

Project Statement

Kettle Creek North Development Plan

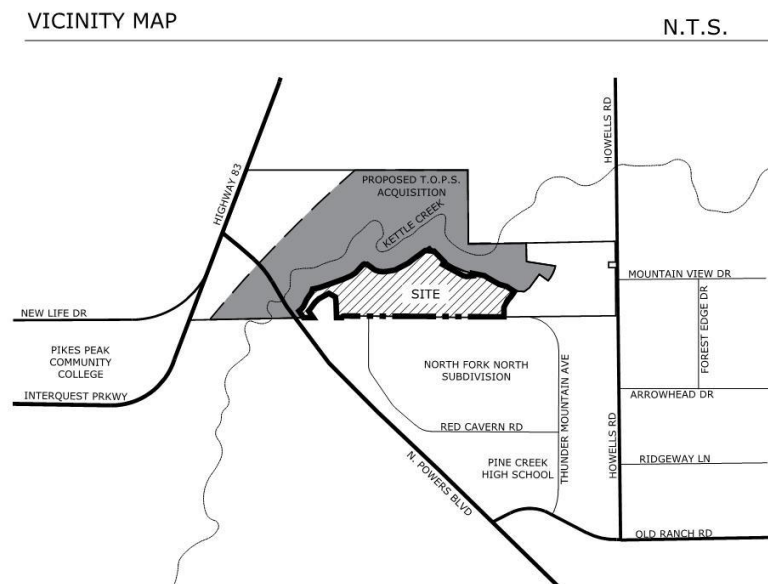
July 2020

Request

1. PUD Development Plan for 61.72Acres
2. Final Plat for Phase One consisting of 76 lots on approximately 21.5 acres

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.



Site access will be from Thunder Mountain Avenue. Intersection locations on Thunder Mountain have been established by the North Fork 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

The Kettle Creek North Development Plan is consistent with The PUD zoning and Concept Plan approved for this site. The following review criteria have been met as described below.

1. Will the project design be harmonious with the surrounding land uses and neighborhood?

Yes. Proposed land use and lot sizes are similar to those found to the south. Access has been jointly designed with the adjacent North Fork subdivision.

2. Will the proposed land uses be compatible with the surrounding neighborhood? Will the proposed development overburden the capacities of existing streets, utilities, parks, schools and other public facilities? ***Yes. Proposed land use and lot sizes are similar to those found to the south. Review of public facilities serving this subdivision were approved with the zoning.***

3. Will the structures be located to minimize the impact of their use and bulk on adjacent properties? ***Yes. This is a single family subdivision with setbacks and height similar to adjacent existing and developing homes in the North Fork Subdivision.***

4. Will landscaping, berms, fences and/or walls be provided to buffer the site from undesirable views, noise, lighting or other off-site negative influences and to buffer adjacent properties from the negative influences that may be created by the proposed development? ***This criterion does not apply to this subdivision.***

5. Will vehicular access from the project to the streets outside the project be combined, limited, located, designed and controlled to channel traffic to and from such areas conveniently and safely and in such a manner which minimizes traffic friction, noise and pollution and promotes free traffic flow without excessive interruption? ***Yes. Nine points of access to the adjacent collector street (Thunder Mountain Avenue) are provided.***

6. Will all the streets and drives provide logical, safe and convenient vehicular access to the facilities within the project? ***Yes. Street design promotes connectivity.***

7. Will streets and drives within the project area be connected to streets outside the project area in such a way that discourages their use by through traffic? ***Yes. No streets provide access to areas outside of this subdivision which is bounded on the north by open space.***

8. Will adequately sized parking areas be located throughout the project to provide safe and convenient access to specific facilities? **Yes. Each home will have a minimum two car garage.**

9. Will safe and convenient provision for the access and movement of handicapped persons and parking of vehicles for the handicapped be accommodated in the project design? **Yes. Home buyers with a handicap will have home access designed to fit their specific needs.**

10. Will the design of streets, drives and parking areas within the project result in a minimum of area devoted to asphalt? **Yes**

11. Will pedestrian walkways be functionally separated from vehicular traffic and landscaped to accomplish this? Will pedestrian walkways be designed and located in combination with other easements that are not used by motor vehicles? **All streets are public and will have sidewalks per city Code.**

12. Does the design encourage the preservation of significant natural features such as healthy vegetation, drainage channels, steep slopes and rock outcroppings? Are these significant natural features incorporated into the project design? **Yes. Significant natural features have been excluded from the subdivision. Adjacent natural areas will be preserved by potential TOPS acquisition.**