

A Proposal from Rookus Capital to Modify PUD Designation of Antler's Gulch Subdivision, Tract A in Keystone

Introduction

Rookus Capital is an investment development company based in Jenison MI, located just minutes west of Grand Rapids MI on the West side of the state. Formed in January 2005, this family-run company is currently comprised of 11 employees. The driving vision for Rookus Capital is to connect individuals, investors and prospective buyers to investment opportunities in real estate. This includes land and property development, whether residential, office or commercial. To this end, we seek opportunities in markets nationwide to improve existing spaces, with a focus on executing the project in a manner sensitive to the needs and vision of the neighboring community.

Antler's Gulch

The 1.27 acres of Tract A in the Antler's Gulch sub, as presently zoned, has been sitting largely undeveloped since November 2002 when Moon Valley Associates sold this land to its current owner. In our estimation, the current Commercial PUD development designation is not the best use of this property. Over the next several months, we will meet with the Planning Commission to present our proposal to rezone this site to Residential PUD to support a multi-family development. The goal is to construct a eight (8) duplexes platted as townhomes. The conceptual plan has been modified pursuant to the Snake River Planning Commission's preference to include two (2) employee housing units on-site, each a minimum of 900 square feet in size. Pursuant to said preference, with this request, we will present a conceptual design that includes these units on-site.

Statement of How Proposal Meets Master Plan Goals and Policies

With regard to different components of the Countywide Comprehensive Plan (CWCP) and the Snake River Master Plan (SRMP):

Land Use Element (CWCP): This development will result in a lower residential density than the adjacent Tract B located directly behind the subject property. This is true whether the employee housing is included or not, and the goal is that this will be seen to be in-line with the goal of maintaining the current level of density in the County.

Design and Visual Resources Element (CWCP): The most important goal applicable to this change relates to ensuring the new development is designed in a visibly sensitive manner. The design as envisioned will take into consideration the surrounding landscape and will be complementary to the same. The choice of materials in conjunction with architectural design and style will minimize the visual impact both from the highway and for adjacent property owners.

Housing Element (CWCP): The proposal as submitted for the worksession has been amended to include, as noted above, two (2) employee housing units on-site, each a minimum of 900 square feet in size. The intent would be to include these along side the "market units." They would be designed in such a way that it will not be possible to discern the different between a market unit and an employee housing unit from the exterior. This is done so that these units, by design, will blend in with the surrounding units.

Land Use (SRMP): Though this tract of land falls in a Mixed Use zone (commercial and residential) on the Land Use Map, the request is to designate this tract solely as residential. The overall impact would result in the structures being dispersed over a larger area of the lot. However, it is expected that the overall impact on the primary views of the front two units of Tract B will not be dramatically different than if the commercial building, as initially approved, had been constructed at the east end of the lot.

Following the worksession discussion, and to accommodate the inclusion of two (2) employee housing units on-site, the number of units remains 8. A final site configuration has not been determined, but will be completed and submitted as part of the site plan review. A determination of the mix of 1, 2 and 3 bedroom units is still being done, which could require the submission of an amendment to the PUD

modification documents, or other procedural filings, as deemed by the planner. The mix will ultimately influence the density, which presently is considerably lower than Tract B. A proposal to increase the density might be submitted pending the outcome of the final market analysis regarding unit size and price point.

The design intent is to create a plan compatible with and sensitive to not only the existing units on Tract B, but also the surrounding natural habitat. No additional areas are expected to be disturbed. Finally, the landscape design as envisioned will take into consideration the surrounding area to result in as smooth a transition from natural surroundings to residential development as possible.

Design and Visual Resources (SRMP): The visual impact from Highway 6 and from the adjacent units behind Tract A will be mitigated by the use of appropriate landscaping techniques. The design will focus on satisfying the zoning regulations with regard to permitted land uses, building height and parking areas.

Snake River Basin Design Overlay District: Commentary on the various components of Chapter 4 of the Summit County Development Code, *Zoning Regulations/Overlay Districts* is as follows:

Maximum Building Height: Not expected to exceed design standard of 35 feet.

Visual Openness: Open space between each structure is planned. Adhering to design standard regarding maximum length is not expected to be an issue.

Location of Buildings and Other Improvements: All efforts will be made to minimize the visibility of structures from Highway 6 by setting them back as far as possible. Landscaping and the design itself will be used to blend the structures with the surrounding area and adjacent units on Tract B.

Building and Roof Articulation: The roof line design will be such that there will be minimum obstruction of the views of the adjacent open lands. One way that this is expected to be accomplished is through the use of dormers.

Perimeter Buffering: It is expected that parking areas and drives will not be prominently visible from Highway 6. Further, every effort will be made to minimize the view of these areas from the adjacent units. The use of appropriate landscaping will be used to create this buffer, which will tie into the surrounding environment.

Landscaping: Plans consistent with the design objectives and standards will be developed.

Statement Justifying the PUD Modification

Pursuant to Section 12209.07 of the Development Code:

It is the applicant's contention that this change is consistent with the goal of efficient development and preservation of the entire PUD, referencing specifically Tract B. When ground is broken in Spring 2006, this tract of land will have been sitting largely undeveloped for over three (3) years. Furthermore, the market supply of commercial properties in the Keystone area is dramatically different than what it was when the current designation was approved. Add to this the fact that a component of the corresponding site plan for this change request is a minimum of 1,800 square feet of employee housing, twice that of the original PUD. The modification as requested is not expected to substantially or adversely impede upon anyone's enjoyment of land in the immediate area of this tract. Finally, though some changes may be required before the final PUD designation is granted, without commenting specifically on each sub-point of this section, it is expected that the final site plan, as approved, will be consistent with the requirements outlined in Section 12206.05, "Findings for Final PUD Approval."