



To: Planning and Zoning Commission

From: Mark A. Depo, Director Community Planning and Development
Andrea Gerhard, Senior Planner

Meeting Date: May 15, 2025

Re: **Wakefield Valley Development Plan Amendment DP 24-01, Parcel W and Parcel X, Work Session**

PROPOSAL

Kelly S. Miller, with Shaffer and Shaffer, LLP, on behalf of Richard Kress and WV Westminster LLC, (“the Applicant”) has submitted an application to amend the Wakefield Valley Development Plan (the “DP 24-01”) to initially add 25 new density rights to Parcel W to construct 25 single-family detached dwelling units and dedicate Parcel X to Carroll Lutheran Village for open space. [Attachments 1 - 4] The Applicant has subsequently amended the application to add 35 new density rights to Parcel W to construct 35 single-family detached dwelling units and dedicate Parcel X to Carroll Lutheran Village for open space.

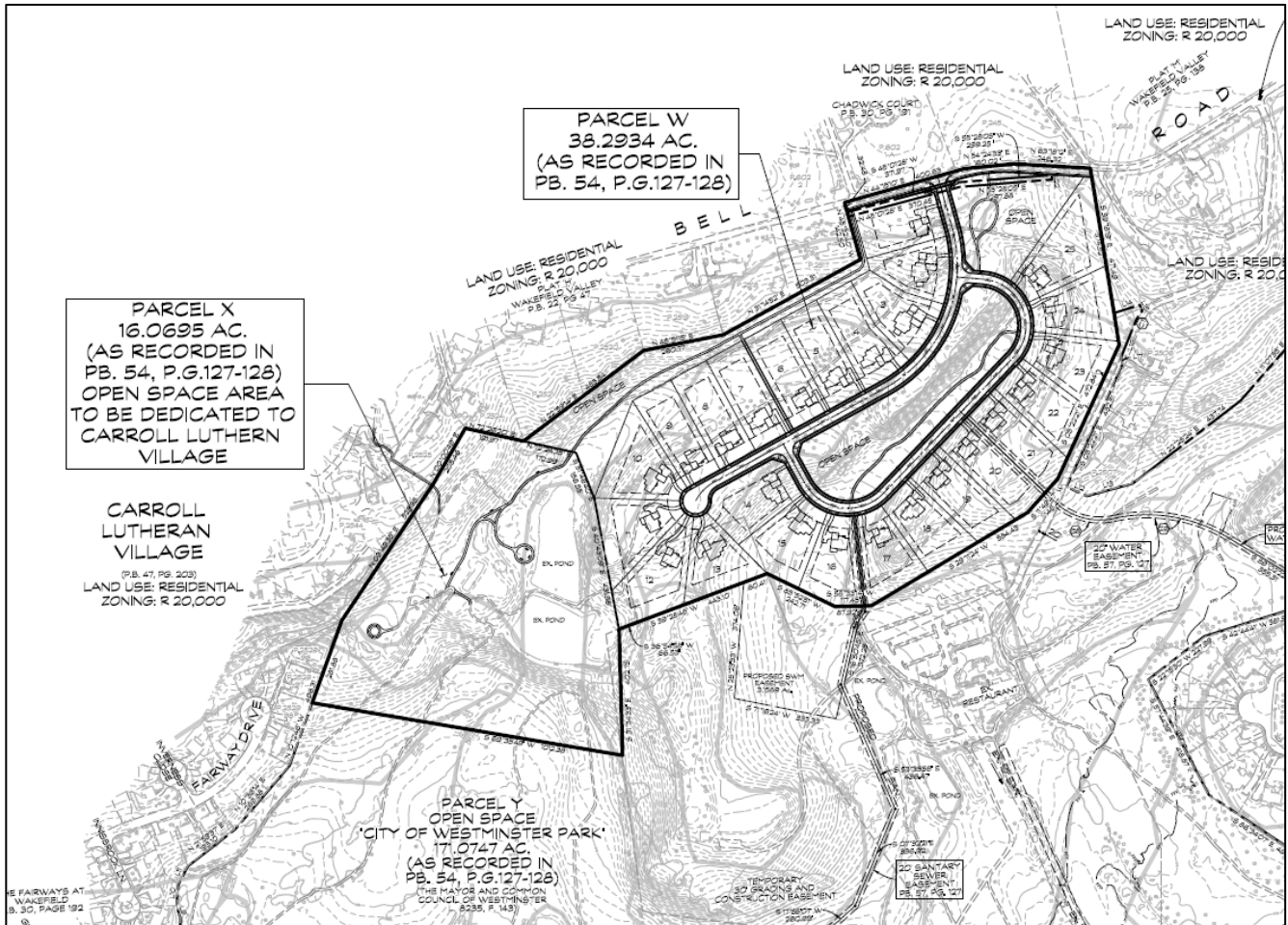
Parcel W and Parcel X Location Map



 = Property

The Parcel W, also identified as State Department of Assessments and Taxation (SDAT) #07-093136, is approximately 38.2934 acres and Parcel X, also identified as SDAT #07-431793, is approximately 16.0695 acres. Parcel W and Parcel X, collectively “the Property” are owned by WV Westminster LLC and zoned C Conservation Zone and subject to the City of Westminster Zoning Ordinance (the “Zoning Ordinance”).

Initially Proposed Development Plan DP 24-01



PROCESS

Zoning Ordinance Section 164-188 contains the City’s three-step formal review process for an amendment to a planned development. The application to amend the Wakefield Valley Development Plan to add 25 - 35 new density rights to Parcel W to construct 25 single family detached dwelling units and dedicate Parcel X to Carroll Lutheran Village for open space is the first step.

Following acceptance of the planned development application, the Zoning Administrator shall forward the application to be introduced to the Planning and Zoning Commission (the “Commission”) for informational purposes. Following introduction, the Zoning Administrator will notify the Commission of its public hearing date for the application. The Zoning Administrator shall set the application for hearing at a specified date, time and place and shall cause to be published in at least one newspaper of general circulation in the county, once each week for two successive weeks, notice of the public hearing

on such application, stating the application number, date, time and place of hearing and the summary of the amendment and the location of the property, its area, name of owner, and change of classification. Following the public hearing, the Commission shall submit a report and recommendation to the Zoning Administrator as to whether the Commission favorably or unfavorably forwards the planned development application to the Mayor and Common Council.

Relevant Zoning Ordinance References

Pursuant to Zoning Ordinance Article XVIII, Regulations Applicable in All Districts, Section 164-133, Effect of prior approval:

- “**B.** All preliminary plans, final plans, revised preliminary or final plans and all development plans of any type which have been approved by the Mayor and Common Council and/or the Commission prior to November 5, 1979, shall continue to be approved and valid after said date, regardless of the zonal classification of the real property as to which such plans pertain, and said real property shall be developed in accordance with the provisions of such plans. Such plans may be amended in accordance with the procedures provided for the amendment of development plans contained in § **164-188J** of this chapter. Additionally, the Common Council may amend any such plans approved prior to November 5, 1979, to permit residential single-family attached dwellings in lieu of any commercial or business use, provided that it determines, after an opportunity for public comment, that there will be no increase in the gross allowable residential density beyond that originally approved and that such development will not have an adverse impact upon the adjacent properties or the general character of the approved development plan.”

Pursuant to Zoning Ordinance Article XXIII, Amendments, Section 164-188, Planned Development:

- “**C.** The application process for all planned developments shall follow the same process, whether they are divided into multiple phases or not. The process will consist of three stages: rezoning (development plan approval), subdivision (culminating with the final plat) and building permit (site plan approval). In the event that the development includes multiple phases, separate applications for subdivision and building permit will be required for each separate development phase.”
- “**H.** All development plans and proposed amendments to development plans shall be subjected to review and recommendation comments by the Commission of the City...” [excerpted]
- “**J.** In considering a rezoning application which includes a development plan, the Common Council shall consider whether the application and the development plan fulfill the purposes and requirements set forth in this chapter. In so doing, the Common Council shall make the following specific findings, in addition to any other findings which may be found to be necessary and appropriate to the evaluation of the proposed reclassification...” [excerpted]
- “**K.** An approved development plan may be amended, upon the application by the developer of a planned development, by the Council. Any application for an amendment to an approved development plan shall be filed with the Commission and shall be subject to all the procedures, hearings and requirements contained in this chapter which pertain to development plans. An amendment to an approved development plan shall not involve a change in zoning or the area

zoned. The Common Council shall approve or disapprove the application for amendment of an approved development plan.”

PLANNING AND ZONING COMMISSION REVIEW

The Commission is directed to make recommendations to the Common Council including those matters which the Common Council must consider in acting on a proposed development plan amendment.

Pursuant to Zoning Ordinance Section 164-188 E., “A development plan [amendment] shall be prepared, taking into consideration the following standards and design criteria, and shall reflect compliance with the standards and criteria:

- (1) In residential areas of planned developments, units shall be arranged and distributed so that higher densities are not unreasonably and disproportionately concentrated in areas of open space, single-family and semidetached dwellings or so located as to concentrate traffic on minor residential streets.
- (2) Interior and exterior roads shall provide safe and adequate links among areas in the development and to areas outside of the development. Sufficient ingress and egress shall be provided to accommodate the projected traffic flow.
- (3) All planned developments shall be provided with water and sewage facilities sufficient to meet project needs for the development.
- (4) All planned developments shall comply with the landscape manual of the City of Westminster adopted pursuant to § **164-131.1**.”

Pursuant to Zoning Ordinance Section 164-188 H.(2), in reviewing the development plan amendment, the Commission shall give consideration to:

- “(a) The purpose and objectives of the requested zonal district and the planned development.
- (b) Compliance with the standards and design criteria for a planned development.
- (c) Any other considerations relating to the location, size and specific character of the site deemed appropriate by the Commission having a substantial bearing on achieving maximum safety, convenience and environmental and amenity qualities for the development and its residents or users.
- (d) The Comprehensive Development Plan.”

Pursuant to Zoning Ordinance Section 164-188 J., in considering a development plan amendment the Commission shall give consideration to the following specific findings, in addition to any other findings which may be found to be necessary and appropriate to the evaluation of the proposed development plan amendment:

- “(1) That the zone applied for is in substantial compliance with the use and density indicated by the Master Plan or sector plan and that it does not conflict with the general plan, the City's capital improvements program or other applicable City plans and policies.
- (2) That the proposed development would comply with the purposes, standards and regulations of the zone as set forth in Articles **II** through **XV**, would provide for the maximum safety, convenience and amenity of the residents of the development and would be compatible with adjacent development.
- (3) That the proposed vehicular and pedestrian circulation systems are adequate and efficient.

- (4) That by its design, by minimizing grading and by other means, the proposed development would tend to prevent erosion of the soil and to preserve natural vegetation and other natural features of the site.
- (5) That any proposals, including restrictions, agreements or other documents, which show the ownership and method of assuring perpetual maintenance of those areas, if any, that are intended to be used for recreational or other common or quasi-public purposes, are adequate and sufficient.
- (6) That the submitted development plan is in accord with all pertinent statutory requirements and is or is not approved. Disapproval of a development plan by the Common Council shall result in a denial of the rezoning application of which the development plan is a part.”

WAKEFIELD VALLEY DEVELOPMENT PLAN OVERVIEW

In 1977, the Tahoma-Hannon annexation (R77- 6) of several parcels of land containing a total of 734.56 acres was approved by the Mayor and Common Council, and in 1978 the General Development Plan for Wakefield Valley-Fenby Farm consisting of 731.41 acres of the annexed 734.56 acres was approved, prior to City zoning. The Tahoma portion of the annexation is Wakefield Valley, and the Hannon portion of the annexation is Fenby Farm. The subdivision known as Fenby Farm is built on land from both Wakefield Valley (Parcel H) and Fenby Farm (Parcel R). The following outlines the approved development for the Wakefield Valley-Fenby Farm General Development Plan [**Attachment 5**]:

- Wakefield Valley (490.54 acres): 670 - 768 residential units with an average density of 2.3 - 2.7 on 280.4 acres (57%), commercial development on 10 acres (2%), open space on 200.14 acres (41%), and an overall gross density of 1.5 units/acre.
- Fenby Farm (240.87 acres): 389 - 491 residential units with an average density of 1.9 - 2.4 on 202.7 acres (84%), commercial development on 10 acres (4%), open space on 28.17 acres (12%), and an overall gross density of 2 units/acre.
- Wakefield Valley and Fenby Farm combined (731.41 acres): 1059 - 1259 residential units with an average density of 2.2 – 2.6 on 483.1 acres (66%), commercial development on 20 acres (3%), open space on 228.17 acres (31%), and an overall gross density of 1.6 units/acre.

1st Amendment Proposed

In 1987, the Mayor and Common Council approved an amendment to the Wakefield Valley portion of the Wakefield Valley-Fenby Farm General Development Plan allowing 716 - 768 residential units with an average density of 2.6 - 3.0 units/acre on 265.31 acres, commercial development on 10 acres, and open space on 241.57 acres, for a total area of 516.88 acres and an overall gross density of 1.5 units/acre. [**Attachment 6**] The total area of Wakefield Valley increased by 26.34 acres from 490.54 to 516.88 acres. The residential unit range was amended but the maximum 768 residential units was retained. The area of residential development decreased by 15.09 acres from 280.4 to 265.31 acres. The maximum average density increased from 2.7 to 3.0 units/acre. The 10 acres for commercial development was retained. The area of open space was increased by 41.43 acres from 200.14 to 241.57 acres, making up 47% of the total area.

2nd Amendment Proposed

In 1989, the Mayor and Common Council approved an amendment to the Wakefield Valley portion of the Wakefield Valley-Fenby Farm General Development Plan allowing 603 - 608 residential units with

an average density of 2.2 units/acre on 275.31 acres and open space on 241.57 acres for a total area of 516.88 acres, and an overall gross density of 1.17 units/acre. **[Attachment 7]**. The residential unit range was amended, and the maximum number of residential units decreased by 168 residential units. The area of residential development increased 10 acres from 265.31 to 275.31 acres. The maximum average density decreased from 3.0 to 2.2 units/acre. The 10 acres for commercial development was eliminated and absorbed into the area of residential development. The area of open space was retained, making up 47% of the total area.

3rd Amendment Proposed

In 2006, a third amendment was submitted and proposed to develop 320 senior cottages on parcels “M1” and M2”, developed with nine holes of the existing 27 hole golf course. The Mayor and Common Council disapproved the proposed amendment. **[Attachment 8]**

4th Amendment Proposed

In 2016, a fourth amendment was submitted and proposed to develop 53 single family detached dwelling units on Parcel W. The Mayor and Common Council disapproved the proposed amendment. **[Attachment 9]**

WAKEFIELD VALLEY DEVELOPMENT PLAN DP 24-01 (5th AMENDMENT)

5th Amendment Proposed

The fifth and current amendment, Wakefield Valley Development Plan DP 24-01, was submitted and initially proposed to add 25 new density rights to Parcel W to construct 25 single family detached dwelling units and dedicate Parcel X to Carroll Lutheran Village for open space. **[Attachments 2 and 3]**

On October 10, 2022, Carroll Lutheran Village provided a letter regarding the proposed amendment and the dedication of Parcel X, approximately 16.0695 acres, to Carroll Lutheran Village. **[Attachment 10]**

On September 19, 2023, the Wakefield Valley Development Plan DP 24-01 application was accepted for processing.

On December 4, 2023, the Department of Community Planning and Development (DCPD) provided initial or 1st Submission comments for DP 24-01. **[Attachment 11]** Due to the nature and history of Wakefield Valley Development Plans, the review of DP 24-01 took longer than expected.

On January 30, 2024, DCPD met with the Applicant to discuss the 1st Submission comments for DP 24-01.

On April 2, 2024, the Applicant emailed DCPD a resubmission on DP 24-01, addressing the 1st Submission comments.

On July 18, 2024, DP 24-01 was introduced to the Commission.

On September 5, 2024, at the request of the Applicant, DCPD met with the Applicant and was provided an update on DP 24-01. The Applicant discussed with DCPD the possibility of increasing the density. DCPD recommended that the Applicant provide a concept plan for the increased density for internal review.

On October 30, 2024, at the request of the Applicant, DCPD met with the Applicant and was provided an update on and proposed revision to DP 24-01. The revisions primarily involved an increase in density from 25 new density rights to 32 new density rights to construct 32 single-family detached dwelling units and a reduction in road width to 22 feet on Parcel W with Parcel X proposed to still be dedicated to Carroll Lutheran Village (see Image 1: Concept Development Plan Rendering – 32 SFDU, below). [Attachment 12]



Image 1: Concept Development Plan Rendering – 32 SFDU

DCPD discussed the reduction in road width to 22 feet with the Department of Public Works and informed the Applicant that, as the roadway will be dedicated to and maintained by the City, a 22 feet road width was not acceptable.

On December 19, 2024, at the request of the Applicant and due to the 22 feet road width not being acceptable, DCPD met with the Applicant and was provided an update on and proposed revision to DP 24-01. The revisions primarily involved an increase in density from 25 new density rights to 35 new density rights to construct 35 single-family detached dwelling units on Parcel W with Parcel X proposed to still be dedicated to Carroll Lutheran Village (see Image 2: Concept Development Plan Rendering – 35 SFDU, below). [Attachment 13]



Image 2: Concept Development Plan Rendering – 35 SFDU

The Applicant stated that due to rising costs of development, additional dwelling units are needed to successfully develop Parcel W, while dedicating Parcel X (16.0695 acres) to Carroll Lutheran Village. DCPD shared its concerns with the location of houses along the southern property line and the close proximity of the Wakefield Clubhouse, which is currently being restored by the City as an event facility. DCPC also commented on the possibility of locating lots along Bell Road to develop single-family detached dwelling units similar to the existing development along Bell Road.

On March 13, 2025, at the request of the Applicant and due to DCPD’s comments at the December 19, 2024 meeting, DCPD spoke with the Applicant regarding an update on and proposed revision to DP 24-01.

On April 1, 2025, the Applicant emailed DCPD proposed revision to DP 24-01 amending the plan provided at the December 19, 2024 meeting. This revised plan maintained the requested increase to 35 new density rights to construct 35 single-family detached dwelling units on Parcel W with Parcel X proposed to still be dedicated to Carroll Lutheran Village. However, the roadway and lots were shifted to the north of Parcel W while providing lots along Bell Road, addressing DCPD’s concerns (see Image 3: Concept Development Plan – 35 SFDU, below). **[Attachment 14]**

Comprehensive Plan

DP 24-01, as proposed, is not consistent with the 2009 Comprehensive Plan, as presented. The 2009 Comprehensive Plan, as further amended in 2017, Land Use Plan designates the Property as “Conservation”. Comprehensive Plan, Part 5: 2009 Land Use Map, Section 6: Conservation, states, “The 1978 Development Plan for the Wakefield Valley restricted the development of housing within the parcel where Wakefield Valley Golf Course and Conference Center exists today. However, the current land use is Low Density Residential even though the development plan will not allow any residential homes to be built in this area. The Commission recommended a land use change from Low Density Residential to Conservation to reflect the development plan and the existing land use. The existing land use for this parcel is the Wakefield Valley Golf Course and Conference Center surrounded by forest land and natural landscapes as well as a stream that runs from the southwest corner to the eastern portion of the parcel. This change reflects how the land is currently used; however, this change does not change the approved Development Plan for Wakefield Valley. The 2009 Comprehensive Land Use Map has re-designated the land use of this 240 acre parcel from Low Density Residential to Conservation.” Parcel W and Parcel X are part of the Wakefield Valley Golf Course in which the land use was designated Conservation to reflect the development plan, support conservation of open space, and maintain the existing land use and are zoned C Conservation Zone.

Density

At this time, the Wakefield Valley portion of the General Development Plan was approved for an average density of 2.2 and an overall gross density = 1.17 units/acre.

DP 24-01, as initially proposed, adding 25 new density rights on Parcel W, which is approximately 38.2934 acres, increases the maximum number of residential units from 608 to 633 and the total area of residential development from 275.31 acres to approximately 313.6 acres and decreases the open space from 241.57 acres to approximately 203.28 acres. Therefore, DP 24-01 as initially proposed would amend Wakefield Valley portion of the General Development Plan to allow 633 residential units with an average density of 2.02 units/acre on 313.6 acres and open space on 203.28 acres for a total area of 516.88 acres, and an overall gross density of 1.22 units/acre.

DP 24-01, as amended, adding 35 new density rights on Parcel W, which is approximately 38.2934 acres, increases the maximum number of residential units from 608 to 643 and the total area of residential development from 275.31 acres to approximately 313.6 acres and decreases the open space from 241.57 acres to approximately 203.28 acres. Therefore, DP 24-01 as amended would amend Wakefield Valley portion of the General Development Plan to allow 643 residential units with an average density of 2.05 units/acre on 313.6 acres and open space on 203.28 acres for a total area of 516.88 acres, and an overall gross density of 1.24 units/acre.

Open Space

With the original Wakefield Valley-Fenby Farm General Development Plan and throughout the approved amendments, it is clear that open space was an important element. Over the course of the amendments, the residential density decreased while the open space increased, which stands at 47% for the Wakefield Valley portion of the General Development Plan. DP 24-01 proposes to decrease the open space from 241.57 acres to approximately 203.28 acres. This will decrease the open space below the

approved 47% and it appears that it would reduce the percentage of the Wakefield Valley portion open space below the original 41% of the 1978 Wakefield Valley portion of the General Development Plan.

Landscape Review

DP 24-01 includes a landscaping plan sheet for Parcel W and the provided renderings depict landscaping for Parcel X. Additional landscaping may be required as DP 24-01 proceeds through the development plan amendment and preliminary subdivision process, if applicable, or required by the Commission.

Parking

DP 24-01 does not provide parking calculations. Pursuant to Zoning Ordinance Article III, C Conservation Zone, Section 164-16 and Zoning Ordinance Article XVI, Off-Street Parking and Loading, Section 164-111, single-family detached dwelling units require 2 parking spaces per dwelling unit. The initially proposed 25 single-family detached dwelling units require 50 off-street parking spaces and the currently proposed 35 single-family detached dwelling units require 70 off-street parking spaces.

Water

The water allocation for a single-family detached dwelling unit is 235 gallons of water per day (gpd). Initially, DP 24-01 proposed 25 new density rights for 25 single-family detached dwelling units which requires a water allocation of 5,875 gpd (25 units @ 235 gpd). Currently, DP 24-01 proposes 35 new density rights for 35 single-family detached dwelling units which requires a water allocation of 8,225 gpd (35 units @ 235 gpd).

The Applicant has stated that water and sewer allocations for DP 24-01 are provided per a Memorandum of Understanding between the City and Richard Kress, dated June 2, 2014, and amended May 1, 2015, and August 15, 2017. [Attachment 16] DCPD is still researching the availability of water per the Memorandum of Understanding and will be able to address during a future meeting.

Development Design

The proposed 35 single-family detached dwelling unit development is subject to the 2016 Development Design Preferences. 2016 Development Design Preferences Section III., Residential Development provides preferences that are applicable to single-family, multifamily, apartment, condominium and townhome residential developments, regardless of ownership. These guidelines apply to both smaller infill developments and larger master planned communities. These preferences are intended to encourage the highest level of design quality and creativity. [Attachment 17] The following are DCPD suggested architectural standards:

Variety

1. Each consecutive group of three (3) adjacent single family detached houses shall have distinct and different elevations with varied architectural projections, roof lines, and/or color. In addition, single family detached houses immediately adjacent to one another or directly across a public street from one another shall have distinct and different elevations.
2. No identical color schemes for single family detached houses shall be repeated within three consecutive lots.

Material Treatments

1. Architectural design and exterior materials should be applied consistently on all sides of the structure. When using wood siding or masonry as a primary or accent material in the front, extend it down the sides, at least to an inside corner. Do not stop at an outside corner.

Utilities and Mechanical Equipment

The visual and noise impacts of utilities, mechanical equipment, data transmission dishes, towers, and similar antennas and equipment shall be reasonably minimized by use of the following design and installation principles:

1. Install all permanent utility lines underground.
2. Utility locations shall be generally located to the rear of lots, except when situation dictates otherwise.
3. Locate transformers away from pedestrian routes and active/passive open space, where possible.
4. Buffer all transformers, telecommunications devices, equipment switching boxes and other utility cabinets from street and pedestrian areas with landscaping or architectural screens, where possible.
5. Mechanical, electrical or other equipment, whether located thru-wall units or ground mounted shall be located away from public view and/or screened from view in an attractive yet unobtrusive manner.
6. Screening or buffering of any equipment shall be by one or a combination of the following: berms, depressions, walls, fences and/or landscaping and/or integration with the architecture of the adjacent building(s).
7. Transformers, CATV, and Telephone Distribution, etc. to be located in side yards and rear yards. HVAC equipment shall be located in rear yards or side yards. If such equipment is located in the side yards within 15 feet of the front facade of the building, adequate screening measures should be taken to ensure they are not visible from the street.

Material Standards

Building walls shall be constructed of the following materials. When walls are constructed of more than one material, changes in material could be permitted along a horizontal or vertical line, and should reinforce a Base, Middle and Top for the building.

Brick

1. The brick could be coursed in common bond, Flemish Bond, herringbone, basket weave, or other decorative bond, or horizontal running bond. Bonding variations are encouraged.
2. A variety of traditional brick colors and modules are encouraged and painted brick is permitted

Siding

1. Cementitious or fiber board siding or its equivalent is the prescribed siding material where brick and stone are not required.
2. Aluminum or Vinyl siding is not permitted. Smooth cut cedar shingles, wood clapboard siding and wood beaded siding products are permitted.
3. Siding joints will be caulked, painted, or per manufacturers installation instructions.
4. Siding could be lapped or Dutch-lapped. Exterior wood or other compatible material shingles are encouraged where appropriate.
5. There will be an appropriate-scaled size trim used with siding, depending on the building design.

6. Corners to terminate at corner boards.

Stone

1. Stone shall be laid with predominantly rectilinear stones in a horizontal pattern.
2. Cast stone shall be permitted as sills, headers and accents.
3. Stone shall return a minimum of 12" at all outside corners, and at no time expose a thickness of the veneer.
4. Portions of stone walls shall terminate with appropriate sills, caps, or intersections with other building elements.

Stucco

1. All stucco is to be smooth texture and uniform paint color.
2. Sonoborn shall be an acceptable alternative to authentic stucco.
3. EIFS is permitted for architectural elements as long as it meets code requirements and is located a minimum of 4 feet from the ground.
4. EIFS is prohibited as an alternative to stucco for a full or substantial coverage of the façade.

Energy

1. Roof mounted solar panels are permitted but must not be visible on the home's front façade.
2. Freestanding solar panels are prohibited.
3. Wind turbines are prohibited.

Roof

1. There are two residential roof types - facades with sloped flat roofs and facades with pitched roofs (mansard, hip, or gable).
2. A parapet built per code will be used to edge any flat roof when used as an exterior deck and accessed from the interior of the building.
3. Pitched roof construction materials must be slate (black or dark gray), cedar shingles, asphalt shingles, dimensional composite shingles, non-reflective standing seam metal (green, brown, or black in color). Non-dimensional shingles are prohibited.
4. There must be simple roof configurations for units with pitched roofs. They will be in a gable, gambrel, mansard, or hip arrangement.
5. When used as a secondary roof set against the wall of the main building, shed roofs (roofs which pitch in one direction) are permissible.
6. Brackets, spandrels, finials, and other ornamentation are permitted.
7. Roof penetrations (vents, attic ventilators, turbines, flues etc.) shall be painted to match the color of the roof or flat black except those made of metal which could be left natural.

Garages and Doors

1. Garage faced must be set back a minimum 15 feet from the house facade.
2. Garage doors must be made of wood, embossed hardwood, fiberglass, or wood veneer. Fenestration is permitted. Paneled doors and windows are recommended.
3. Garages facing the street: Two-car garages are permitted to have a single door in addition to individual paired garage doors. No steel garage doors.
4. All garage doors shall be recessed from the exterior trim surrounding the garage opening.

Gutter and Downspouts

1. Gutters will be constructed of aluminum, galvanized metal, steel, or copper.

2. Copper gutters are permitted to retain their copper color, or weathered patina. Other materials must be pre-baked or powdered coated finished, color to be approved.
3. Downspouts encouraged to be at the rear of the building, unless required under special condition.

RECOMMENDATION

Staff recommends that the proposed Wakefield Valley Development Plan Amendment DP 24-01, Parcel W and Parcel X, be scheduled for Public Hearing. After the Public Hearing is held, the Planning and Zoning Commission will be asked to deliberate on DP 24-01 and to forward a recommendation to the Mayor and Common Council.

ATTACHMENTS

1. Wakefield Valley Development Plan Amendment Request letter dated November 16, 2022
2. Development Plan, Parcels W and X, as Introduced
3. 2016 Special Purpose Plat, Parcels W and X
4. Development Plan Traffic Impact Analysis
5. 1978 General Development Plan for Wakefield Valley-Fenby Farm Information
6. 1987 General Development Plan Wakefield Valley Amendment Information
7. 1989 General Development Plan Wakefield Valley Amendment Information
8. 2006 General Development Plan Wakefield Valley Amendment Decision
9. 2016 General Development Plan Wakefield Valley Amendment Plan
10. Carroll Lutheran Village letter dated October 10, 2022
11. DCPC 1st Submission DP 24-01 Review Comments
12. Concept Development Plan Rendering – 32 SFDU
13. Concept Development Plan Rendering – 35 SFDU
14. Concept Development Plan – 35 SFDU Amended
15. Concept Development Plan Rendering – 35 SFDU Amended
16. Water Allocation Memorandum of Understandings dated June 2, 2014, May 1, 2015, and August 15, 2017
17. 2016 Development Design Preferences Section III., Residential Development