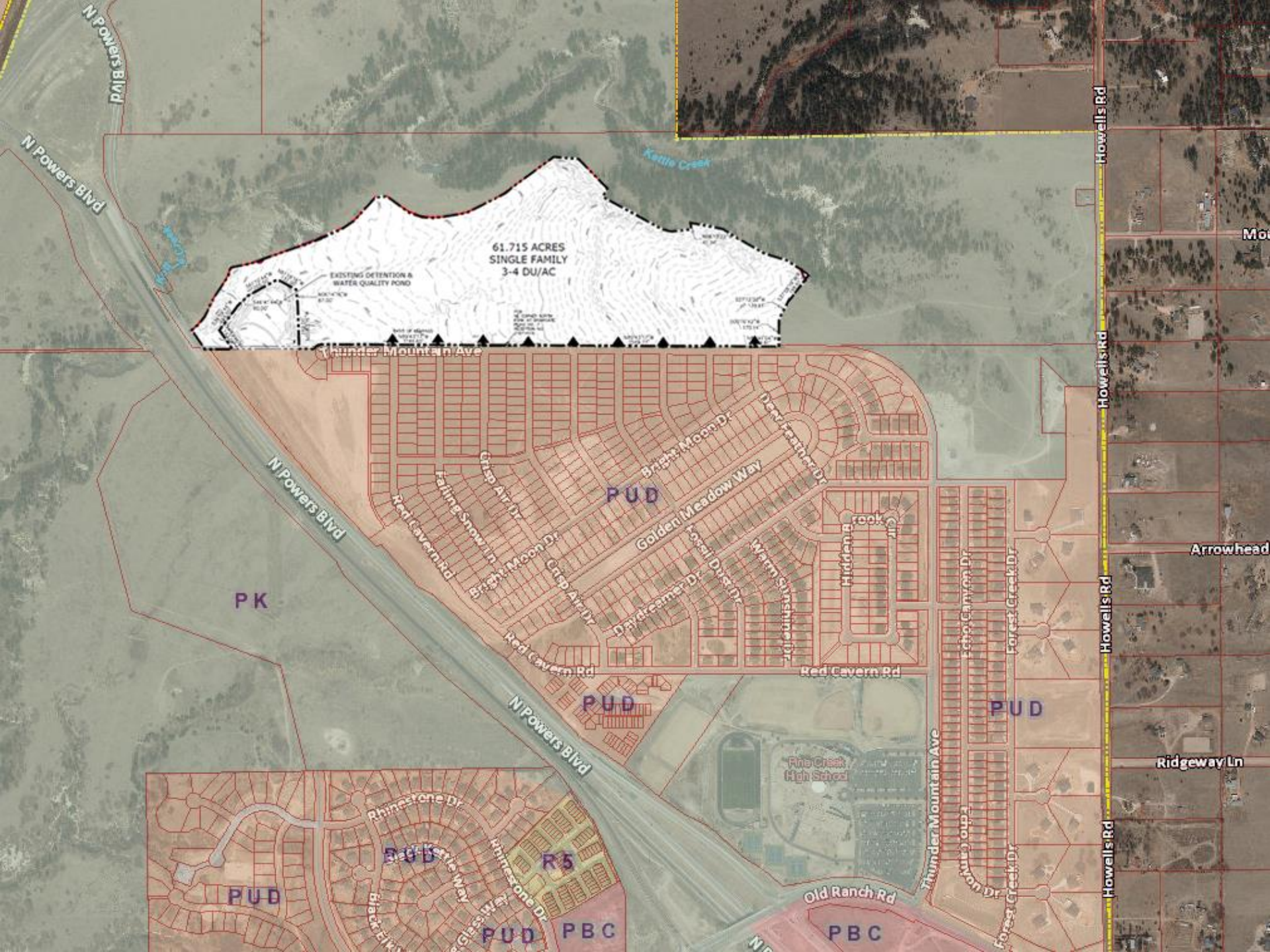


# Kettle Creek North

City Council  
May 26, 2020

Hannah Van Nimwegen, AICP  
Senior Planner





N Powers Blvd

Howells Rd

61.715 ACRES  
SINGLE FAMILY  
3-4 DU/AC

EXISTING DETENTION & WATER QUALITY POND

Thunder Mountain Ave

PK

PUD

PUD

PUD

PUD

PUD

R5

PUD

PBC

PBC

Fine Creek High School

Ridgeway Ln

Arrowhead

Mo

N Powers Blvd

Falling Snow Ln  
Red Cavern Rd

Crab Apple Dr  
Bright Moon Dr  
Red Cavern Rd

Golden Meadow Way  
David Cameron Dr  
Red Cavern Rd

Bright Moon Dr  
Fossil District  
Warm Springs Dr

Denver Feather Dr  
Hidden Brook Cir  
Red Cavern Rd

Forest Creek Dr  
Echo Canyon Dr

Thunder Mountain Ave  
Forest Creek Dr

Rhinestone Dr  
Rhinestone Dr  
Glossy Way  
Rhinestone Dr

Old Ranch Rd  
Thunder Mountain Ave

Forest Creek Dr  
Wagon Dr

Forest Creek Dr

# Requests Under Consideration



## **CPC PUZ 19-00090 – ZONE CHANGE**

- Request by Jovenchi I LLC, with representation by N.E.S. Inc, for approval of a zone change from A (Agriculture) to PUD (detached single-family residential; maximum density of 7.99 du/ac; maximum building height of 35 feet).

## **CPC PUP 19-00091 – CONCEPT PLAN**

- Kettle Creek North Concept Plan illustrates:
  - One parcel with a proposed residential density between 3-4 du/ac
  - Geotechnical setbacks, PMJM critical habitat boundary
  - Provides Land Suitability Analysis

# General Information



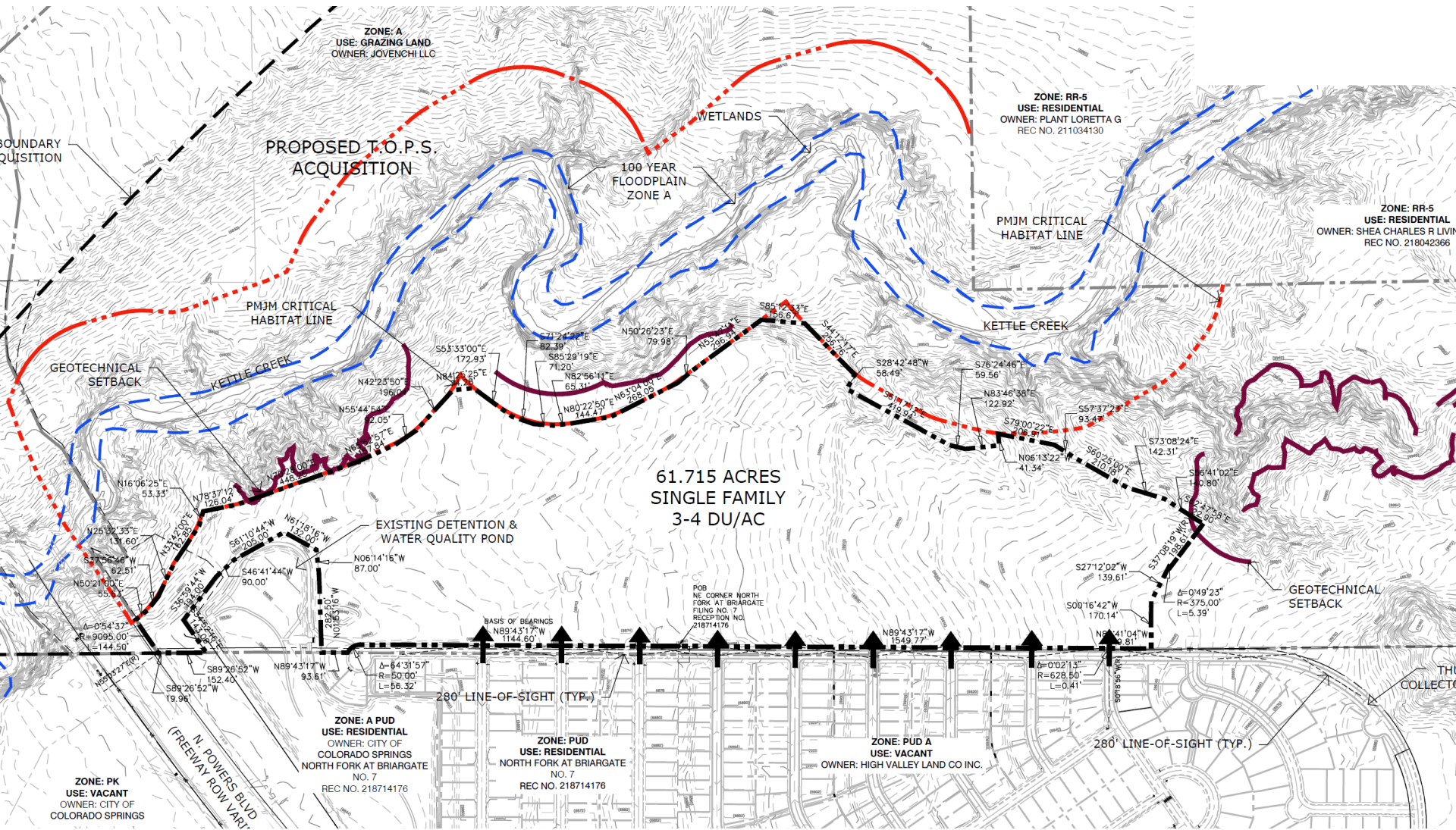
## **Site Details:**

- 61.71-acre site
- Zoned A (Agriculture)
- Briargate Master Plan – Residential; Low-Medium (3.5-7.99 du/ac)

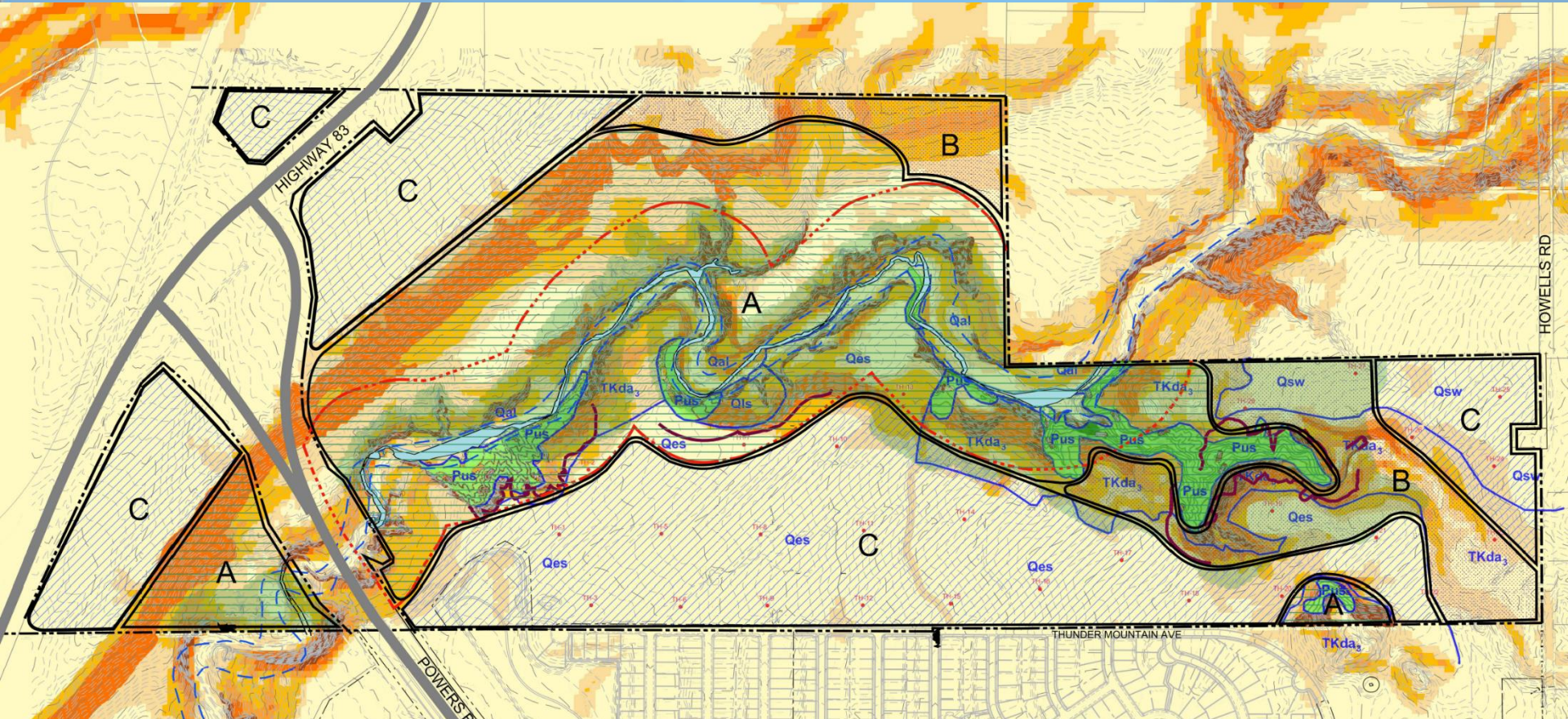
## **Public Notification and Involvement:**

- Public notice was mailed to 130 property owners and a poster was posted on three occasions
- Two neighborhood meetings held:
  - September 4, 2019 - ~45 people in attendance
  - November 6, 2019 – ~25 people in attendance
- Public concerns regarding preserving natural features, urban to rural transition, and traffic

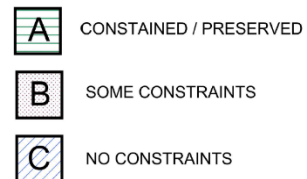
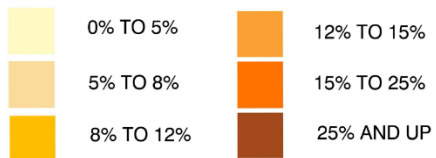
# Concept Plan



# Land Suitability Analysis



## SLOPE ANALYSIS LEGEND

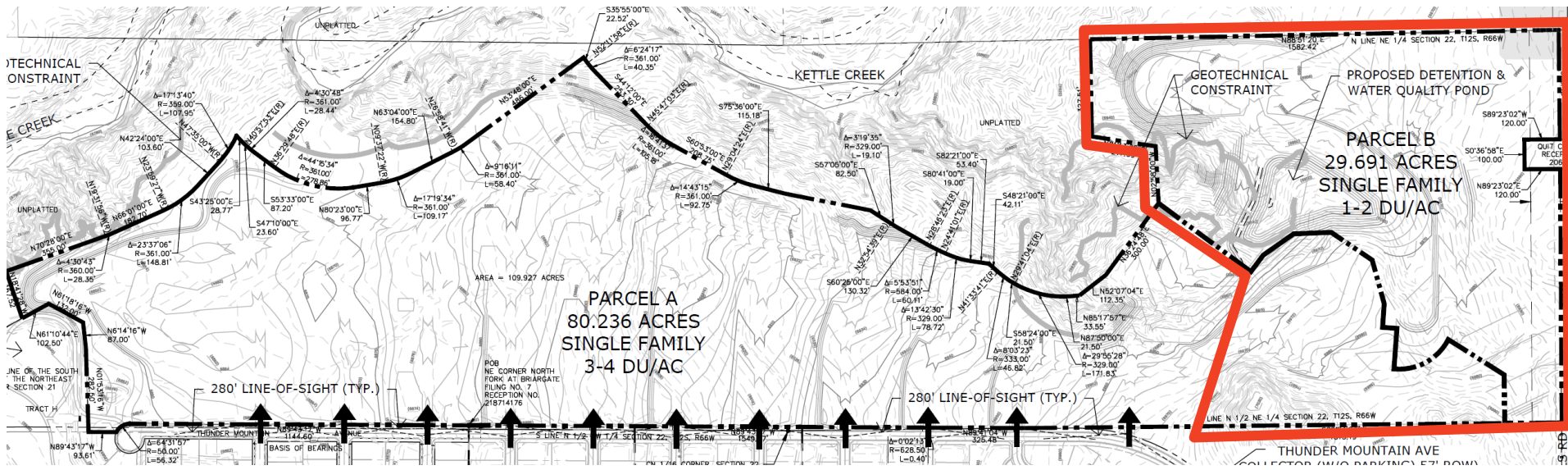


# Urban to Rural Transition



## Lot sizes and setbacks:

- Initial review included "Parcel B" adjacent to Howells Road
- Concerns from Black Forest residents about the proposed lot sizes, building heights, and setbacks for lots adjacent to Howells Road
- "Parcel B" and a portion of Parcel A was removed from consideration at this time following the neighborhood meetings



## Traffic Impact Analysis (TIA):

- Levels of Service (LOS):
  - All turning movements and approaches at Old Ranch Road/Thunder Mountain Avenue: LOS D or better during both peak hours
  - The roundabout intersection of Old Ranch Road/Cordera Crest Avenue: LOS D overall. During the short-term, morning peak hour will struggle with LOS F with or without buildout of Kettle Creek North.
- Levels of Service (LOS) under alternate scenarios:
  - With adjustments to school start times :
    - The Old Ranch Road/Thunder Mountain intersection: LOS B
    - Old Ranch Road/Cordera Crest Avenue roundabout: LOS A
- Pine Creek High School & North Fork Elementary
  - City doesn't have jurisdiction to require changes to start times
  - North Fork Elementary will stagger 45-minutes off of peak morning hour



# Master Plan & PlanCOS



## **Briargate Master Plan:**

- The Briargate Master Plan area was initially established in 1980, and the subject parcel was added in 1982. For the subject parcel, R-LM with a density range of 3.5 to 7.99 du/ac was outlined. The proposal under review outlines a density range of 3-4 du/ac. Though the minimum proposed density is below the master plan range, Staff finds that the subject applications are substantially compliant.

## **PlanCOS:**

- The Vision Map identifies the area as a “newer developing neighborhood” and fits within the Emerging Neighborhoods typology. Policies in the Vibrant Neighborhoods and Majestic Landscapes chapters support developments which enhance and preserve a neighborhood’s character. The Kettle Creek North development preserves the significant natural features.

# Recommendations



## **CPC PUZ 19-00090 – PUD Zone Change**

Approve the rezone of 61.71 acres from A (Agriculture) to PUD (Planned Unit Development: 35-foot maximum height, single-family detached units, maximum density of 4.0 dwelling units per acre), based upon the findings that the change of zoning request complies with the three (3) criteria for granting of zone changes as set forth in City Code Section 7.5.603(B), as well as the criteria for establishment of a PUD zone district as set for in City Code Section 7.3.603.

## **CPC PUP 19-00091 – Development Plan**

Approve the concept plan for Kettle Creek North based upon the findings that the concept plan complies with the review criteria for concept plans as set forth in City Code Section 7.5.501(E) and criteria for PUD concept plans set forth in City Code Section 7.3.605.