

# Neighborhood Planning and Development Committee

June 22, 2022



# Ordinance No. 220537

Case No. CD-CPC-2022-00040

Rezoning

Case No. CD-CPC-2022-00041

Development Plan

## Rock Creek Residential Development

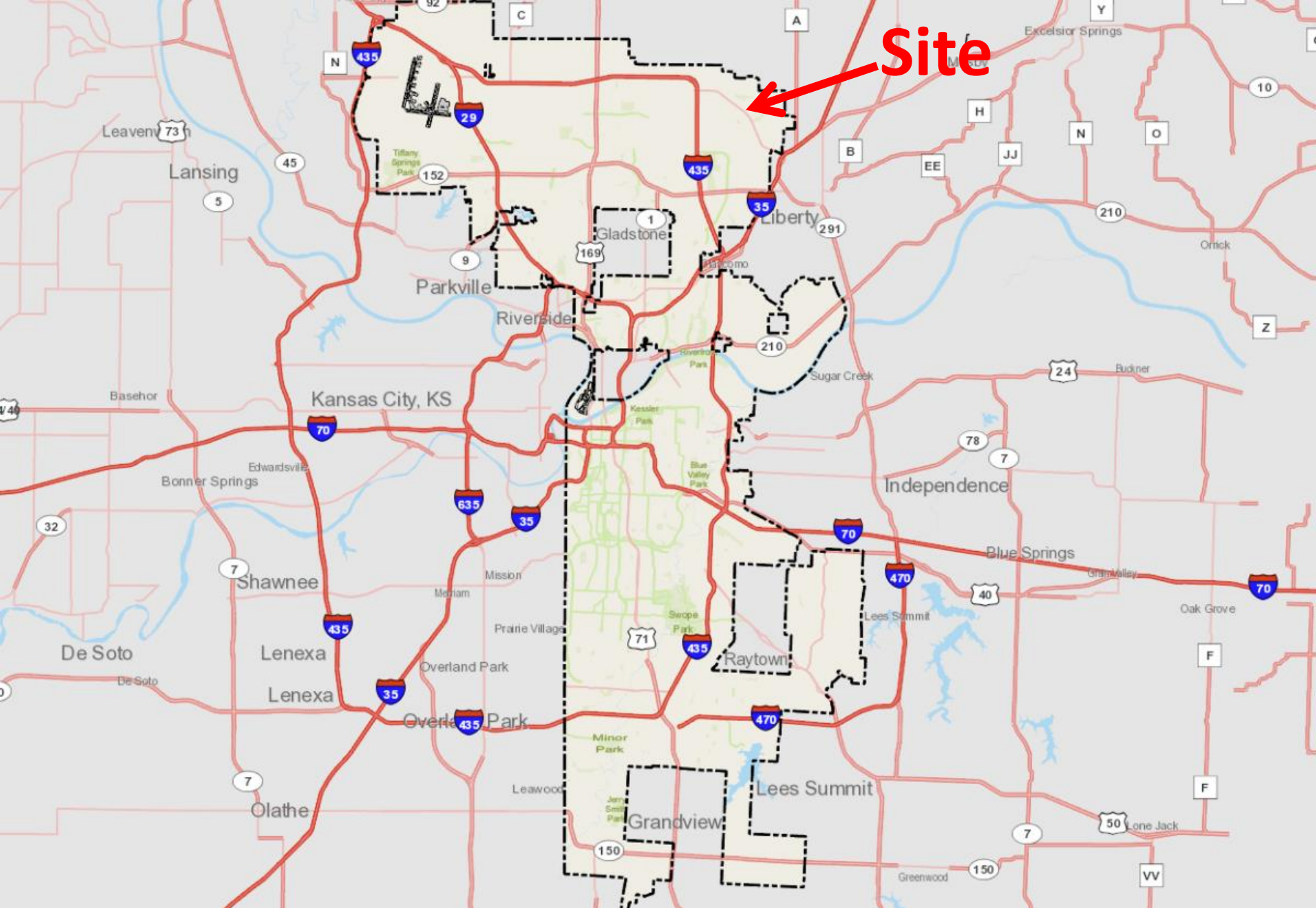


June 22, 2022

## Applicant Team:

- **Patricia Jensen**  
Rouse Frets White Goss Gentile Rhodes, PC

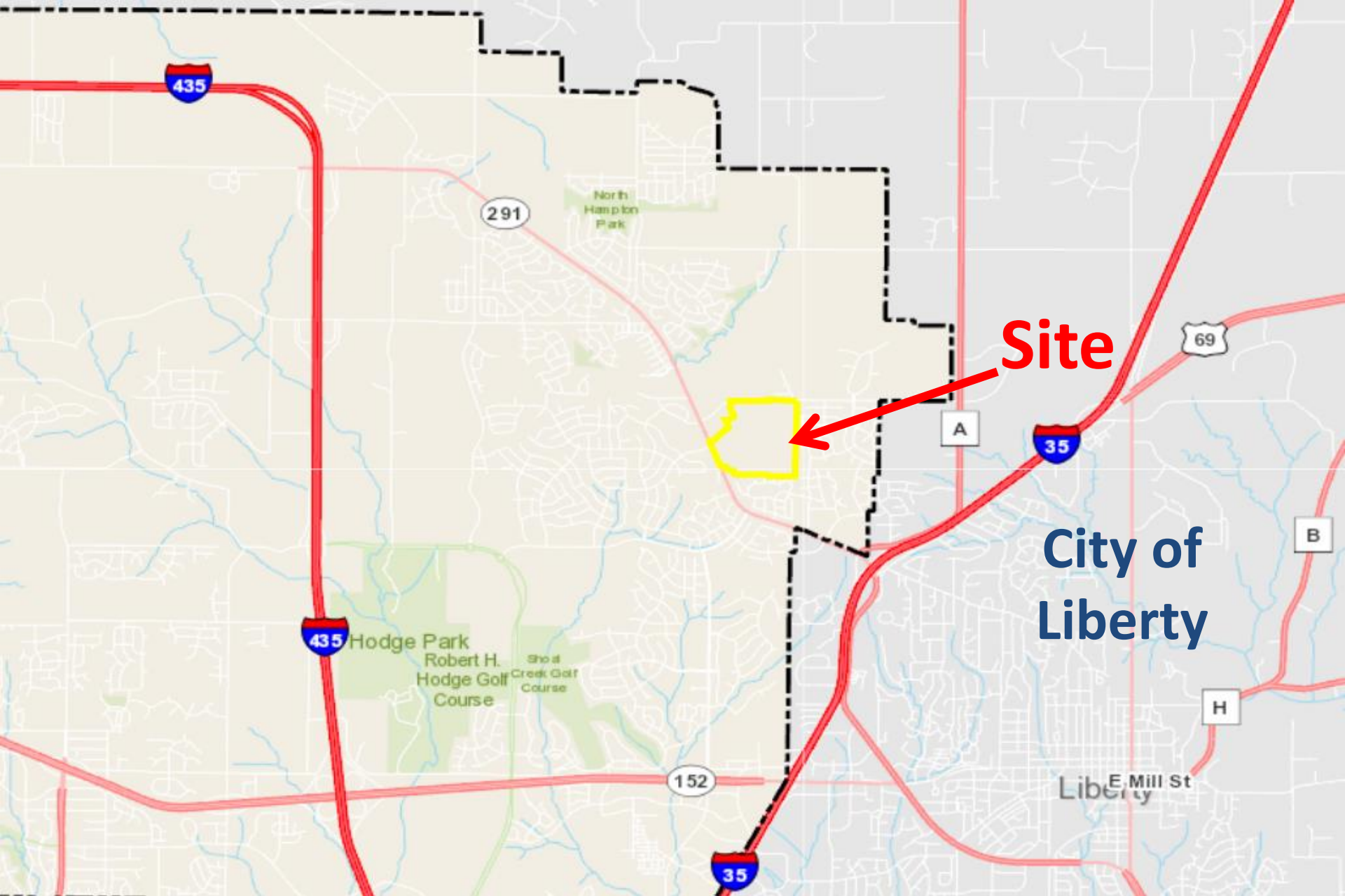




Site



Ordinance No. 220537



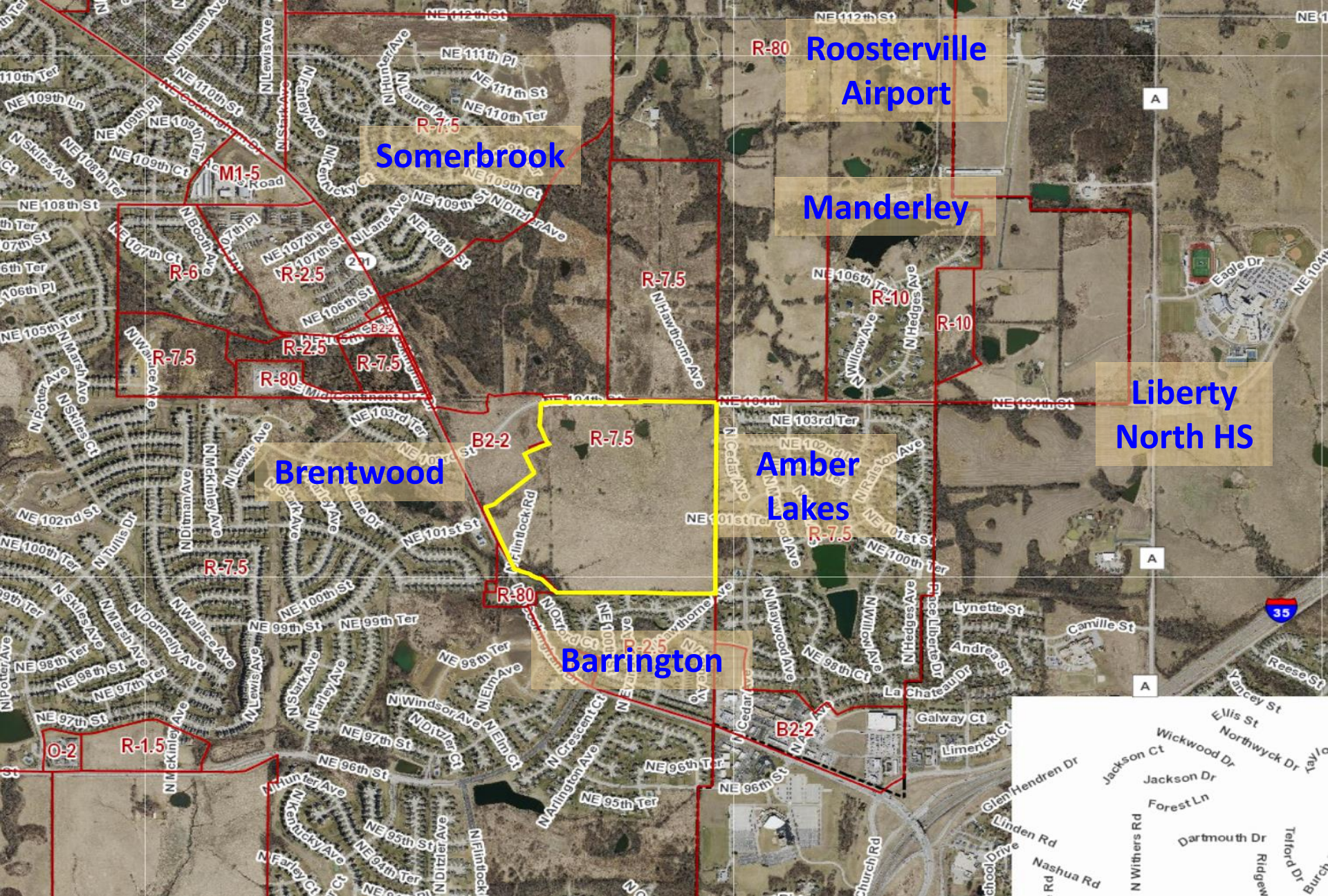
**Site**

**City of  
Liberty**



**Ordinance No. 220537**





# Ordinance No. 220537





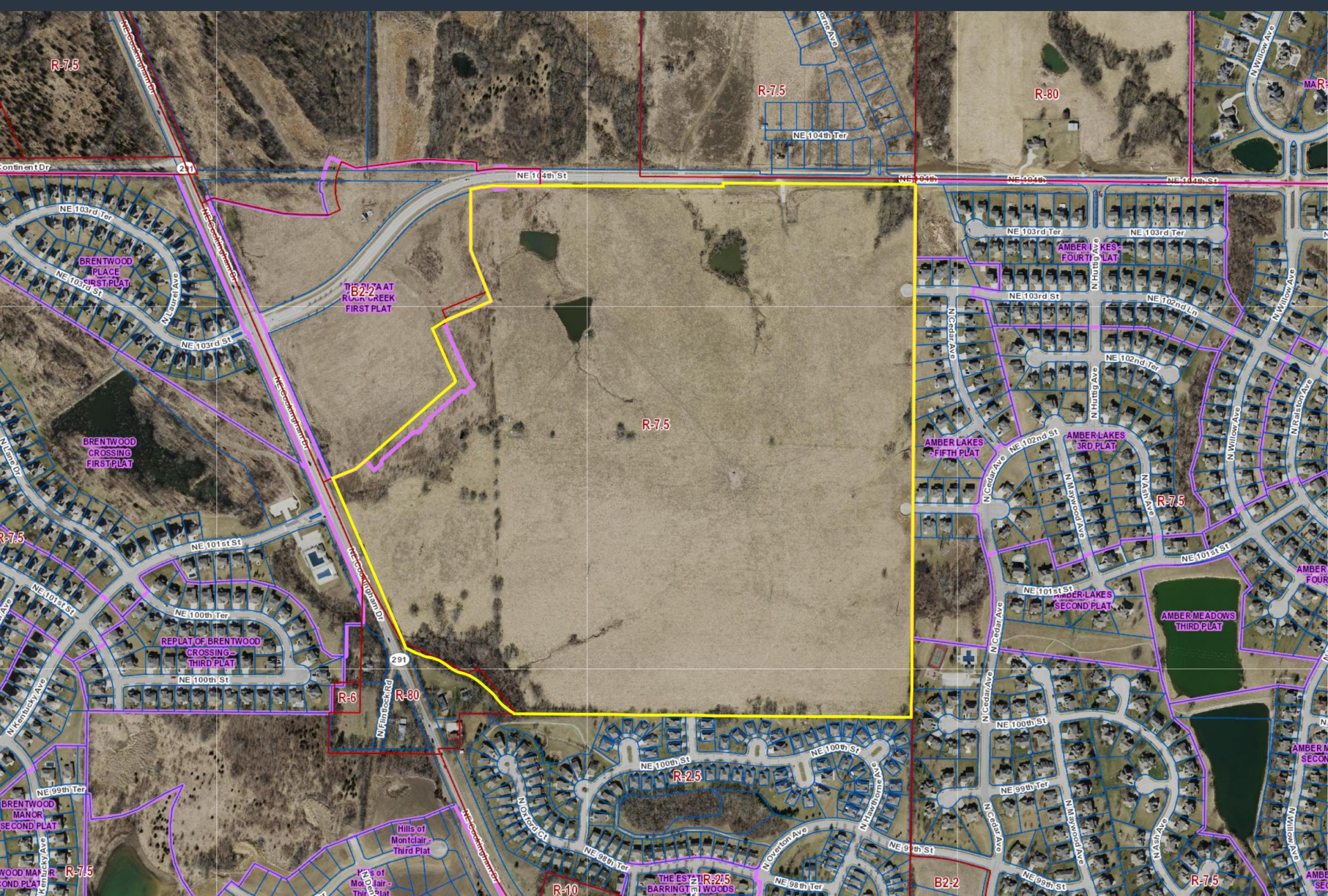
**CONTROLLING CASE –  
Case No. 6056-CUP-17  
CS. Ord. No. 060583  
passed by City Council  
on June 15, 2006,  
approved a CUP Plan  
on about 380 allowing  
for a total of 1,227  
units:**

- 845 Single family
- 245 Duplex/ Attached
- 37 Villas



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## Rezoning

- 142 acres – Zoned R-7.5
- Rezone 35 from R-7.5 to R-5 for detached villas.

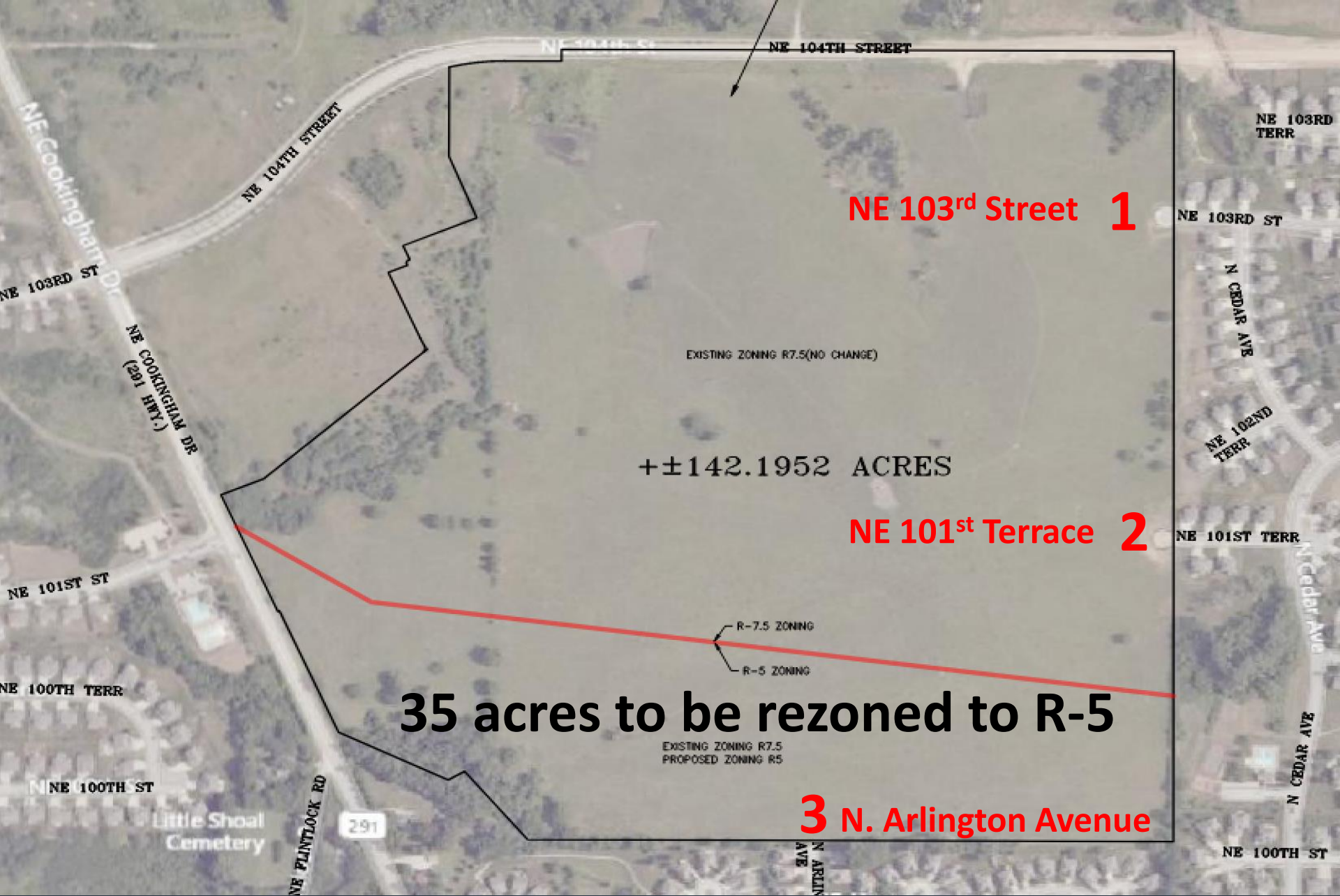
## Development Plan

- Approval of a development plan to allow for 349 total units in 9 phases (2022 – 2046).
- 258 detached lots, 5 tracts & 91 villas.
- Detention, buffer and amenity tracts.



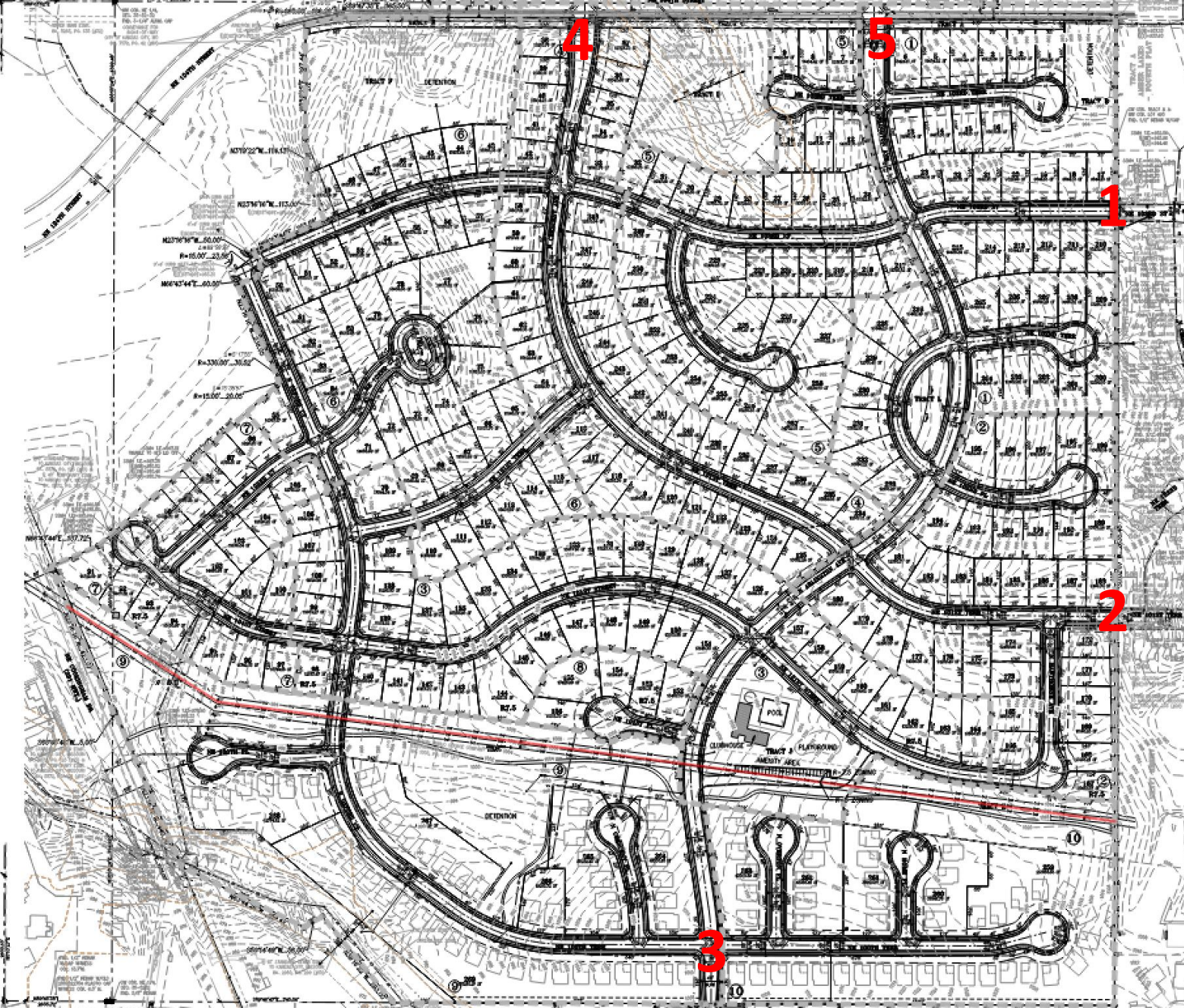






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5 street connections.

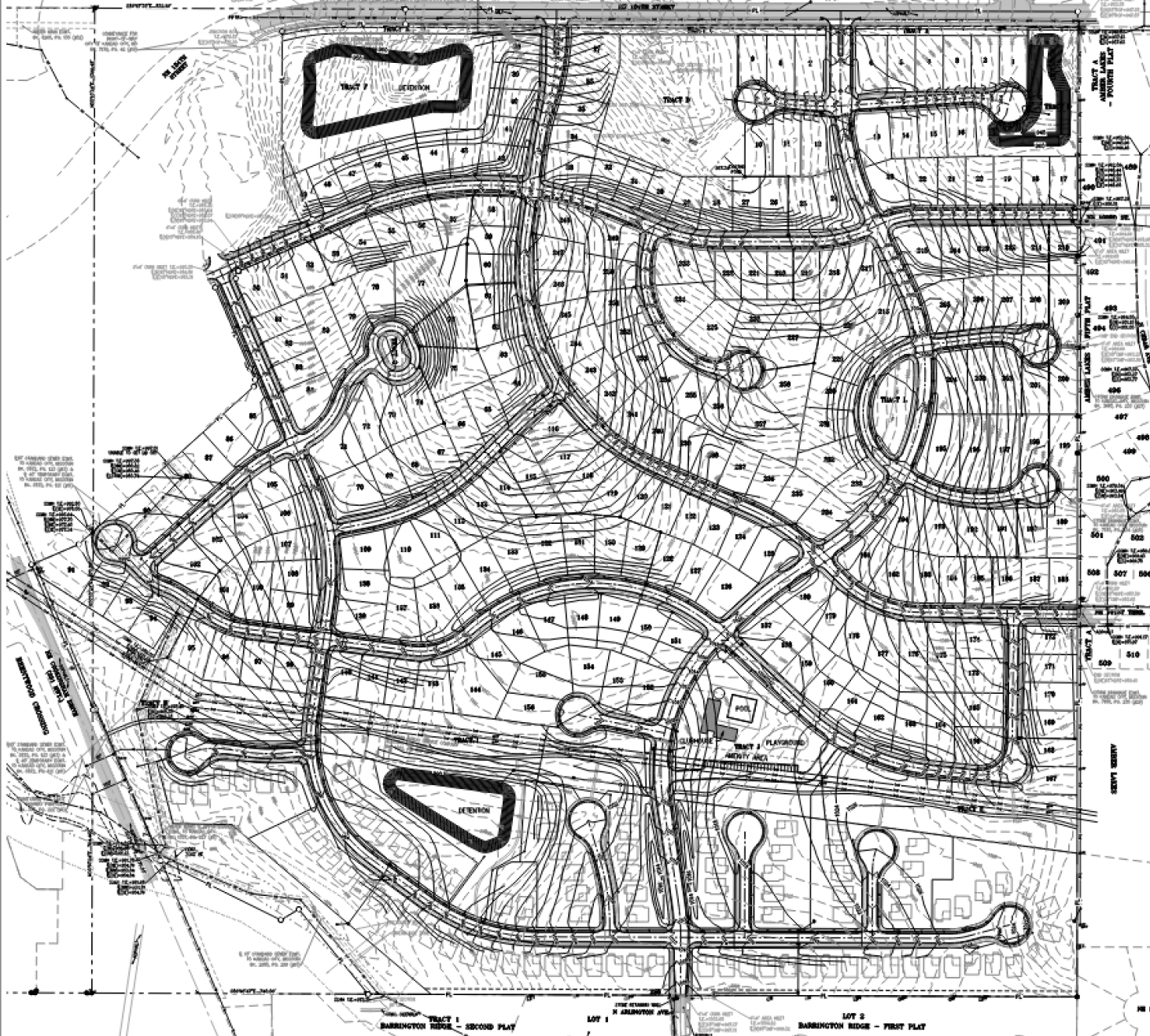
No connection to 291.

Trails to connect to 291/ Liberty regional trail.

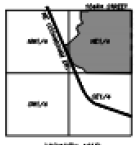
Pool and club house within POS.

No waivers or deviation.





- LEGEND**
- FL PROPOSED LANE
  - LL LOT LANE
  - S/W SIDEWALK
  - 2' CURB & GUTTER
  - DRAINAGE CHANNEL
  - 6" DIAM. UTILITY
  - PROPOSED DRIVEWAY
  - PROPOSED DRIVEWAY EXTENSION
  - 1" DIAM. UTILITY
  - 2" DIAM. UTILITY
  - 4" DIAM. UTILITY
  - 6" DIAM. UTILITY
  - 8" DIAM. UTILITY
  - 12" DIAM. UTILITY
  - 18" DIAM. UTILITY
  - 24" DIAM. UTILITY
  - 36" DIAM. UTILITY
  - 48" DIAM. UTILITY
  - 60" DIAM. UTILITY
  - 72" DIAM. UTILITY
  - 84" DIAM. UTILITY
  - 96" DIAM. UTILITY
  - 108" DIAM. UTILITY
  - 120" DIAM. UTILITY
  - 144" DIAM. UTILITY
  - 180" DIAM. UTILITY
  - 216" DIAM. UTILITY
  - 240" DIAM. UTILITY
  - 270" DIAM. UTILITY
  - 300" DIAM. UTILITY
  - 324" DIAM. UTILITY
  - 360" DIAM. UTILITY
  - 432" DIAM. UTILITY
  - 480" DIAM. UTILITY
  - 540" DIAM. UTILITY
  - 600" DIAM. UTILITY
  - 648" DIAM. UTILITY
  - 720" DIAM. UTILITY
  - 756" DIAM. UTILITY
  - 810" DIAM. UTILITY
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  - 936" DIAM. UTILITY
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  - 1008" DIAM. UTILITY
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  - 1116" DIAM. UTILITY
  - 1152" DIAM. UTILITY
  - 1188" DIAM. UTILITY
  - 1224" DIAM. UTILITY
  - 1260" DIAM. UTILITY
  - 1296" DIAM. UTILITY
  - 1332" DIAM. UTILITY
  - 1368" DIAM. UTILITY
  - 1404" DIAM. UTILITY
  - 1440" DIAM. UTILITY
  - 1476" DIAM. UTILITY
  - 1512" DIAM. UTILITY
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  - 1620" DIAM. UTILITY
  - 1656" DIAM. UTILITY
  - 1692" DIAM. UTILITY
  - 1728" DIAM. UTILITY
  - 1764" DIAM. UTILITY
  - 1800" DIAM. UTILITY
  - 1836" DIAM. UTILITY
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  - 1908" DIAM. UTILITY
  - 1944" DIAM. UTILITY
  - 1980" DIAM. UTILITY
  - 2016" DIAM. UTILITY
  - 2052" DIAM. UTILITY
  - 2088" DIAM. UTILITY
  - 2124" DIAM. UTILITY
  - 2160" DIAM. UTILITY
  - 2196" DIAM. UTILITY
  - 2232" DIAM. UTILITY
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  - 2808" DIAM. UTILITY
  - 2844" DIAM. UTILITY
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811  
 Know what's below.  
 Call before you dig.

# Ordinance No. 220537

# CPC recommendation:

## Rezoning

- Approval without conditions.

## Development Plan

- Approval subject to 37 conditions.







**Ordinance No. 220537**