

Project Statement

Kettle Creek North

June 2019

(Revised August 2019; Revised October 2019; Revised December 2019)

Request

1. Zone change from Agricultural (A) to Planned Unit Development (PUD) for single family lots
2. PUD Concept Plan for single family residential with varying densities

Location

Kettle Creek North is located within the northern portion of the Briargate Master Plan. It is bounded on the south by the Northfork subdivision, currently under development. The north boundary is the Kettle Creek Open Space currently under review for acquisition by the city TOPS program. The western boundary is Powers Boulevard and a detention pond that is being jointly constructed by the Northfork development and the applicant.

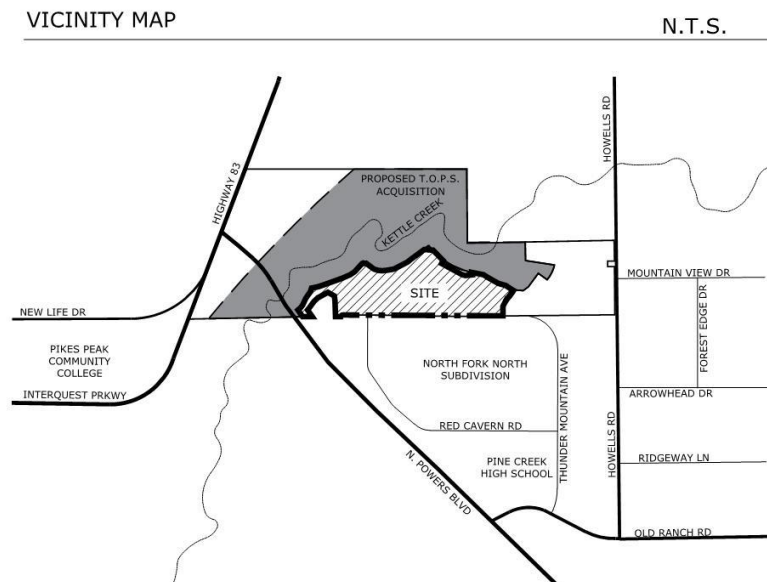
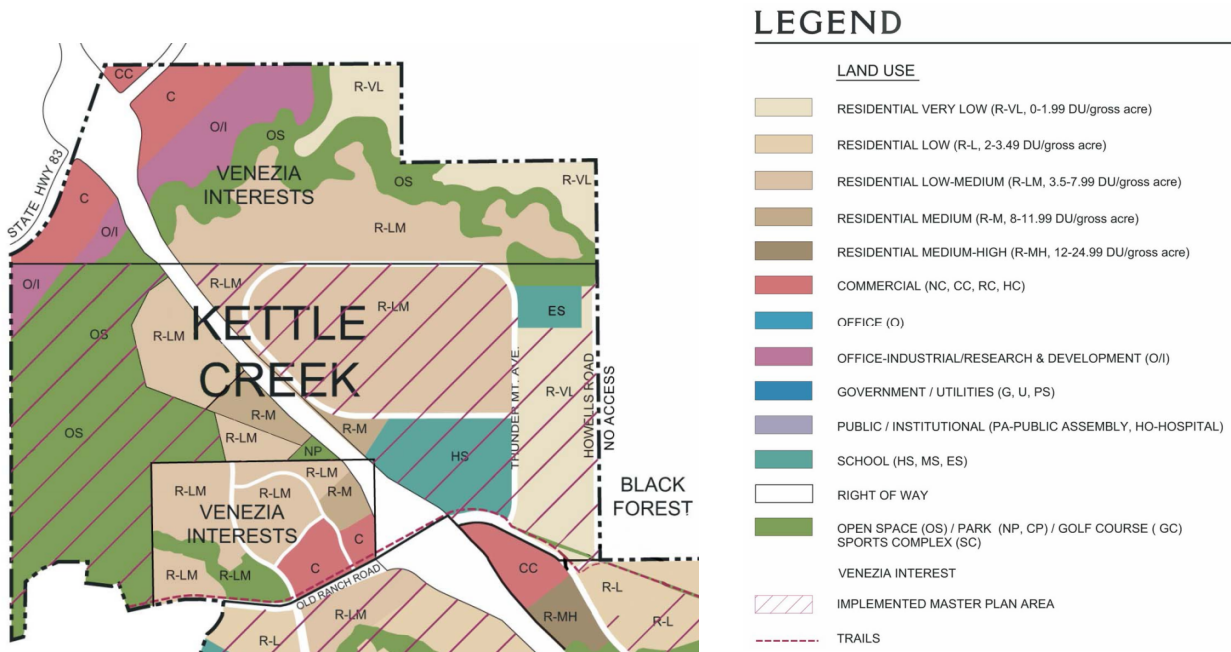


FIGURE 2

Project Description

Single family land use is proposed for the entire site along with associated open space. The density of the property will be a 3-4 units per acre consistent with the Briargate Master Plan.



Development Regulations (Revised 11/19)

Building Setbacks

Front: 20 foot Minimum. Non access front yard 10 foot minimum

Side: 5 foot minimum

Rear: 15 foot minimum;

Lot Size

5500 Sq. Ft. minimum

Lot Coverage

50% maximum

Notes

1. Each home will have a minimum of a two car garage
2. Site specific geologic hazard reports will be required on all proposed lots which are affected by the geologic setback line shown on this PUD Concept Plan

Access

Site access will be from Thunder Mountain Avenue. Intersection locations on Thunder Mountain have been established by the Northfork development and will be utilized by this project. No other access is available to this site due to topographic, environmental, and access restriction (Powers Boulevard) constraints.

Justification

Zone Change Criteria (Section 7.5.603)

1. **The action will not be detrimental to the public interest, health, safety, convenience or general welfare.** Land use to the south is single family of a similar density to the proposed land use. Land use to the north and west is open space. Land use to the east is vacant/grazing land owned by the applicant. The uses and development restrictions proposed are compatible with surrounding existing and proposed land uses, therefore the proposed subdivision will not be detrimental to public interest, health, safety, convenience, or general welfare.
2. **The proposal is consistent with the goals and policies of the Comprehensive Plan.** The site is within an area designated as General Residential on the City's 2020 Land Use Map. The proposed PUD single-family residential development is consistent with the Comprehensive Plan use as General Residential.
3. **Where a master plan exists, the proposal is consistent with such plan or an approved amendment to such plan. Master plans that have been classified as implemented do not have to be amended to be considered consistent with a zone change request.** This site is located within the Briargate Master Plan. Proposed use is consistent with the Briargate Master Plan.

Concept Plan Review Criteria

1. **Will the proposed development have a detrimental effect upon the general health, welfare and safety or convenience of persons residing or working in the neighborhood of the proposed development?** No. This is a developing neighborhood. The proposed subdivision will extend this neighborhood to the proposed Kettle Creek open space. The

proposed uses are consistent with the vision created by the adopted Briargate Master Plan.

- 2. Will the proposed density, types of land uses and range of square footages permit adequate light and air both on and off site?** Yes. The proposed development is similar in terms of type, density and regulations to the subdivision to the south.
- 3. Are the permitted uses, bulk requirements and required landscaping appropriate to the type of development, the neighborhood and the community?** Yes. The proposed subdivision incorporates the same or similar standards to the adjacent subdivision to the south. Landscape treatment along Thunder Mountain will mirror the design employed to the south
- 4. Are the proposed ingress/egress points, traffic circulation, parking areas, loading and service areas and pedestrian areas designed to promote safety, convenience and ease of traffic flow and pedestrian movement both on and off the site?** Yes. Access is limited to Thunder Mountain Avenue by past subdivision activity. Access points are fixed by the subdivision to the south.
- 5. Will the proposed development overburden the capacities of existing streets, utilities, parks, schools and other public facilities?** No. This development parcel has been engineered in conjunction with the subdivision to the south. Cooperative development has provided utilities, roads and drainage sized to include this site.
- 6. Does the proposed development promote the stabilization and preservation of the existing properties in adjacent areas and surrounding residential neighborhoods?** Yes. This proposal continues the approved development to the south and will complete this developing neighborhood.
- 7. Does the concept plan show how any potentially detrimental use to use relationships (e.g. commercial use adjacent to single-family homes) will be mitigated? Does the development provide a gradual transition between uses of differing intensities?** There is on use to use relationship issue as the proposed land use is the same as the adjacent land use to the south.
- 8. Is the proposed concept plan in conformance with all requirements of this Zoning Code, the Subdivision Code and with all applicable elements of the Comprehensive Plan?** Yes. This PUD and its development regulations are designed to be compliant with all City codes.