



Legislation Details (With Text)

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Title: Bison Ridge at Kettle Creek Development Plan

Sponsors:

Indexes:

Code sections:

Attachments: 1. Bison Ridge-Review Criteria-Development Plan, 2. Bison Ridge-Review Criteria-PUD Development Plan, 3. Bison Ridge-CPC Record of Decision, 4. Bison Ridge-CPC Agenda Report

Date	Ver.	Action By	Action	Result
6/24/2014	1	City Council	approved	Pass

Bison Ridge at Kettle Creek Development Plan

From:

Peter Wysocki, Planning and Development Director, Planning and Development Department

Summary:

This project consists of four applications:

1. An amendment to the Briargate Master Plan which changes 12.7 acres of commercial to 12.7 acres of residential at 3.5-7.99 dwelling units per acre (du/ac);
2. A concept plan showing the proposed change from commercial to residential and the adjoining commercial;
3. A rezoning of 12.7 acres from PBC (Planned Business Center) to PUD (Planned Unit Development, single family detached, 35-foot maximum height, 4.4 du/ac) for a single-family residential development; and
4. A development plan for a 50-lot single family development.

Previous Council Action:

City Council approved of the initial annexation and master plan in 1982 and a rezoning to PBC (Planned Business Park) for this property in 2003.

Background:

This project involves a minor master plan amendment, a rezoning to PUD, a concept plan amendment to reflect the change to residential and a development plan for 50 single family lots on 12.7 acres. The property is located along the north side of Old Ranch Road, east of Chapel Ridge Drive, west of Rhinestone Drive and approximately 800 feet west of Powers Boulevard.

Financial Implications:

None.

Board/Commission Recommendation:

The Planning Commission, at their May 15, 2014 meeting, approved of all four items unanimously.

Stakeholder Process:

The public process involved the mailing of postcards to 154 properties within 500 feet of the property and the posting of the site during the internal review period and prior to the Planning Commission meeting.

Two homeowner associations (HOA) are located within this area, the Kettle Creek HOA ((KCHOA) primarily to the north) and the Townes at Kettle Creek (townhome HOA to the northeast) provided comments. In addition to the HOA comments, one letter was provided in favor of the request, one with a signal concern, four comments in opposition/significant concerns to the request, and two phone calls in support of the request. At the Planning Commission meeting, the KCHOA indicated support for the project.

Alternatives:

1. Uphold the action of the City Planning Commission;
2. Modify the decision of the City Planning Commission;
3. Reverse the action of the City Planning Commission; or
4. Refer the matter back to the City Planning Commission for further consideration.

Proposed Motion:

CPC DP 13-00125

Approve the Bison Ridge at Kettle Creek Filing No. 4, based upon the finding that the development plan complies with the development plan review criteria in City Code Section 7.5.502.E and with the PUD development plan review criteria in City Code Section 7.3.606.

Not applicable.