springville
ART CITY

CITY COUNCIL

OCTOBER 6, 2026

LAKESIDE LANDING

- Compact, walkable, mixed-use district west of I-15
- Approximately 1,800 homes and 80,000 square feet of commercial space
- Diverse housing connected by streets, parks, and open spaces

AMENDMENT HISTORY

Adopted	12-21-2021	
Amended	01-28-2022	Southeastern part addition
	12-20-2022	Corrections, clarifications, AT standards
	11-07-2023	Southeastern part amendments
	02-04-2025	Southern part overhaul

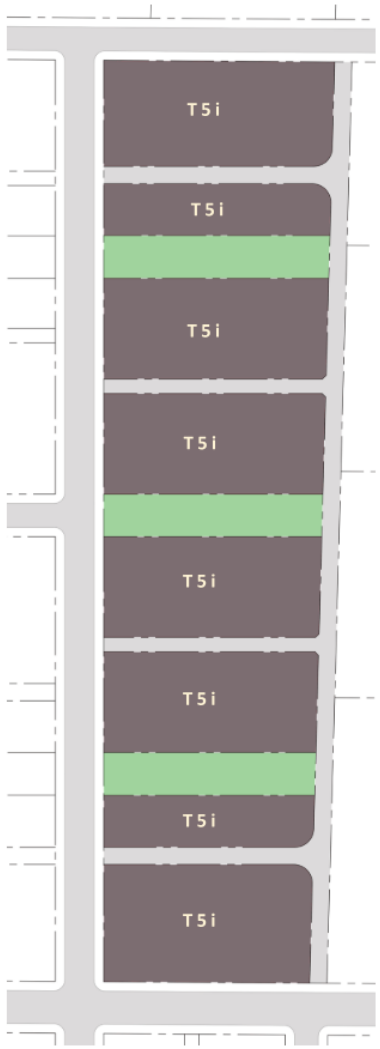
BACKGROUND

- Progress
- Market
- Shifting plans
- Current ask

POLICY QUESTION

- Preserve the original range of housing forms, sizes, and price points
- Previous amendments have shifted development toward attached and detached housing
- Flexibility must be balanced with meaningful product diversity

REGULATING PLAN AMENDMENT



APPROVED REGULATING PLAN

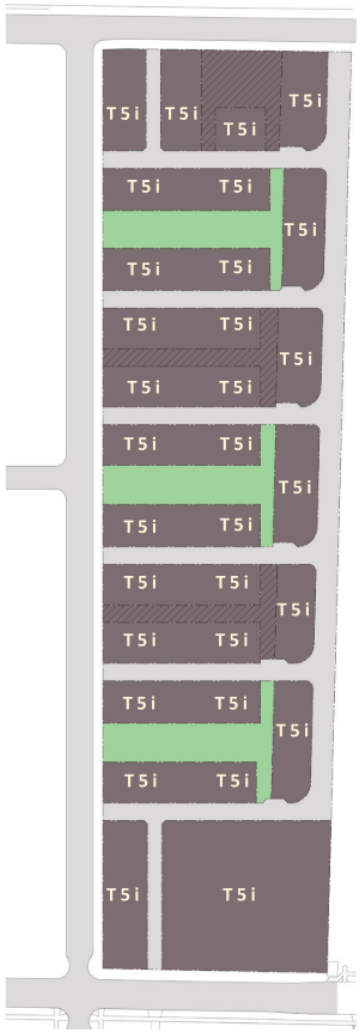
	s.f.	acres
T5i transect	307,005	7.05
Parks and common greens	45,082	1.03
Alleys	58,084	1.33

Permitted maximum number of units: 169
Required studio/office/retail/restaurant/cafe space: 21,150 s.f.

SCALE: 1" = 200'

0 50' 100' 200' 300'

N



PROPOSED REGULATING PLAN

	s.f.	acres
T5i transect	289,880	6.65
Parks and common greens	45,123	1.04
Alleys	84,632	1.94

154 units are shown on the plan (remaining 6 units may be accommodated within the south east parcel as part fo a mixed use project)

Proposed studio/office/retail/restaurant/cafe space: 21,150 s.f. to be accommodated on southeast parcel.

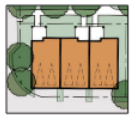
PARKING:
For 154 townhouses 347 spaces are required (308 for units, plus 39 spaces for visitors)

352 spaces are shown on the plan (308 spaces within double car garages, 44 surface spaces for visitors)

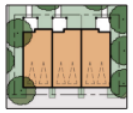
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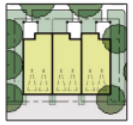
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COVE
1,609 s.f.
16 shown on the plan



HAVEN
1,860 s.f.
96 shown on the plan



OLIVER
2,000 s.f.
42 shown on the plan

MARKET-TIER FRAMEWORK

- Entry level: 20-33%
- Mid-tier: 40-53%
- Upper-tier: 20-33%
- Luxury: 7-23%
- Compliance tracked cumulatively with each preliminary plat

OTHER PROPOSED AMENDMENTS

- Increased floor-area allowances for several lot types
- Smaller lots for qualifying three-story townhomes
- Additional parking for compact townhomes in T5-i
- Technical corrections and clarification of garage setbacks
- Reinstate Green Street setbacks
- Require six-foot sidewalks
- Allow administrative alley relocation
- Preserve access, block dimensions, open-space relationships, and lot diversity

POLICY QUESTION

- Does the resulting building separation provide an appropriate setting for homes and a comfortable pedestrian connection?
- How do reduced setbacks interact with the previously discussed changes to lot sizes, building sizes, housing mix, parking, alleys, and pedestrian circulation?

PROPOSED

- Permit decreased front setbacks for Lot Type 15 on Common Court

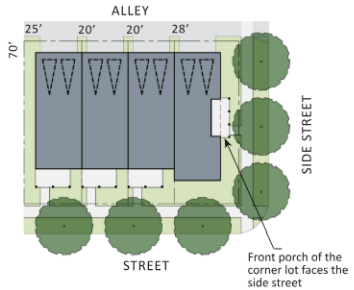
SETBACKS:	REGULAR (INTERIOR) LOT	STREET CORNER LOT
Building at street	15 feet min.	10 feet min.
Building at side street	N.A.	10 feet min.
Porch at street	7 feet min.	7 feet min.
Building at common court	12 feet min.	12 feet min.
Porch at common court	4 feet min.	4 feet min.
Porch at side street	N.A.	4 feet min.
Building at side	0 or 5 feet min.	
Building at rear	5 feet min.	5 feet min.

15. Compact Townhouse Lot Type

Article 5 - LOT TYPES

Compact Townhouse Lot Type is crafted to provide an option to preserve land and create efficiencies via attaching three or more buildings and eliminating under-used side yards. Mixing compact townhouses with other compact lot types (twin houses and cottages) on a block face or around a common court, creates a well-balanced composition and contributes to the diversity of the neighborhood.

Compact Townhouse Lot Type permits three or more buildings to be attached.





LOT :

Minimum lot size:	
2 story	1400 s.f.
3 story	1200 s.f.
3 story under 1700 sf total floor area	1000 s.f.
Minimum street or common court frontage:	20 feet
Maximum depth:	92 feet

BUILDING SIZE:

Maximum total floor area per lot:	2000~~1600~~ s.f.

HEIGHT:

	3 stories / 45 feet max.
In Southern Part Regulating Plan	2 stories / 35 feet max.
First floor elevation	18" above sidewalk

SETBACKS:	REGULAR (INTERIOR) LOT	STREET CORNER LOT
Building at street	15 feet min.	10 feet min.
Building at side street	N.A.	10 feet min.
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Building at side	0 or 5 feet min.	
Building at rear	5 feet min.	5 feet min.

PORCH:

Porch size required per lot within twenty feet of the front property boundary (or within side street property boundary on corner lots)	80 s.f. min.
Porch depth	6 feet min.

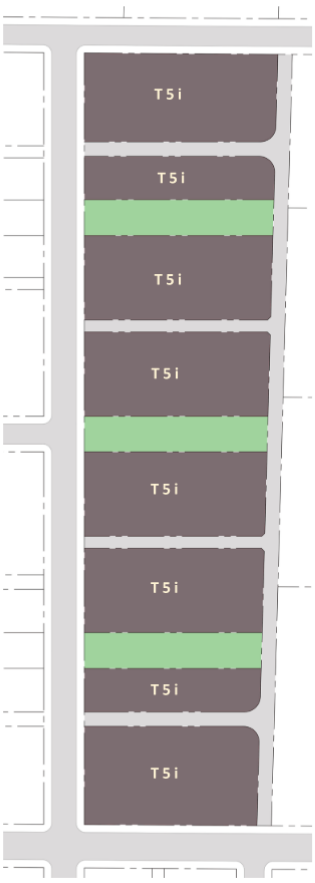
OFF-STREET PARKING:

Minimum parking per lot:	2 spaces

When Lot Type 15 is used in T5i, additional spaces equal to .25 spaces per unit shall be provided within and distributed throughout the boundaries of each subdivision or subdivision phase.

NOTES:

1. Compact Townhouses Lot Type is permitted to be employed only on lots with alley access.
2. No curb cuts are allowed on street or side street.
3. Tandem parking counts for parking requirement.
4. The front porch and the front entrance of the building on a street corner lot are recommended to face the side street.
5. 1000 sf minimum lot size for three story townhouses under 1700 sf total floor area, only permitted in T5i, and not to exceed 15% of total Lot Type 15 townhouses within T5i.
6. The 12-foot minimum building setback and 4-foot minimum porch setback may only be used where the front elevation faces another building's front elevation across the same common court or where no building is directly opposite the front elevation.

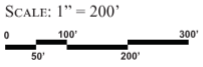


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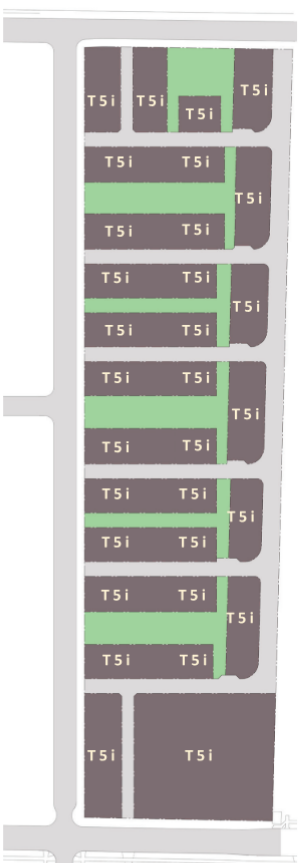
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Parks and common greens	45,082	1.03
Alleys	58,084	1.33

Permitted maximum number of units: 169
Required studio/office/retail/restaurant/cafe space: 21,150 s.f.

SCALE: 1" = 200'







PROPOSED REGULATING PLAN

	s.f.	acres
T5i transect	262,253	6.02
Parks and common greens	72,750	1.67
Alleys	84,632	1.94

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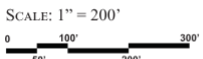
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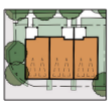
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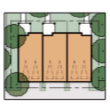
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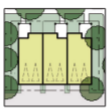




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96 shown on the plan



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2,000 s.f.
42 shown on the plan



SITE PLAN

SCALE: 1" = 100'





P E L • O N A
ARCHITECTS & URBANISTS
S T U D I O O N A R A N
473 MAIN STREET, LONGMONT, CO 80501 / 303.557.8188 / WWW.PEL-ONA.COM

STAFF RECOMMENDATION

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6. The 12-foot minimum building setback and 4-foot minimum porch setback may only be used where the front elevation faces another building's front elevation across the same common court or where no building is directly opposite the front elevation.

Arrangement	Building wall to building wall	Porch separation
Proposed 12-foot building and 4-foot porch setbacks, fronts facing fronts	40 feet 12 + 16 + 12	24 feet porch to porch 4 + 16 + 4
Same proposed setbacks, front facing a side elevation	33 feet 12 + 16 + 5	25 feet porch to side wall 4 + 16 + 5
Retain 15-foot building and 7-foot porch setbacks where a front faces a side	36 feet 15 + 16 + 5	28 feet porch to side wall 7 + 16 + 5

PLANNING COMMISSION RECOMMENDATION

Recommend approval per staff recommendation.

August 25, 2026

	YES	NO	ABSTAIN	EXCUSED
Ralph Calder	X			
Hunter Huffman	X			
Mariah Hurst	X			
Brett Nelson				X
Tyler Patching	X			
Peter Pratt				X
BJ Smith				X

September 22, 2026

	YES	NO	ABSTAIN	EXCUSED
Ralph Calder		X		
Hunter Huffman	X			
Mariah Hurst	X			
Brett Nelson	X			
Tyler Patching	X			
Peter Pratt	X			
BJ Smith				X