

# Sundance at Rock Creek

CPC CU 20-00060

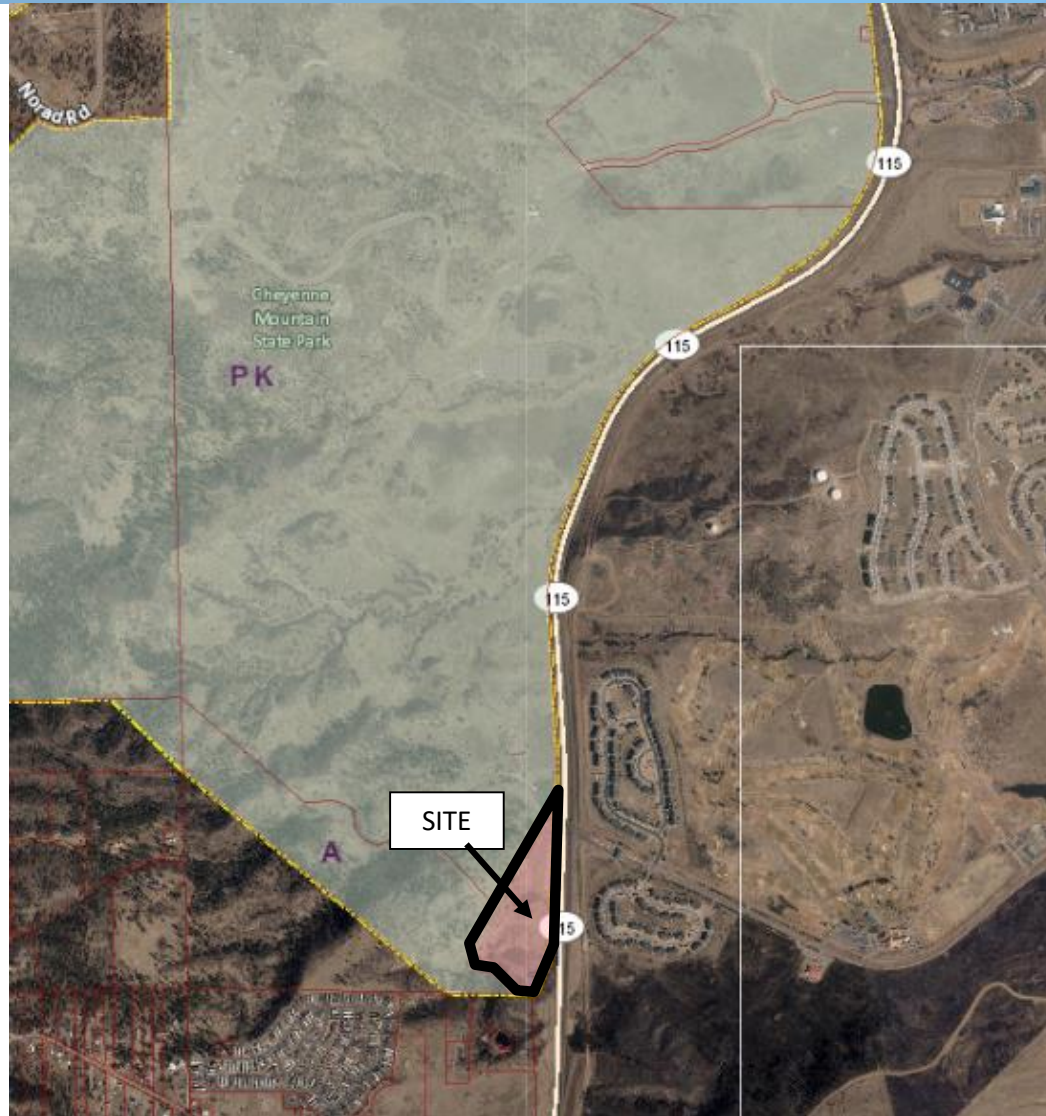
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Land Use Review



# Vicinity Map



# Sundance at Rock Creek



- Existing Property
  - Zoned PBC
  - Master Planned for Multi-family
  - Currently vacant property
- Application:
  - Conditional Use Development Plan
    - 240 unit apartment complex



# Geologic Hazard Report



- The Geologic Hazard Report identified soft soils, shallow groundwater, expansive soils, bedrock and erosion.
- The hazards that were identified were mitigated through the geologic hazard report.
- The Geologic Hazard report has been approved.

# Traffic



- A Traffic Impact Analysis was submitted and reviewed with this application and identified that the intersection of Hwy 115 and Pine Oaks Drive would operate at a level of service C or better.
- The access from Pine Oaks Drive to Highway 115 was reviewed by CDOT.
  - CDOT is reviewing a Colorado State Highway Access Permit and a State Highway Access Code Design Waiver for the access point.
- Neighborhood concerns included speeding cars, children being hit by cars, and additional traffic. These concerns were analyzed with the Traffic Impact Analysis and the current roadways will address the capacity needs.



# Utilities



- A 5,100 sf sanitary sewer lift station will be provided as part of this site. The lift station will serve this project and adjacent residential south of the site.
- As part of this project a 1 mile water utility extension will be brought through Cheyenne Mountain State Park for water to this site and the adjacent residential to the south.
- A number of easement run throughout this site to accommodate the sewer and water.



# Recommendation



## **CPC CU 20-00060 – CONDITIONAL USE DEVELOPMENT PLAN**

Deny the appeal and uphold City Planning Commissions approval of the conditional use development plan for 240 apartment units, based upon the findings that the request complies with the conditional use review criteria set forth in City Code Section 7.5.704 and the development plan review criteria set forth in City Code Section 7.5.502(E), subject to the following technical modification:

1. Provide a reception number for the vacation of the Former Canon City Highway right-of-way on the development plan drawing.
2. Provide proof of CDOT approval for the Colorado State Highway Access Permit and the Colorado State Highway Access Code Design Waiver.

