



09-24-2025 Town Council Meeting Responses to Council Questions

ITEM #6: Open a Legislative Hearing for a Conditional Zoning Application at 860 Weaver Dairy Road

Council Question:

The packet explains that the proposed development will direct stormwater away from the Coventry neighborhood. Please ask the applicant to be prepared to explain this more fully in the meeting.

Staff Response:

Staff have shared this request with the applicant to address as part of the Council presentation.

Council Question:

How does this compare to previous concepts we have turned down and to planning we had done?

Staff Response:

The most recent concept plan for this site not associated with the current application was [reviewed by Council on 9/28/22](#). The 2022 concept also included a mix of townhomes and multifamily apartment buildings. Unlike the current proposal which includes a mix of rental and for-sale homes, the 2022 concept only included rental homes. The 2022 concept also placed three multifamily buildings on the eastern half of the site near the Coventry and Weatherstone townhomes. In contrast, the current proposal only places townhomes adjacent to the existing townhomes in the area.

The Town undertook a [planning effort](#) for this site between 2019 and 2021. The Town's proposed master plan would have included additional adjacent properties (like the Lakeview mobile home community) and a mix of townhomes, multifamily apartments, retail/office space, and a hotel.



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Responses to Council Questions

ITEM #6: Open a Legislative Hearing for a Conditional Zoning Application at 860 Weaver Dairy Road (Cont'd)

Council Question:

The Planning Commission raised good points about the parking, stormwater, and impacts on neighboring land. How are these questions and interests being addressed?

Staff Response:

Planning Commission's comments have been shared with Town Council and are intended to inform Council's review and discussion. The applicant has the opportunity to revise their proposal in response to Planning Commission and Council comments.

Stormwater: *Planning Department staff have consulted with Stormwater staff regarding Planning Commission's concerns. Our Stormwater staff have previously reviewed all the applicant's materials and have not identified any concerns related to LUMO compliance. Town Stormwater staff cannot conduct an independent "early review" as recommended by Planning Commission. Doing so would be far outside the scope of their responsibilities and could raise concerns related to their obligations as licensed professional engineers.*

Parking: *While Town staff generally support the notion of unbundling parking from residential rent, this is not the sort of issue that should or can likely be regulated by the Town through its land use authority. Regarding the total amount of parking, Town staff are satisfied that the developer's plan to phase construction of the multifamily buildings will result in lower parking ratios in the long term. Because the proposed parking structure will be constructed after occupancy of the first multifamily building has stabilized, the developer will have an opportunity to better understand actual parking utilization on the site before committing to build the long-term parking infrastructure for the project. In general, the Town should be cautious about pressing developers to lower their parking ratios this early in the development process. Within the last few years, at least one developer of a Conditional Zoning project has failed to find sufficient investment, citing low parking ratios as one of the biggest points of concern.*

Impacts on Neighboring Land: *Staff have proposed that the applicant flip the orientation of the townhomes and internal street closest to the Coventry neighborhood. The applicant has not yet committed to this change but has asked for flexibility to pursue it as their plans evolve. The draft CZ ordinance will be updated to reflect this additional flexibility before Council's second hearing.*