

# OVATION

MAY 2, 2023

## LAND USE PLAN ZONE CHANGE: R-FLEX LOW PROJECT STATEMENT

### **Description:**

Ovation is a proposed residential community located directly west of existing Powers Boulevard, east and south of Kettle Creek and Kettle Creek open space and north of the existing Bison Ridge residential community. The total Land Use Plan acreage is 60.280 acres and is currently zoned Park (PK). This area is proposed to be re-zoned to reflect R-Flex low land uses with a maximum density range of 6 DU/Acre. Ovation is proposed to adhere to all unified Developments Code (UDC) requirement of the R-Flex Low zone district. This site is in neither the Streamside or Hillside overlay.

Ovation is currently designated as “Sports Center” SC on the Briargate Master Plan (CPC MP 07-061). Ovation is contained entirely within the 2007 “Implemented” portion of the Master Plan. No Master Plan Amendment will be required with this proposed change in use.

The following specific applications are proposed:

**1. Rezone from “PK” to “R-Flex Low”:**

Proposed rezone of the 60 acres from Park “PK” to residential “R-Flex Low”.

**2. Land Use Plan:**

The proposed Land Use Plan reflects an exclusively residential community with multiple open space and, park areas as well as trails corridors and will be accessed with public streets internal to the site as accessed from existing Chapel Ridge Drive. All requirements of the City standard will be adhered to for the proposed residential community with the new Land Use Plan requirements from SWENT (City Stormwater Enterprise) a separate drainage report / analysis is not required rather, SWENT required notes and graphics have been added to the Land Use Plan per their new criteria.

### **Justification:**

Based upon prior challenges associated with the Sports Center development, and demand for residential communities throughout the city. The proposed rezone and supporting Land Use Plan provide a compatible residential community that will be able to take advantage of the existing utility and transportation infrastructure, as well as the moderate topography to create a walkable, connected neighborhood.

### **Issues List:**

No issues were raised during the pre-application process that we are aware of. A traffic impact study and Geologic Hazards Evaluation have been included in the submittal documents.