



City Council Staff Report

Date:

5/1/2024

Applicant:

Bird Homes, Regal Homes

Location:

1850 W, 2000 W Sunrise
Ranch Dr.

Zoning:

SDP-2

Prepared By:

Sean Conroy, Community
Development Director

Public Hearing:

No

Attachments:

1. Application information.

REQUEST

A discussion item to review a request to remove the 55 and older age restriction on portions of the Sunrise Ranch development located at approximately 1850 W and 2000 W Sunrise Ranch Dr.

BACKGROUND & DESCRIPTION

In 2018, the City Council approved a development agreement, concept plan and Specific Development Plan (SDP-2) zoning text for the Sunrise Ranch project consisting of 540 units. The project included a mix of single-family detached lots, townhome lots and two 55+ neighborhoods with small detached lots and 4-plex buildings. Much of the Sunrise Ranch project has either been developed or is under construction at this time.

Bird Homes owns 54 of the 55+ lots and Regal Homes owns the other 83 55+ lots. Both builders have several units under construction and have expressed concern with market demand. Both builders are requesting that the City consider removing the 55+ requirement. This item has been scheduled to allow the applicants to explain their concerns, and for the Council to provide feedback before any formal application is submitted.

EVALUATION

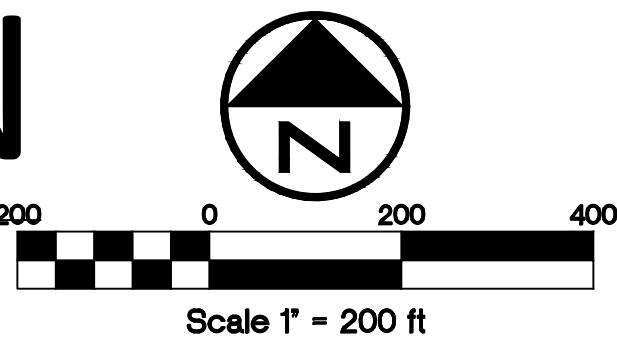
At the time the project was being considered, the original applicants proposed the two 55+ neighborhoods as part of the project. The senior component was not something either City staff nor the City Council had advocated for, but was included in all the concept plans and in the SDP zoning text. There was no additional density given in consideration of providing a senior component. However, the only instance where the City had allowed the 4-plex design previously, was in another 55+ community.

Given the emphasis by the state to provide more housing options, especially for first time home buyers, staff is open to considering the elimination of the 55+ requirement. If the Council is not supportive of eliminating all of the 55+ restrictions, one option would be to remove if for the detached lots but not for the 4-plex buildings.

RECOMMENDATION

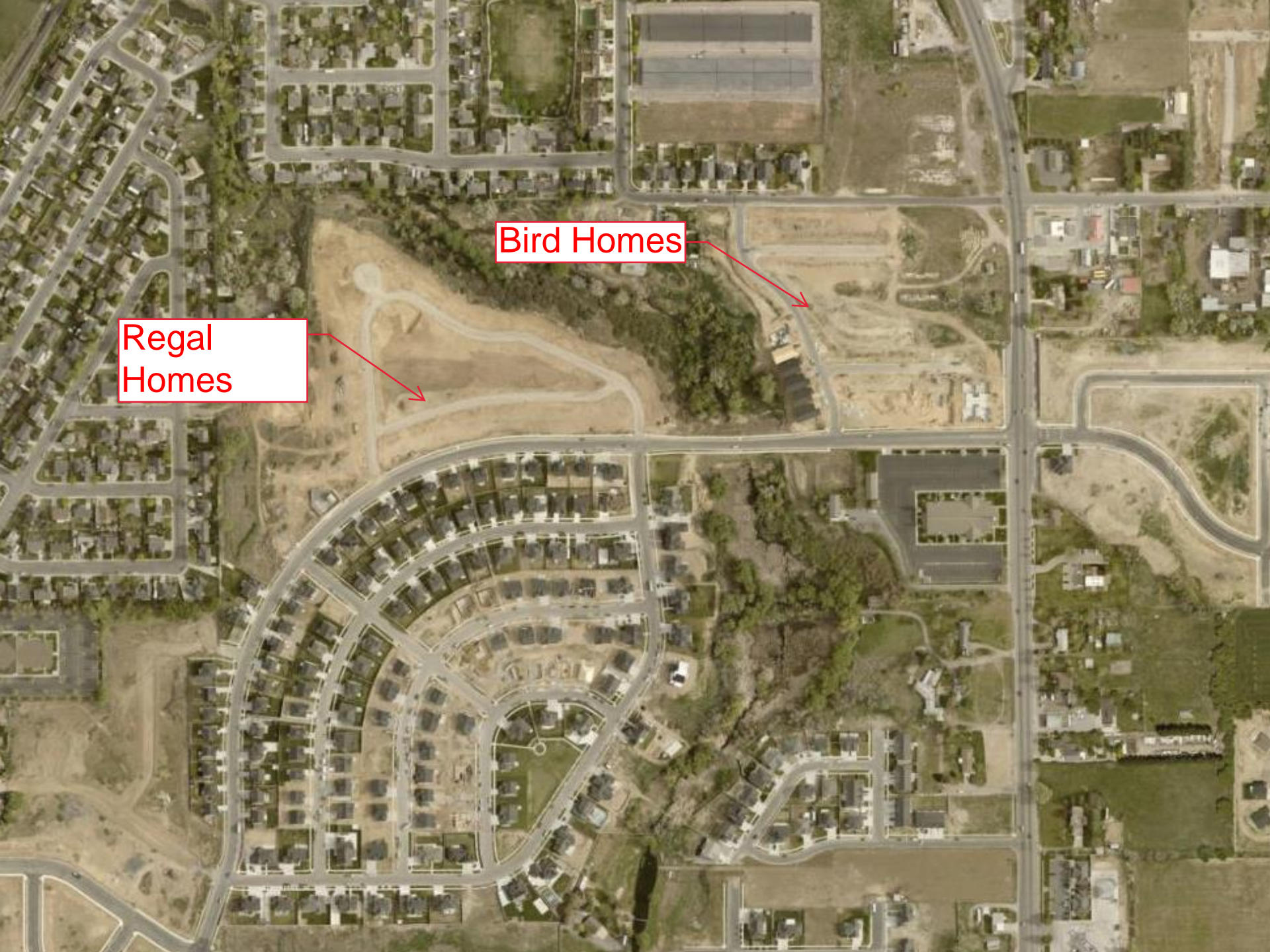
Provide direction to the applicants.

MAPLETON SUNRISE RANCH PROPERTY CONCEPT PLAN



ACREAGE= 171.05 ACRES
PARK AREA= 23.63
AREA W/O ROADS= 143.3
UNITS ALLOWED= 143.3x4 = 573
UNITS SHOWN= 539
COMMERCIAL PARCEL= 2.65 ACRES





Bird Homes

Regal
Homes

Product Type Examples



FRONT RIGHT 3D VIEW



FRONT LEFT 3D VIEW



REAR RIGHT 3D VIEW





UNIT TYPE C
MIRROR
UNIT TYPE C
 4 EXTERIOR SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"



UNIT TYPE A
MIRROR
UNIT TYPE A
 5 EXTERIOR NORTH ELEVATION
 SCALE: 1/8" = 1'-0"



UNIT TYPE A
UNIT TYPE C
MIRROR
 6 EXTERIOR EAST ELEVATION
 SCALE: 1/8" = 1'-0"



UNIT TYPE C
UNIT TYPE A
MIRROR
 7 EXTERIOR WEST ELEVATION
 SCALE: 1/8" = 1'-0"