

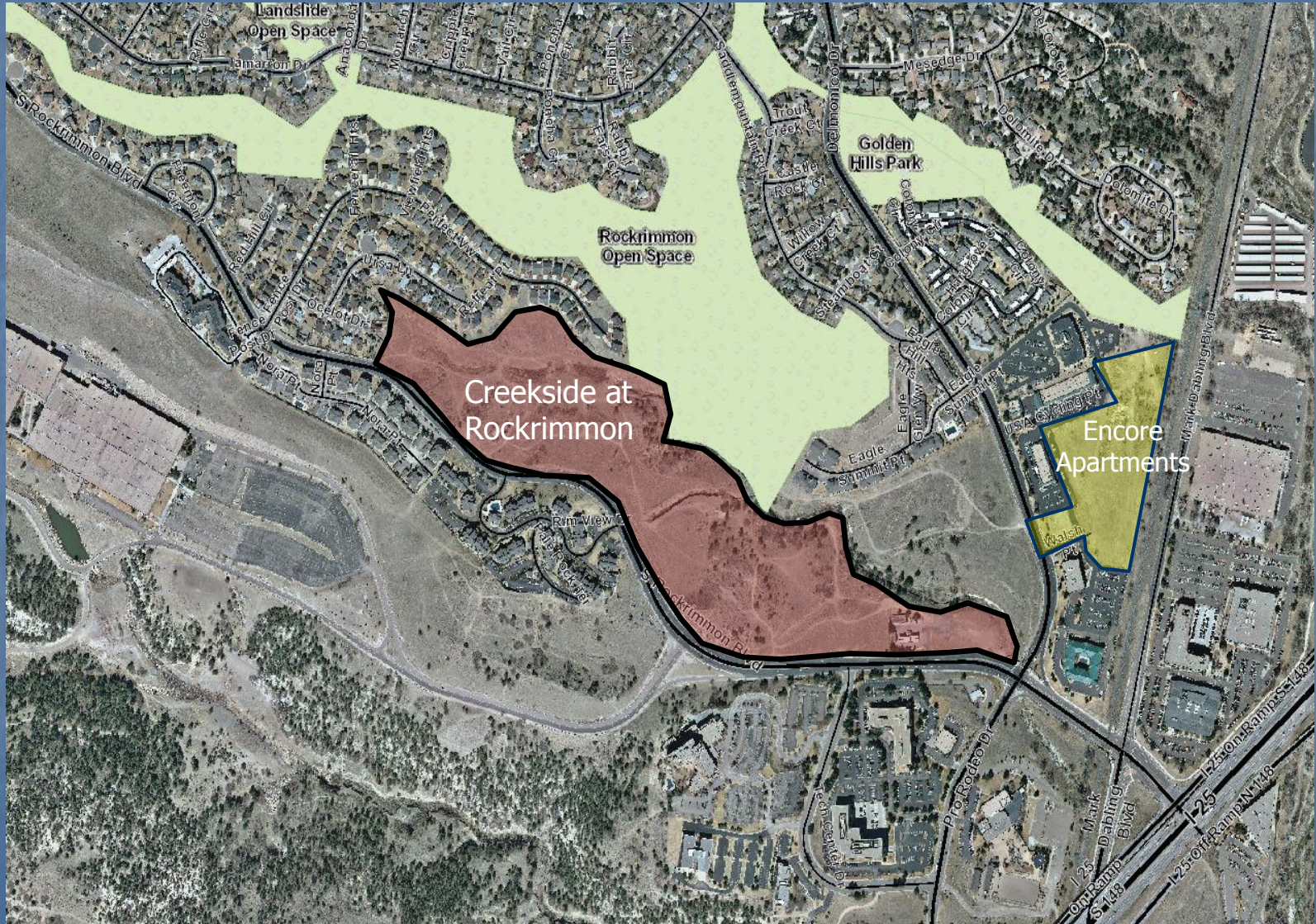
# Creekside at Rockrimmon Appeal

File Nos. CPC CP 08-00078-A1MJ13  
CPC CU 13-00116

June 24, 2014  
Lonna Thelen



# Creekside at Rockrimmon



# Creekside at Rockrimmon

## ■ History

- The property was zoned PBC/HS/SS/cr and PUD/HS/SS/cr in 2008.
- The PUD zoning (30.2 acres) allowed single family and multi-family residential with a maximum density of 7.61 du/ac. The concept plan proposed 168 multi-family and 62 single-family units.
- The concept plan for the PBC zoning (13.9 acres) allowed two fast food restaurants, one sit down restaurant, two office pad sites, and one retail pad site.

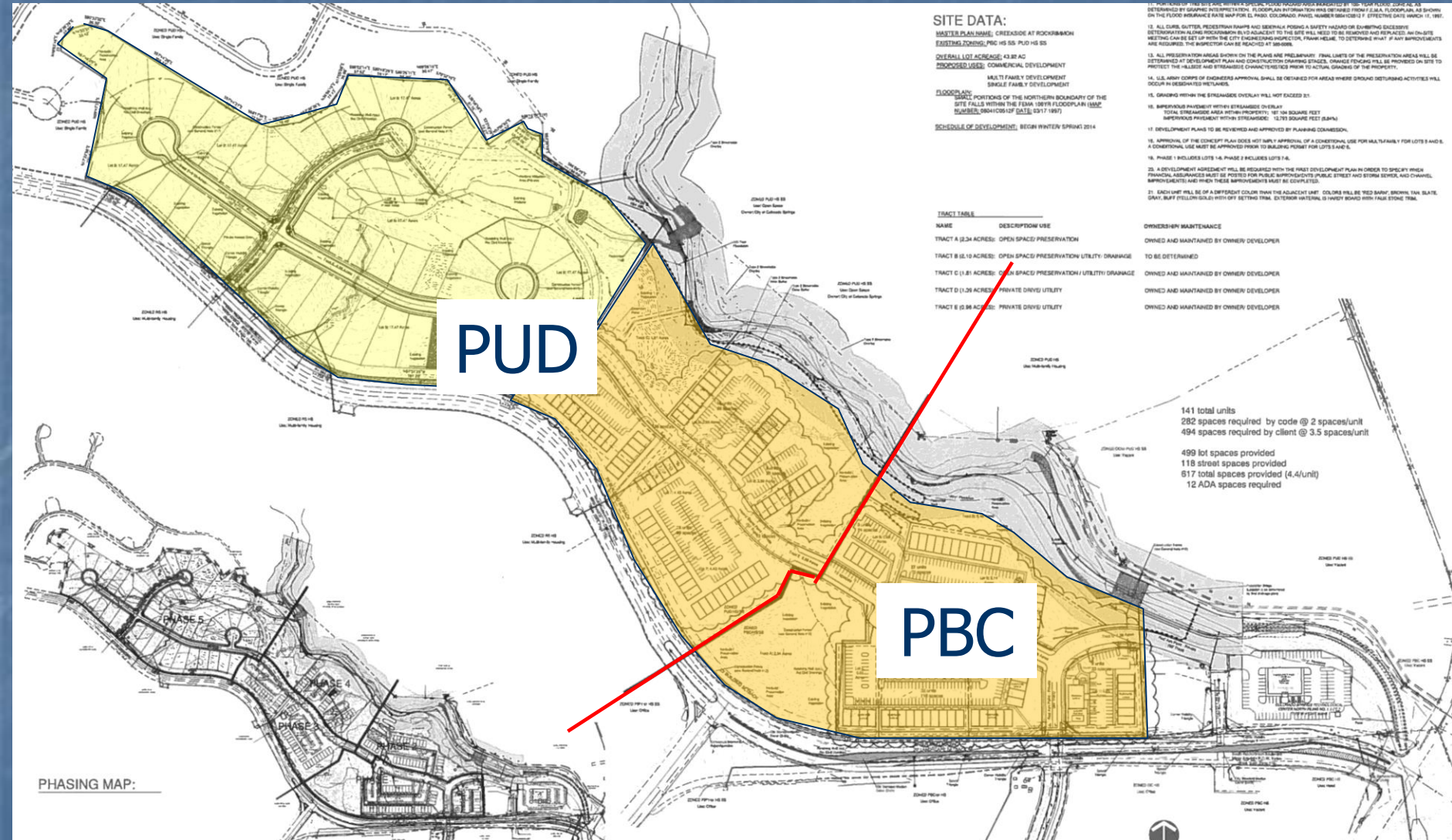
## ■ Applications

- Concept Plan Amendment
- Conditional Use Development Plan for multi-family

## ■ Neighborhood Meeting

- A neighborhood meeting was held on October 29, 2013. 45 people were in attendance. Concerns identified were traffic, geologic hazards, and protection of natural features.

# Concept Plan Amendment



## SITE DATA:

MASTER PLAN NAME: CREEKSIDE AT ROCKBROOK

EASTING ZONING: PBC HS SS, PUD HS SS

OVERALL LOT ACRES: 43.81 AC

PROPOSED USES: COMMERCIAL DEVELOPMENT

MULTI-FAMILY DEVELOPMENT

SINGLE FAMILY DEVELOPMENT

FLOODPLAIN:

SOME PORTIONS OF THE NORTHERN BOUNDARY OF THE

SITE FALLS WITHIN THE FEMA 100-YR FLOODPLAIN (SAC

TABLES, SECTION 107 (D.S. 017-187)

SCHEDULE OF DEVELOPMENT: BIGON WRITTEN SPRING 2014

## TRACT TABLE

NAME	DESCRIPTION USE
TRACT A (2.34 ACRES)	OPEN SPACE/PRESERVATION
TRACT B (6.19 ACRES)	OPEN SPACE/PRESERVATION UTILITY DRAINAGE
TRACT C (1.81 ACRES)	OPEN SPACE/PRESERVATION UTILITY DRAINAGE
TRACT D (1.26 ACRES)	PRIVATE DRIVE UTILITY
TRACT E (0.88 ACRES)	PRIVATE DRIVE UTILITY

17. FLOODPLAIN FIRM 100-YR FLOOD RISK ZONING AREAS SHOWN BY THE 100-YR FLOOD SCHEME AS DETERMINED BY GEOPAC INTERPRETATION. FLOODPLAIN INFORMATION WAS OBTAINED FROM FEMA FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR LE POND, COLORADO. PANEL NUMBER 580-003-17. EFFECTIVE DATE: MARCH 11, 1997.

18. ALL CURB, GUTTER, PEDESTRIAN RAMPS AND SIDEWALK PAVING A SAFETY HAZARD OR EXHIBITING EXCESSIVE DETERIORATION ALONG ROCKBROOK BLVD ADJACENT TO THIS SITE WILL NEED TO BE REMOVED AND REPLACED. ON-DUTY MEETINGS CAN BE SET UP WITH THE CITY ENGINEER/CONTRACTOR, PHASE 1, PRIOR TO DETERMINING IF ANY IMPROVEMENTS ARE REQUIRED. THE INSPECTOR CAN BE REACHED AT 580-8888.

19. ALL PRESERVATION AREAS SHOWN ON THE PLANS ARE PRELIMINARY. FINAL LISTS OF THE PRESERVATION AREAS WILL BE DETERMINED AT DEVELOPMENT PLAN AND CONSTRUCTION DRAWING STAGES. CHANGE ORDERS WILL BE PROVIDED ON SITE TO PROTECT THE "ALICE" AND STREAMSIDE CHARACTERISTICS PRIOR TO ACTUAL GRADING OF THE PROPERTY.

20. ALL GRASS COVERS OF ENGINEERS APPROVAL SHALL BE OBTAINED FOR AREAS WHERE GRASS COVERS DETERMINING ACTIVITIES WILL OCCUR IN DESIGNATED WETLANDS.

21. GRADING WITHIN THE STREAMSIDE OVERLAY WILL NOT EXCEED 2:1.

22. IMPERVIOUS PAVEMENT WITHIN STREAMSIDE OVERLAY: TOTAL STREAMSIDE AREA WITHIN PROPERTY: 167,104 SQUARE FEET IMPERVIOUS PAVEMENT WITHIN STREAMSIDE: 12,783 SQUARE FEET (8.2%)

23. DEVELOPMENT PLANS TO BE REVIEWED AND APPROVED BY PLANNING COMMISSION.

24. APPROVAL OF THE CONCEPT PLAN DOES NOT IMPLY APPROVAL OF A CONDITIONAL USE FOR MULTIFAMILY FOR LOTS 3 AND 4. A CONDITIONAL USE MUST BE APPROVED FROM TO BUILDING PERMIT FOR LOTS 3 AND 4.

25. PHASE 1 INCLUDES LOTS 1-6. PHASE 2 INCLUDES LOTS 7-16.

26. A DEVELOPMENT AGREEMENT WILL BE REQUIRED WITH THE FIRST DEVELOPMENT PLAN IN ORDER TO SPECIFY WHEN FINANCIAL ASSURANCES MUST BE POSTED FOR PUBLIC IMPROVEMENTS (PUBLIC STREET AND STORM SEWER, AND CHANNEL IMPROVEMENTS) AND WHEN THESE IMPROVEMENTS MUST BE COMPLETED.

27. EACH UNIT WILL BE OF A DIFFERENT COLOR THAN THE ADJACENT UNIT. COLORS WILL BE "RED BARN", BROWN, TAN, SLATE, GRAY. BLUFF FELLOWSHIPS WITH OFF SETTING TRAIL. DIVISION NATIONAL IS SWEET HONEY BIRN FALLS ESTATE TRAIL.

OWNERS-UP MAINTENANCE

OWNED AND MAINTAINED BY OWNER/DEVELOPER

TO BE DETERMINED

OWNED AND MAINTAINED BY OWNER/DEVELOPER

OWNED AND MAINTAINED BY OWNER/DEVELOPER

OWNED AND MAINTAINED BY OWNER/DEVELOPER

OWNED AND MAINTAINED BY OWNER/DEVELOPER

OWNED AND MAINTAINED BY OWNER/DEVELOPER

OWNED AND MAINTAINED BY OWNER/DEVELOPER

OWNED AND MAINTAINED BY OWNER/DEVELOPER

OWNED AND MAINTAINED BY OWNER/DEVELOPER

OWNED AND MAINTAINED BY OWNER/DEVELOPER

OWNED AND MAINTAINED BY OWNER/DEVELOPER

OWNED AND MAINTAINED BY OWNER/DEVELOPER

OWNED AND MAINTAINED BY OWNER/DEVELOPER

OWNED AND MAINTAINED BY OWNER/DEVELOPER

OWNED AND MAINTAINED BY OWNER/DEVELOPER

OWNED AND MAINTAINED BY OWNER/DEVELOPER

OWNED AND MAINTAINED BY OWNER/DEVELOPER

OWNED AND MAINTAINED BY OWNER/DEVELOPER

OWNED AND MAINTAINED BY OWNER/DEVELOPER

OWNED AND MAINTAINED BY OWNER/DEVELOPER

OWNED AND MAINTAINED BY OWNER/DEVELOPER

OWNED AND MAINTAINED BY OWNER/DEVELOPER

OWNED AND MAINTAINED BY OWNER/DEVELOPER

OWNED AND MAINTAINED BY OWNER/DEVELOPER

OWNED AND MAINTAINED BY OWNER/DEVELOPER

OWNED AND MAINTAINED BY OWNER/DEVELOPER

OWNED AND MAINTAINED BY OWNER/DEVELOPER

OWNED AND MAINTAINED BY OWNER/DEVELOPER

OWNED AND MAINTAINED BY OWNER/DEVELOPER

OWNED AND MAINTAINED BY OWNER/DEVELOPER

OWNED AND MAINTAINED BY OWNER/DEVELOPER

OWNED AND MAINTAINED BY OWNER/DEVELOPER

OWNED AND MAINTAINED BY OWNER/DEVELOPER

OWNED AND MAINTAINED BY OWNER/DEVELOPER

OWNED AND MAINTAINED BY OWNER/DEVELOPER

OWNED AND MAINTAINED BY OWNER/DEVELOPER

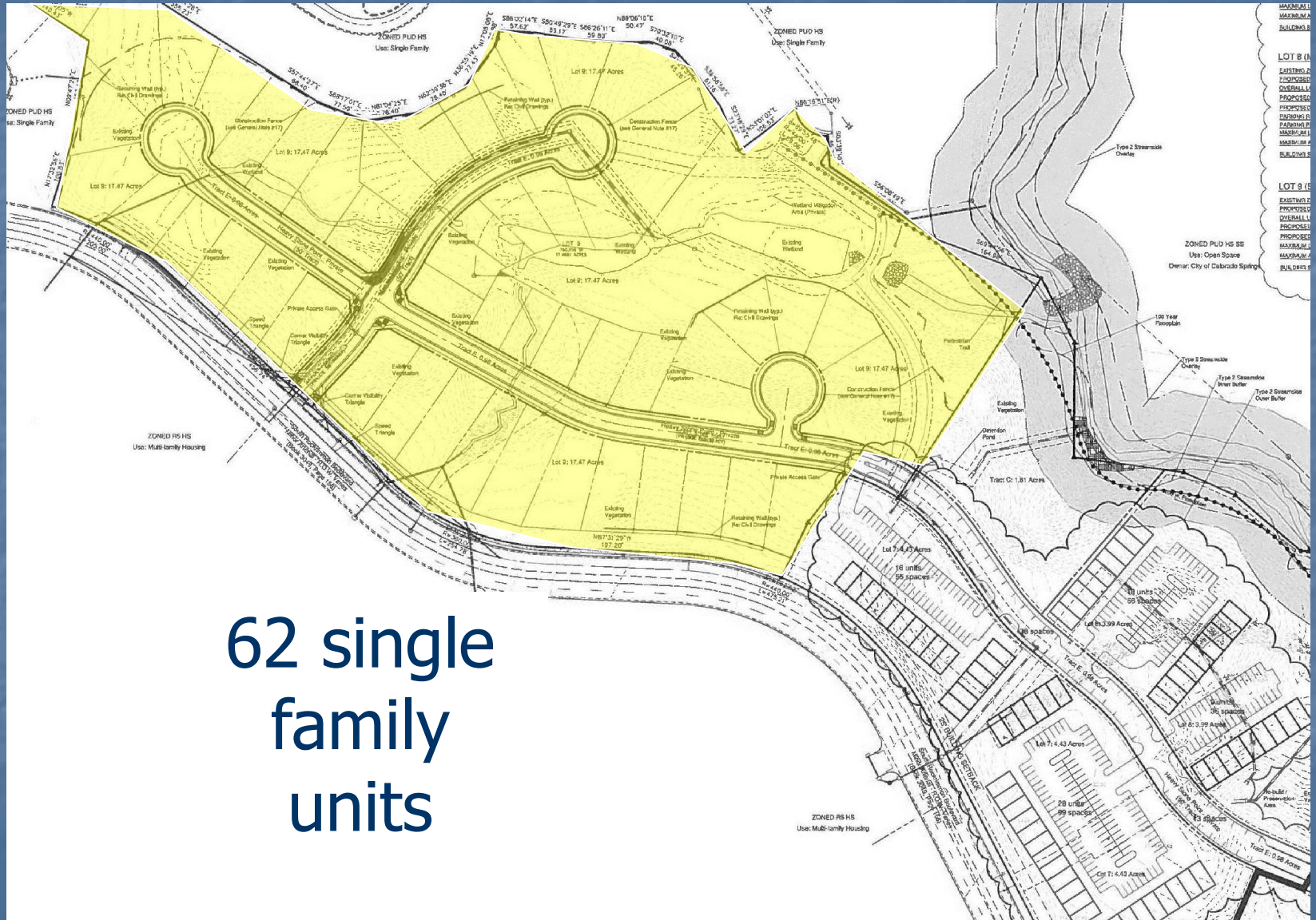
PUD

PBC

141 total units  
 282 spaces required by code @ 2 spaces/unit  
 494 spaces required by client @ 3.5 spaces/unit  
 499 lot spaces provided  
 118 street spaces provided  
 617 total spaces provided (4.4/unit)  
 12 ADA spaces required

PHASING MAP:

# Concept Plan



62 single family units





# Appeal Issues

- Failure to meet City Code 7.5.501
- Geologic Hazard Concerns
- Drainage concerns
- Use classification



# Failure to meet City Code 7.5.501

- City Code 7.5.501.A lists the purpose for a concept plan, criteria number 1 and 2 were listed on the appeal statement.
  1. To ensure use to use compatibility between the proposed land uses, zone district with the surrounding area.
  2. To minimize potential hazardous, adverse or objectionable effects of the proposal.
- The property is surrounded by multi-family, single-family and commercial uses. The multi-family use proposed is compatible with the surrounding uses.
- The proposed project does not adversely or hazardously affect surrounding properties.

# Geologic Hazards & Drainage Concerns

- Geologic Hazard Report for the conditional use was reviewed by City Engineering staff and Colorado Geological Survey staff.
- Items reviewed included:
  - Undermining
  - Expansive soils and bedrock
  - Seasonally shallow groundwater
  - Water-bearing sand layers
  - Uncontrolled fill
  - Downslope creep
- No concerns remain after the review of the plans.
  
- The Drainage Report was reviewed by City Engineering staff.
  - Improvements were required for the adjacent creek.
  - Site drainage is primarily to the creek.

# Use classification

- The property is proposed for a multi-family use for student housing.
- Four bedroom units were required to have additional parking, above the code requirement.
- Multi-family is a conditional use in the PBC zone district.

# Creekside at Rockrimmon Recommendation

Staff recommends denial of the appeal and to uphold the decision of the Planning Commission to approve the concept plan amendment and conditional use.

# Creekside at Rockrimmon Questions?

