

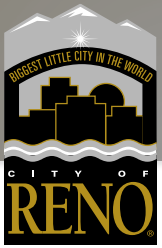
LDC21-00046

DAYBREAK PLANNING AREA 18B & 19A

Planning Commission

April 20 , 2021

Request and Overview



Daybreak Planned Unit Development

- 3,995 Approved Dwelling Units

Construction of 173 single family detached dwelling units

- average of 10 net dwelling units per acre.
- backbone infrastructure
- roadway improvements
- trail system and common landscape

Approvals:

Planning Area 23 Approved	160 du
Planning Area 24N & 25	124 du
Planning Area 24S & 26	205 du
<i>Planning Area 18B & 19A</i>	173 du
Units Remaining	3,333 du



Conformance with PUD Handbook:

- General site design and architecture
- Traffic, access and circulation
- Provision of utilities
- Compatibility with surrounding uses
- Environmental and cultural resources
- Restricted construction hours

Conditions of Approval

- Requirement of on and offsite traffic improvements
- Provision of a pedestrian and bicycle plan and related improvements
- Protection of possible cultural resources
- Invasive weed management plan
- Flooding related requirements
- Restricted construction hours

Public comment

Traffic, air quality, wildlife, flooding