



## ARCHITECTURE & ENGINEERING

### **Milton Property**

Metz Lane and Florida Road

Developer: Shaw Ltd.

Civil Engineer:

Architect: Reynolds Ash + Associates

The project includes 2.7 acres. Land Use is residential, with a small number of amenities at the entry to the site. The proposed project includes townhomes.

The total proposed units are as follows:

12 Townhomes

**Overall Density:** 8.8 units per acre.

### **Land Use:**

Both the Comprehensive Plan and the zoning call for this parcel to be High Density Residential, which allows for the following uses at 24 units per acre:

Duplex

Townhomes

Multiplex

Multi-Family

Multi-unit Building

Manufactured Home

Group Home

Single Family

Our proposed development is compatible with all the allowed uses.

The Planned Development procedure is appropriate for this project, because ultimately all of the access ways will be private drives owned and maintained by a Master HOA.

The architectural design of the development will generally be cohesive, with contemporary designs and a common palette of materials. There will be some variation depending on additional development.

**Stormwater Management: Existing Conditions** – Approximately 50% of the site consists of slopes greater than 20% with drainage on the site generally flowing from west to east and south to north where it ultimately makes its way to the storm drain that runs through Mountain Trace I. The site currently hosts three buildings with a corresponding gravel driveway, the remainder of the site is largely undisturbed.

**Stormwater Management: Proposed Conditions** – Drainage on the proposed site will be conveyed via surface flow and storm drains to stormwater facilities located along the rear of the units along Florida Rd. and Metz Ln. where the ponds will be designed to treat and detain the runoff in compliance with City of Durango standards. The facilities will be designed to integrate with the site while enhancing the street-facing portion of the landscaping. Outfall from the site will be to the northeast corner to maintain historic drainage patterns.

**Access:** Main access will be provided via private drive off Metz Lane. An emergency access gate will allow fire apparatus access to Florida Road.

**Parking:** Parking design will be provided meeting City of Durango requirements. There will be 48 garage parking spots and 18 surface parking spots for a total of 66, 11 higher than the required amount. Garages provided will be a tandem configuration.

**Traffic:** SEH submitted a traffic study for properties that access Metz Ln. to determine impacts to Florida Rd. This analysis indicated that a left turn lane from Florida Rd. onto Metz Ln. would be required after partial buildout of the sites. In the traffic study, it was determined that 17 single-family houses, 27 apartments or 34 townhouses could be built before the left turn lane was required. The proposed 24 townhomes are below this requirement. The developer, however, has agreed to construct the turn lane prior to any of these units being constructed.

**Snow removal:** Snow removal will be by the HOA and will meet Purgatory Metro standards.

**Mail:** Mailboxes will be located at the Metz Lane entrance. Mailbox location will be approved by the Durango Post Master.

**Trash:** There is a common/shared trash area shown on the site plan. These trash areas will be screened per the City of Durango's requirements.

**Impacts on community facilities:** The additional population housed in this development will have normal impacts on community facilities, including schools, police, fire, etc. As an infill development, where these facilities are readily available, the impacts are minimized compared to a development where facilities must be extended beyond current city boundaries.