

Creekside at Rockrimmon

CPC PUD 20-00109

January 25, 2022

Kerri Schott, Planner II

Development Review Enterprise



Applications



CPC PUD 20-00109

An appeal of City Planning Commission's decision to approve a PUD Development Plan proposing 43 single family lots. (Quasi-Judicial)

Vicinity Map



General Information



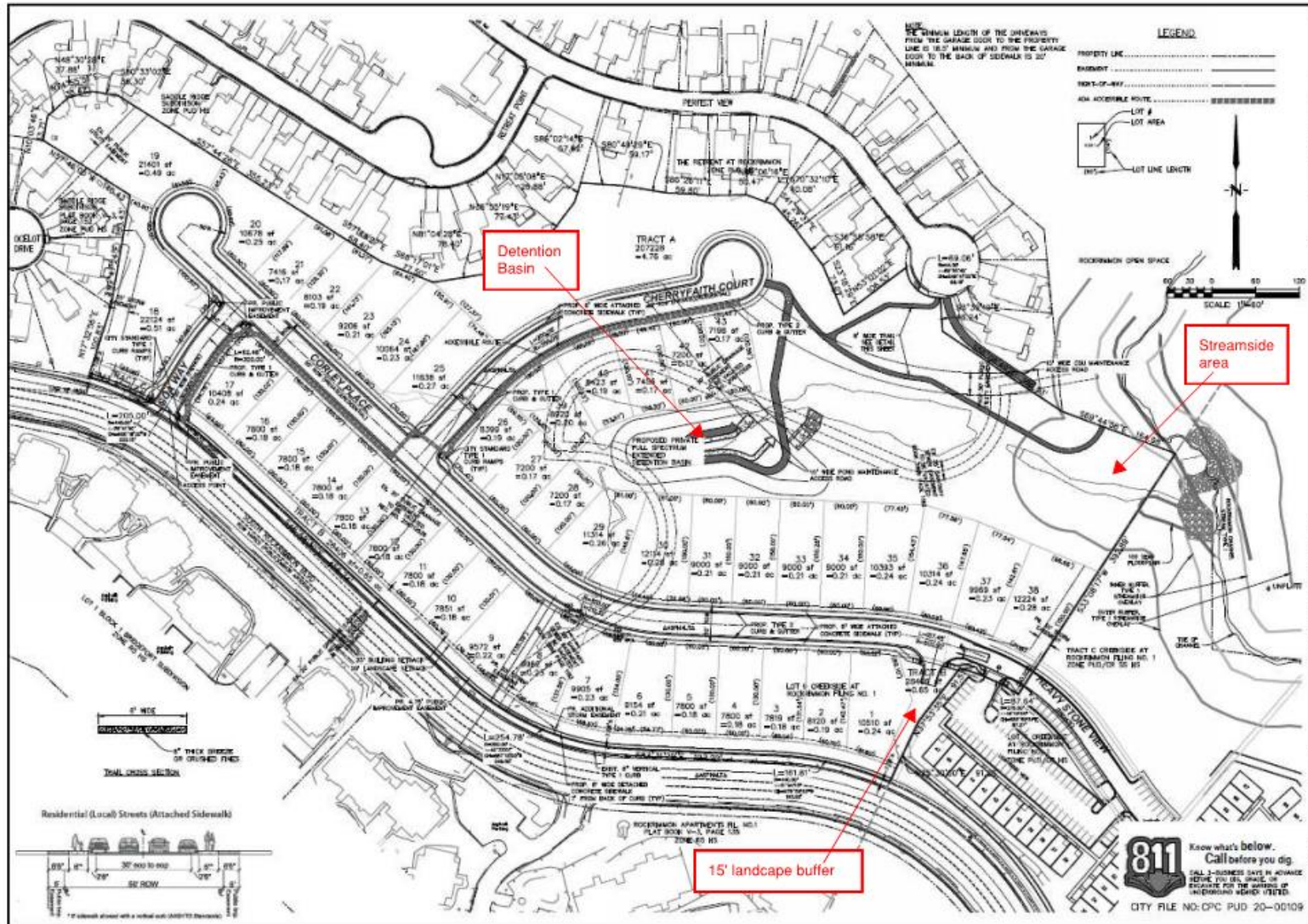
Site Details:

- 17.47 acres of vacant land
- Zoned PUD CR SS HS (Single-family Residential within the Streamside & Hillside Overlay)
 - Property had a condition of record due to geologic concerns in 2008
- The project site is part of the Rockrimmon Master Plan; land use is identified as General Residential and is implemented

Public Notification and Involvement:

- Public notice was mailed to 228 property owners, on four occasions: initial review, neighborhood meeting, prior to first Commission hearing & prior to today's Council hearing
- The site was also posted on four occasions
- 30 comments received in opposition

PUD Development Plan



Neighborhood Concerns



- Geologic hazard risks
 - Entech's report was reviewed & accepted by City & CGS
- Trail connectivity to Rockrimmon Open Space & preservation
 - Two open space tracts proposed in efforts to preserve
 - 6' wide trail to connect to northern neighborhood & Rockrimmon Open Space
- Traffic impacts on Rockrimmon Boulevard
 - Prepared traffic study in compliance with Traffic Control Manual per City Engineering
 - Two proposed access to development found to be adequate
- Drainage affects & the wetland areas on site
 - Final Drainage report in compliance with DCM
 - Applicant worked with ACOE to obtain appropriate federal permits

PlanCOS Conformance



Ch. 2 - Vibrant Neighborhood

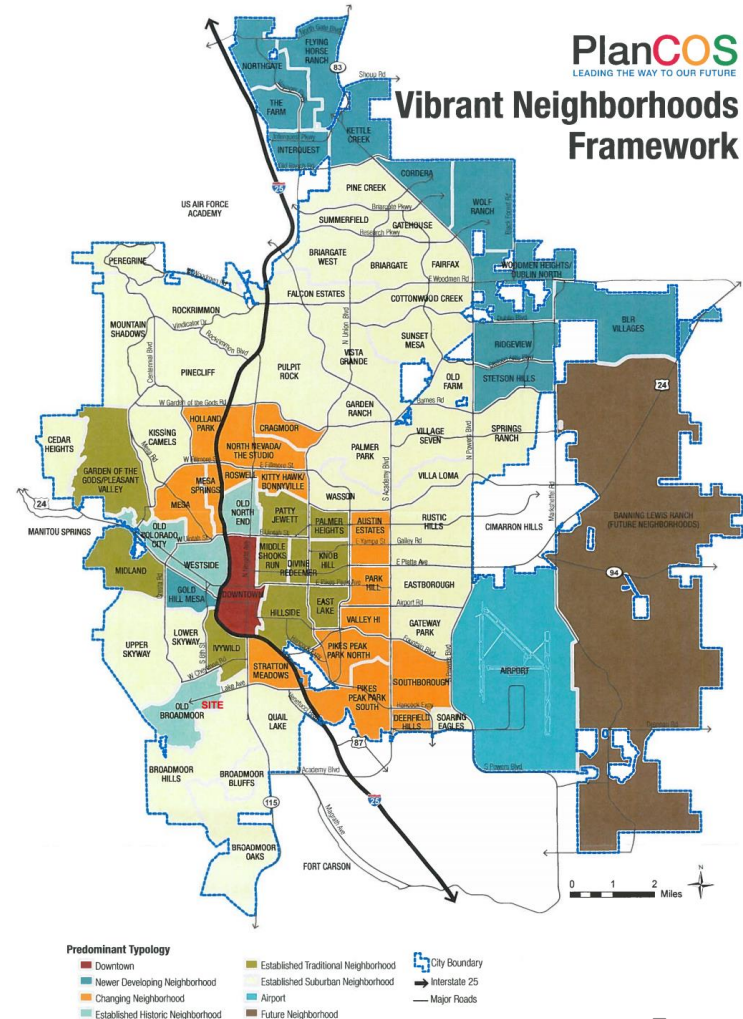
- *“Strive for a diversity of housing types, styles, and price points distributed throughout our city though a combination of supportive development standards, community partnerships, and appropriate zoning and density that is adaptable to market demands and housing needs”*

Ch. 3 – Unique Places

- *“Preserve and enhance the physical elements that define a neighborhood’s character”*
- *“Design stormwater infrastructure as an integral and connected part of new development and redeveloping areas and preserve or incorporate naturalistic stream profiles and features where feasible.”*

Ch. 4 – Embrace Sustainability

- *“Focus on productively developing and redeveloping areas already in, nearby, or surrounded by the city in order to preserve open spaces, maximize investments in existing infrastructure, limit future maintenance costs, and reduce the impacts of disinvestment in blighted areas.”*

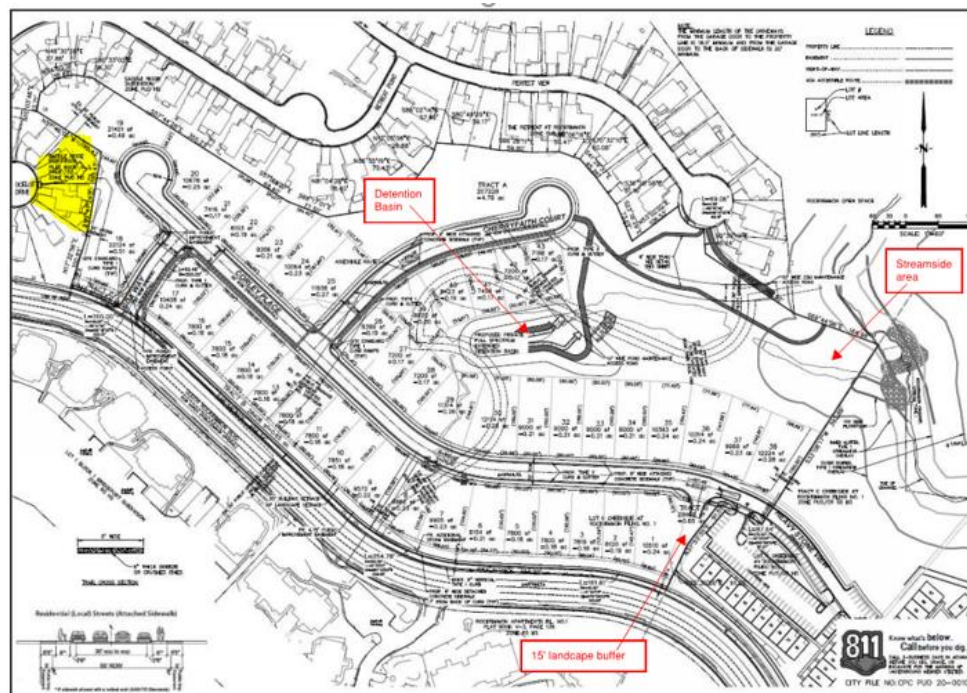


Appellant's Statement



- **Basis of appeal:**

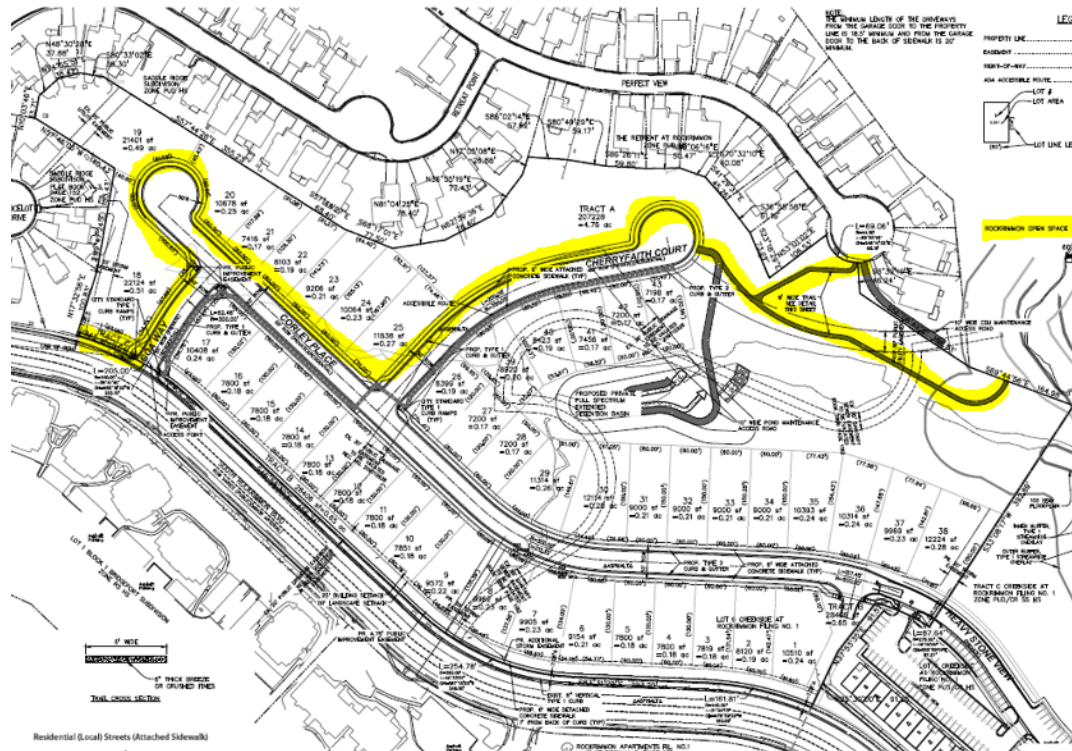
- Adverse possession claim
- Lack of trail connectivity
- Land use compatibility & inadequate buffering
- Relocation of proposed street for more separation between neighborhoods



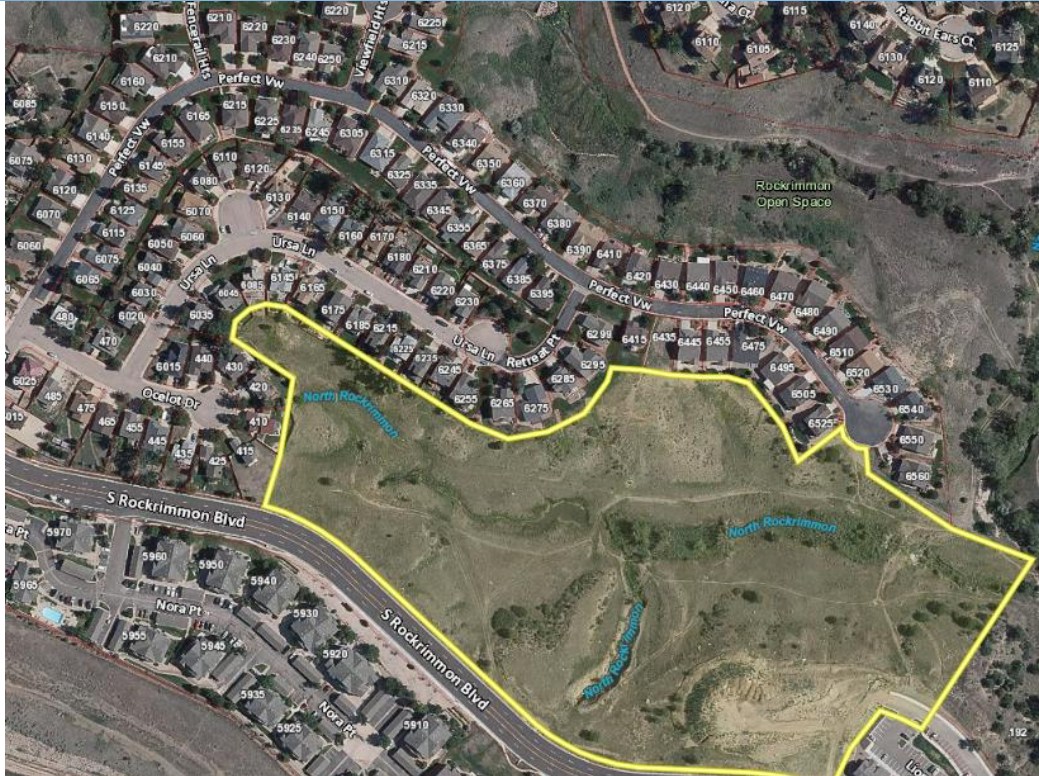
Appeal: Trail Connectivity



- Proposed trail to Rockrimmon Open Space
- Trail connection to the north development with existing culdesac
- Sidewalks along Rockrimmon Boulevard for pedestrian access



Appeal: Land Use Compatibility

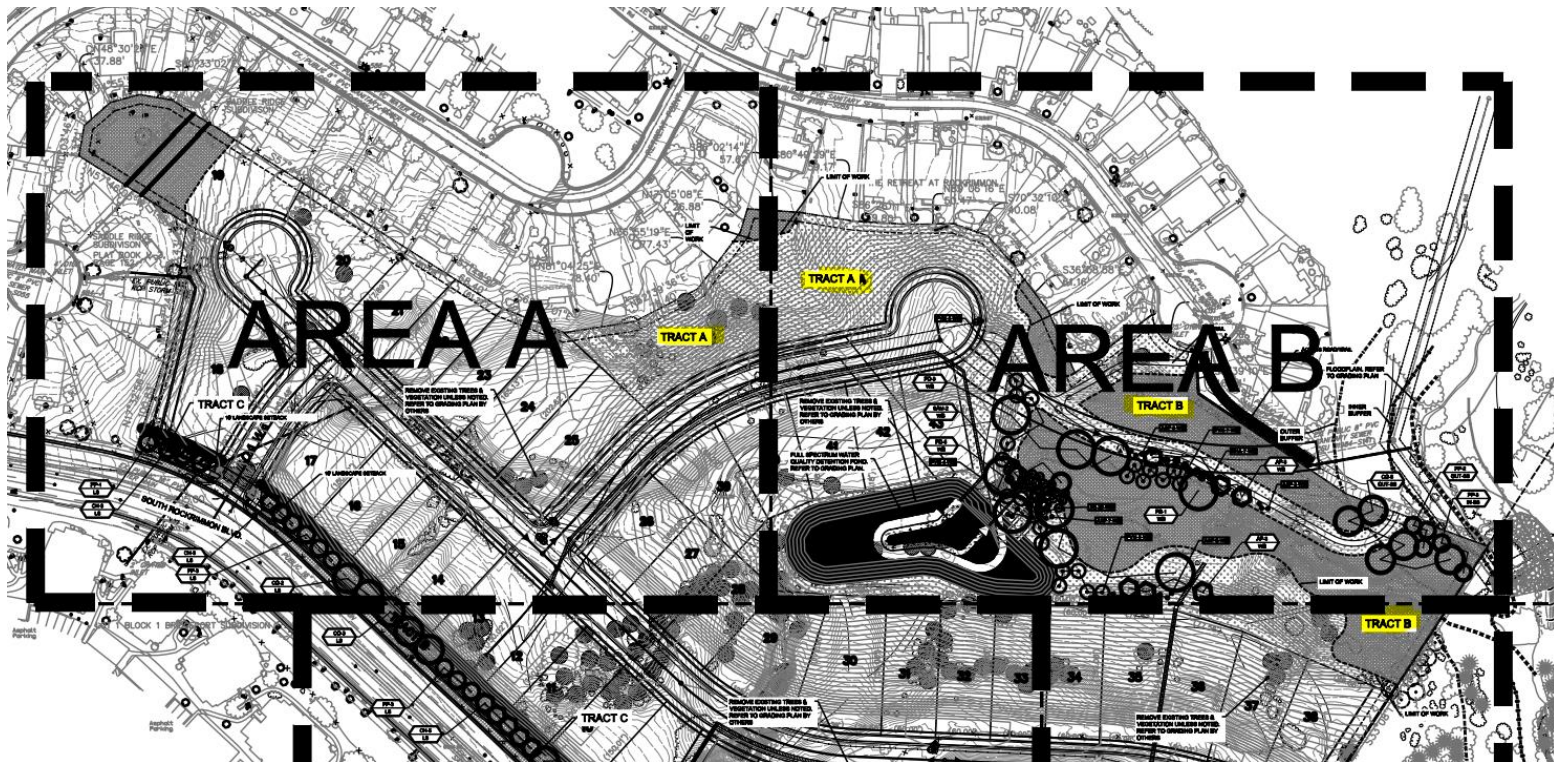


PROPOSED DIMENSIONAL STANDARDS						
Development	Front setback	Side setback	Rear setback	Height (from existing grade)	Lot coverage	Density
Saddle Ridge Fil 1	18'	5'	20'	35'	40%	5.07 u/acre
<u>Rockrimmon Vista Fil 1</u>	20'	5'	20'	30'	40%	5.07 u/acre
<u>Proposed Creekside at Rockrimmon Fil 1</u>	20'	5'	25'	35'	40%	3.77 u/acre

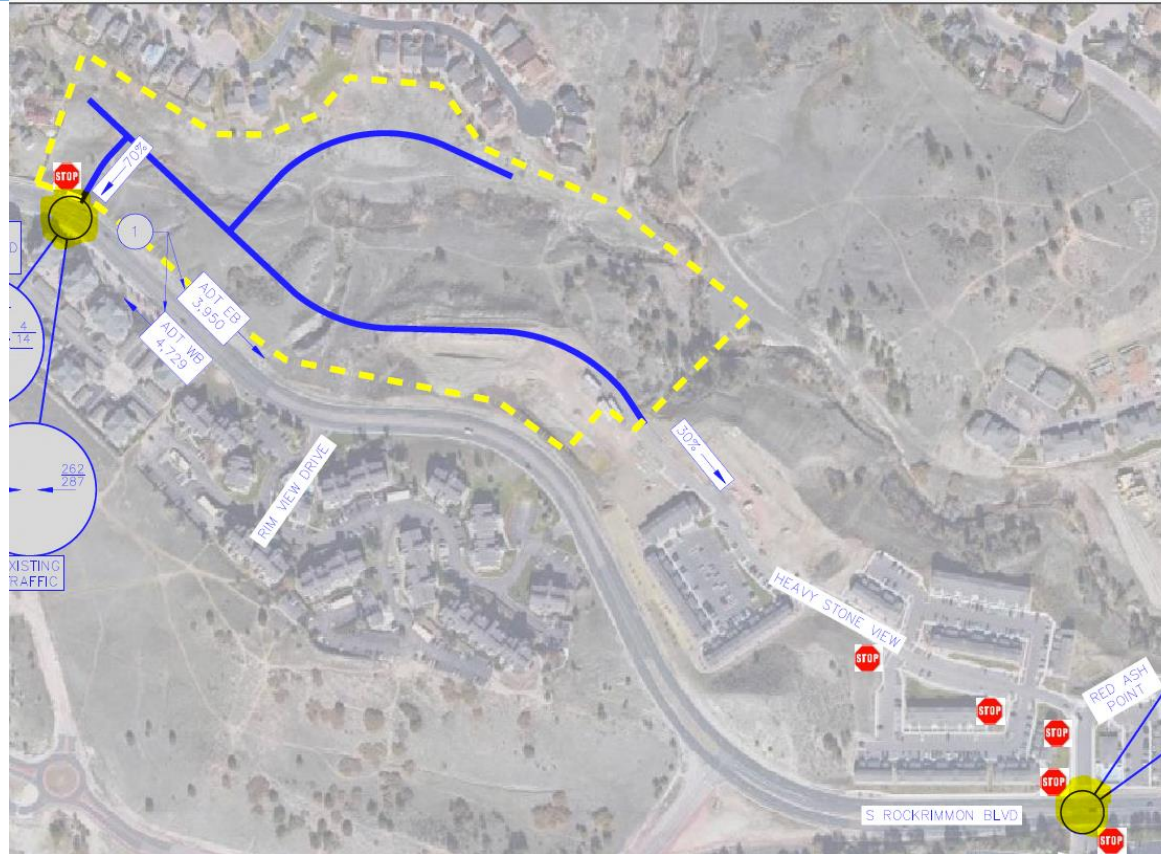
Appeal: Landscape Buffer



- Per City Code 7.4.323, *Landscape Buffers and Screens*, buffers and/or transitions is not required
- Two tracts of open space proposed



Appeal: Traffic & Street Access



Two proposed access points to the site:

- East of site will tie into existing street, Heavy Stone View
- West of site has proposed “stop” controlled intersection at South Rockrimmon Boulevard

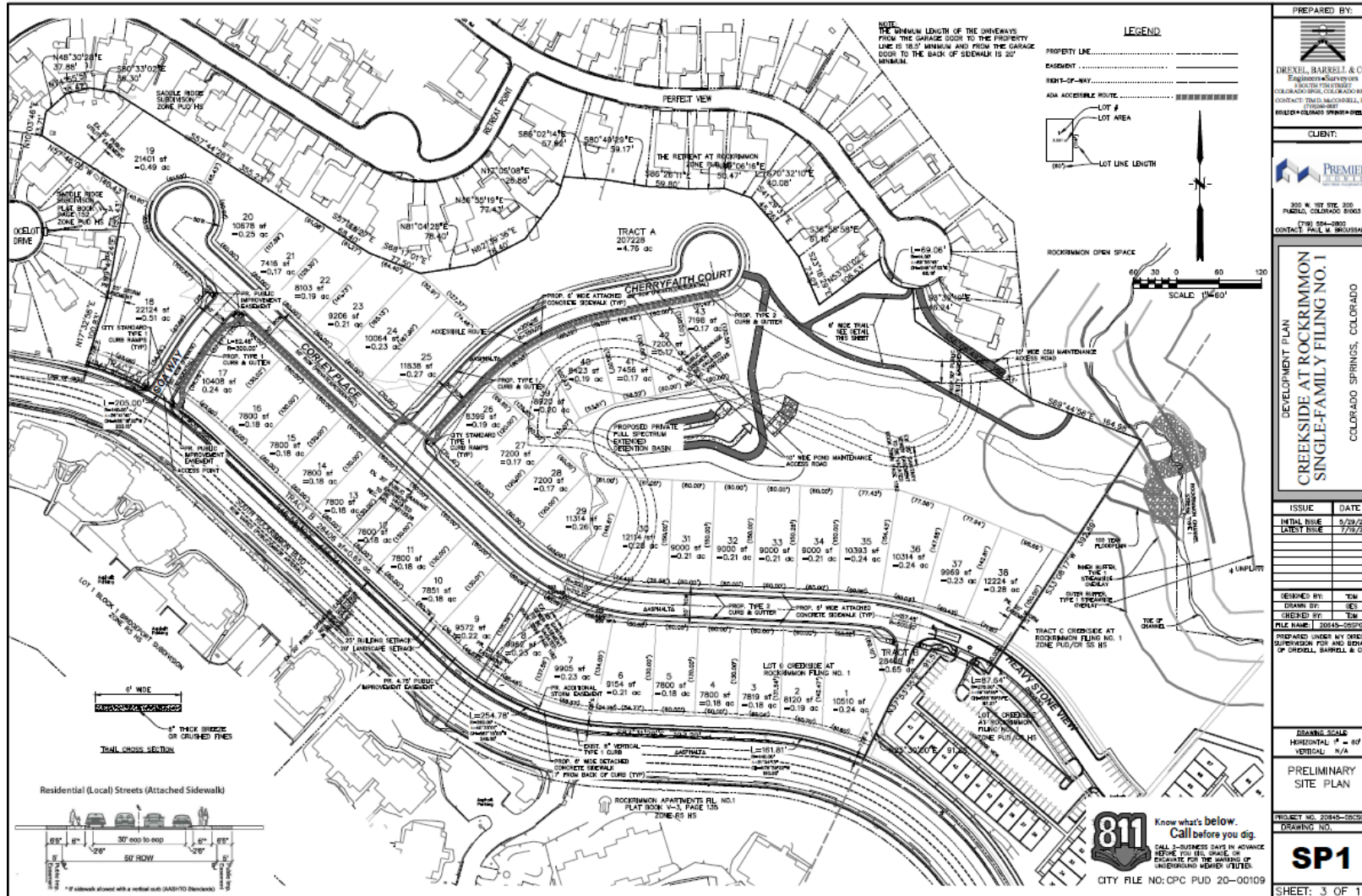
Recommendation



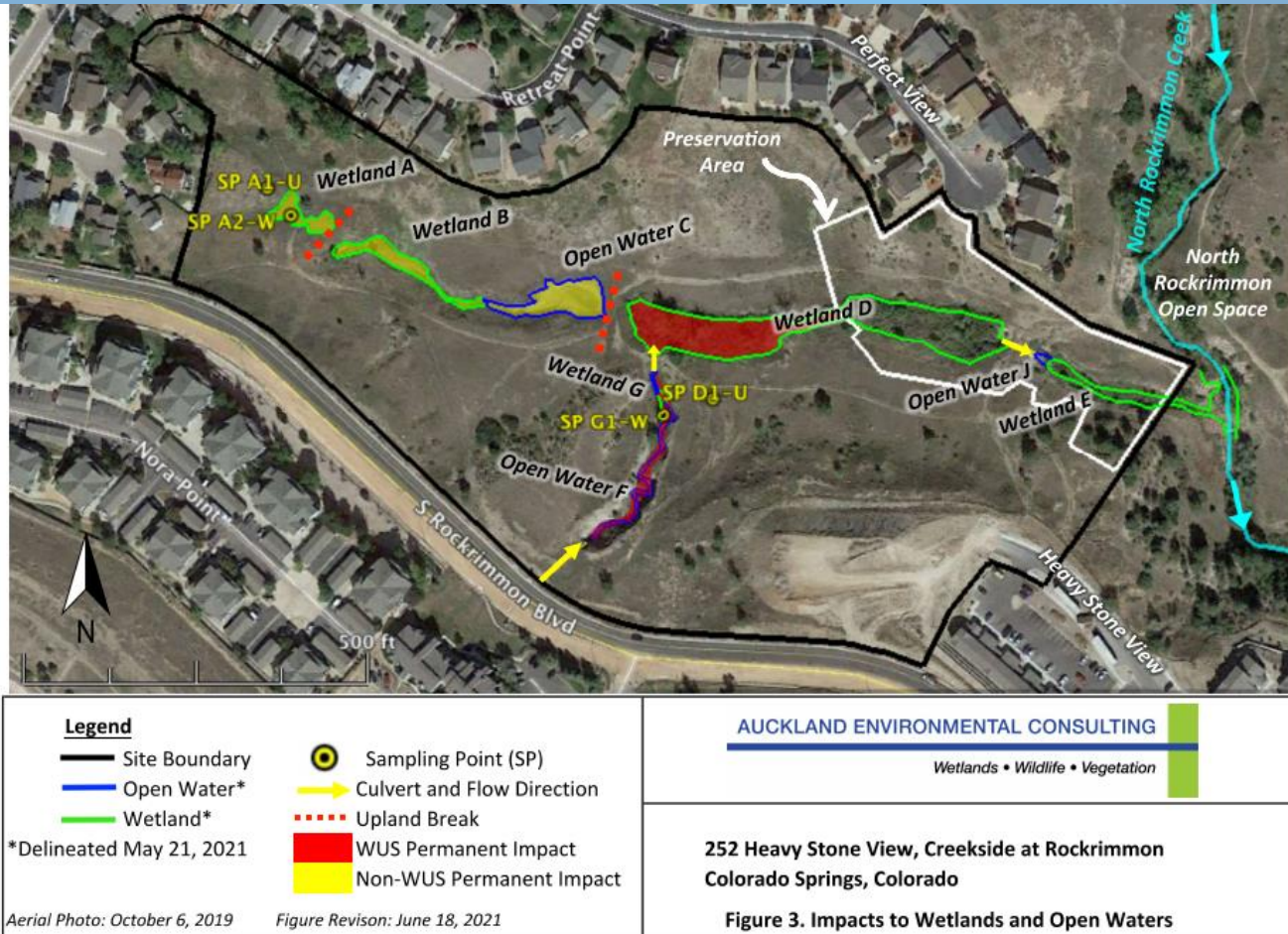
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Deny the appeal and uphold Planning Commission's approval for the PUD Development Plan for the Creekside at Rockrimmon, based on the findings that the appeal does not meet the appeal criteria set forth in City Code Section 7.5.906.B.6.

Questions



Wetland Areas



- Applicant provided wetland analysis by environmental consultant
- Jurisdictional wetlands were identified on site per ACOE: total 0.36 acres directly impacted
- The proposed is in accordance with ACOE federal permitting; permit has been approved & provided with proposal under Nationwide Permit Number 29 for Residential Development

Existing Conditions



Limited vegetation, gentle to moderate slopes, drainage basin & wetland areas

Hillside & Geologic Hazards



- **Hillside Overlay:**

- Land Suitability Analysis: Vegetation & slopes > 25%
- Geologic Hazard Report

- **Geologic Hazard:**

- Geologic hazard report prepared by Entech approved
- Some identified geologic hazards include:
 - Potentially unstable slopes
 - Seasonal shallow groundwater
 - Undermined areas
 - Expansive soils
- Lot specific geologic hazard reports not required
- Recommendations to follow within subsidence areas
- Subsidence insurance recommended for lots within undermined areas