities in master planned developments is supported by the General Plan, meaning this request is in harmony with our Plan.



Site Plan



Zoom in of Site Plan Area of Disturbance



Illustrative of the Proposed Pool Area

In staff's review, the TSPC should approve the request for a Residential Open Space Amenity Permit.

RECOMMENDATION

Staff recommends approval of the Residential Open Space Amenity Permit, with the following contingencies:

1. The applicant shall request both grading and swimming pool permits for this request and comply with all requirements, inspections, and conditions of the Town Building Codes, as determined by the Building Official related to the swimming pool permit.
2. The approved site plan shall function as the approved grading plan for this site and a grading permit shall be issued upon TSPC approval of the Residential Open Space Amenity Permit, subject to a pre-construction meeting with Town Staff, if required.