



## Legislation Details

<b>File #:</b>	APPL-24-0001	<b>Version:</b>	1	<b>Name:</b>	The Market at Pine Creek
<b>Type:</b>	Planning Case	<b>Status:</b>		<b>Status:</b>	Passed
<b>File created:</b>	1/23/2024	<b>In control:</b>		<b>In control:</b>	City Council
<b>On agenda:</b>	2/26/2024	<b>Final action:</b>		<b>Final action:</b>	2/26/2024

**Title:** An appeal of the City Planning Commission decision to approve both The Market at Pine Creek Major Concept Plan Amendment changing 7.87 acres from Commercial to Commercial and Residential and the Royal Pine Apartments Development Plan establishing multi-family residential consisting of 7.87 acres located at 4150 Royal Pine Drive.  
(Quasi-Judicial)

**Presenter:**

Katelynn Wintz, Planning Supervisor, Planning + Neighborhood Services  
Logan Hubble, Planner II, Planning + Neighborhood Services  
Peter Wysocki, Director, Planning + Neighborhood Services

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Staff Report\_Royal Pine\_LKH, 2. Concept Plan, 3. Concept Plan Project Statement, 4. Development Plan Revised\_2.09.2024, 5. Development Plan, 6. Development Plan Project Statement, 7. Traffic Impact Analysis, 8. Development Plan Public Comments, 9. Royal Pine comments combined 1.8.24, 10. Updated Neighbor Comments, 11. Concept Plan Public Comments, 12. CPC\_Minutes\_RoyalPine\_Draft, 13. Appeal Documents, 14. D20 Response, 15. CPW Letter, 16. Appellant\_Holly Lawrence Letter, 17. Appellant\_Home Value Impact DBG - 7JAN2023, 18. Appellant\_LandAdvertisement, 19. Appellant\_NNA Slide, 20. Appellant\_Park Image, 21. Appellant\_PCVA Fire Evac, 22. Appellant\_PCVA Letter to Planning Commission, 23. Appellant\_Pine Creek High School Car Accident, 24. Appellant\_Royal Pines Apartments and Habitat Conservation Plan, 25. Appellant\_Royal Pines Apartments Letter Eddie Lawrence 12 30 2023, 26. Appellant\_The Wildlife of Pine Creek, 27. Appellant\_TrafficStudySurveyResults, 28. Appellant\_Trip Generated by Businesses - 1JAN2024, 29. Appellant\_Vue Apartments1, 30. Appellant\_Vue Apartments2, 31. Appellant\_Vue Apartments3, 32. Appellant\_Analysis of DBG Housing Data, 33. Appellant\_Briargate HCP, 34. Appellant\_Comments on Staff Report, 35. Appellant\_CommentsForPlanningCommission, 36. Appellant\_Eddie Lawrence City Planning Commission Speaking points, 37. Appellant\_Evac Explanation, 38. Appellant\_expanded IPaC\_ Explore Location resources, 39. Appellant\_Evac Study Still Shots, 40. 7.5.501.E Concept Plans, 41. 7.5.501 ADMINISTRATIVE DECISIONS GENERAL, 42. 7.5.515 DEVELOPMENT PLAN

Date	Ver.	Action By	Action	Result
2/26/2024	1	City Council	approved	Pass
2/26/2024	1	City Council	approved	Pass
2/13/2024	1	City Council	approved	Pass