

City Plan Commission

June 7, 2022



Docket Item No. 10

.1 Case No. CD-CPC-2022-00040 &

.2 Case No. CD-CPC-2022-00041

Rock Creek Residential Development



June 7, 2022

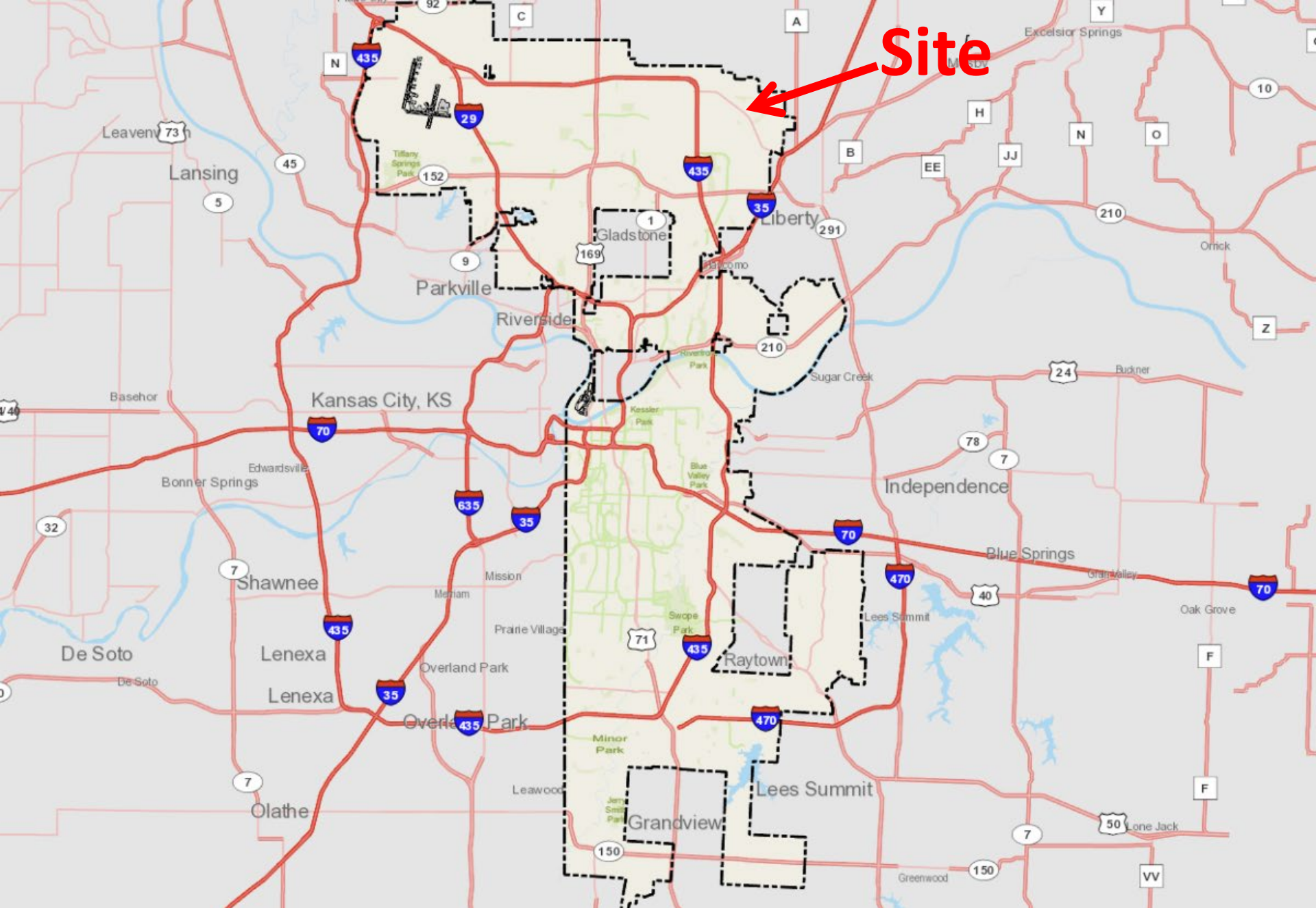
Applicant Team:

➤ **Patricia Jensen**

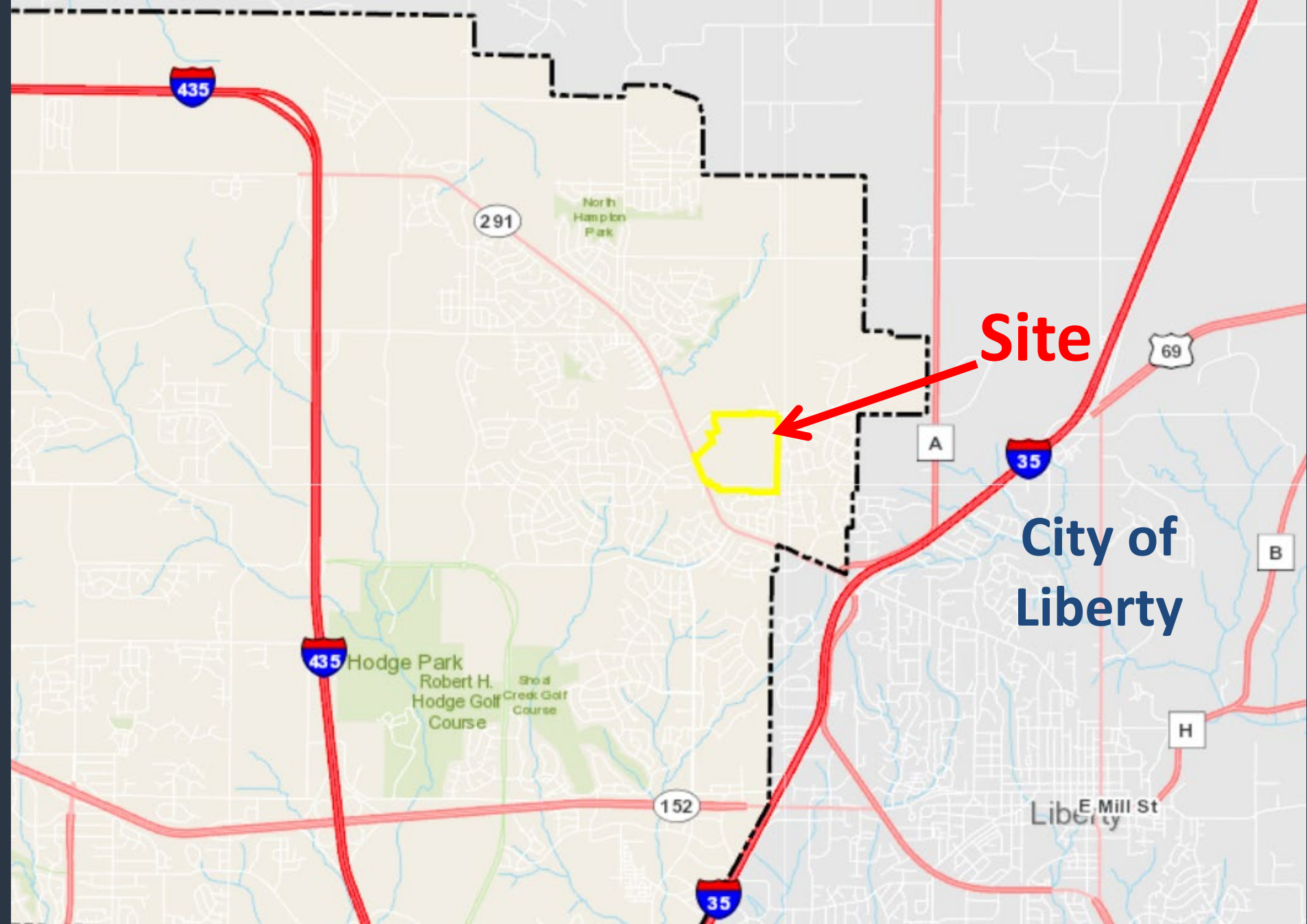
Rouse Frets White Goss Gentile Rhodes, PC



Cases No. CP-CPC-2022-00040 & 00041



Site

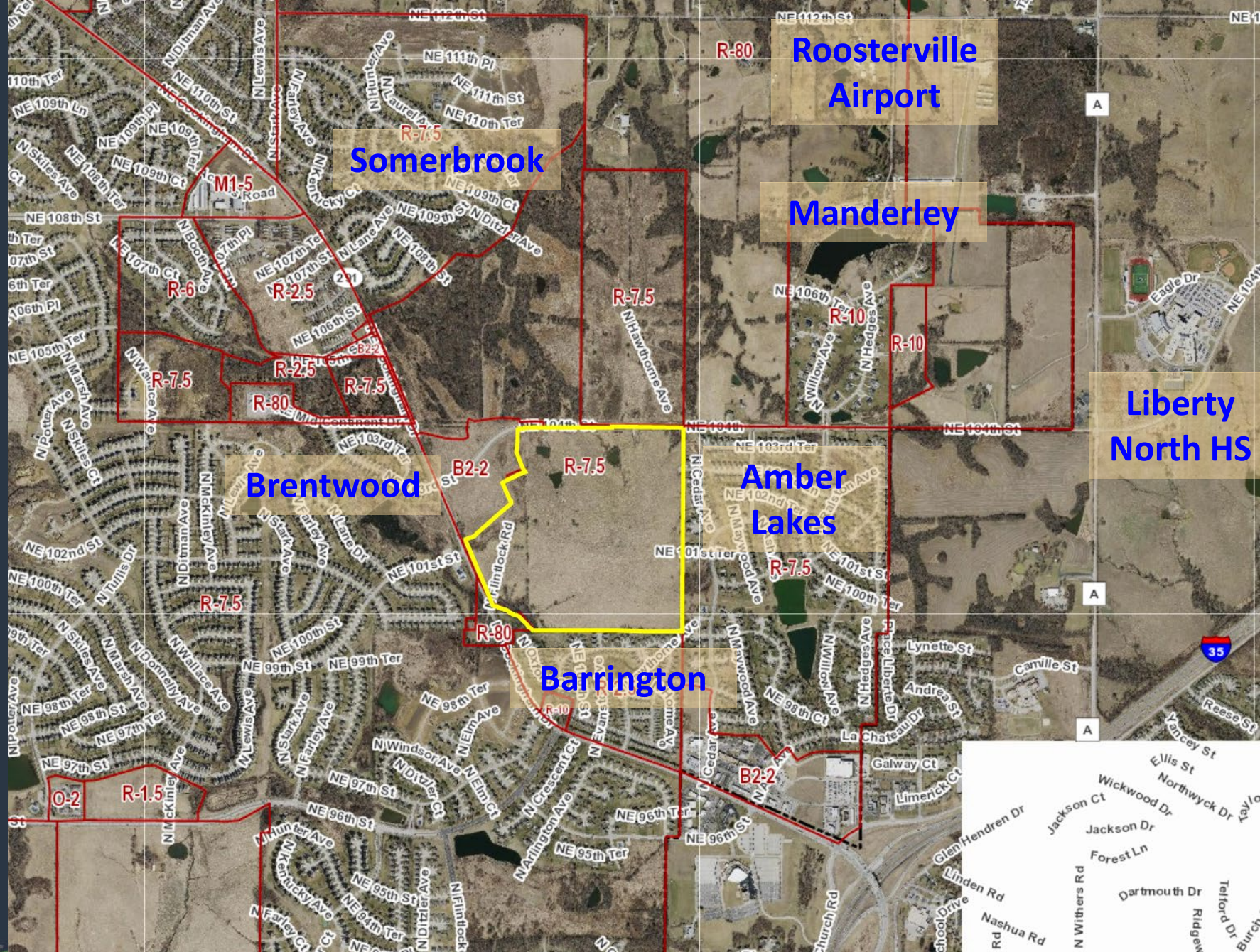


Site

**City of
Liberty**

Cases No. CP-CPC-2022-00040 & 00041





Cases No. CP-CPC-2022-00040 & 00041

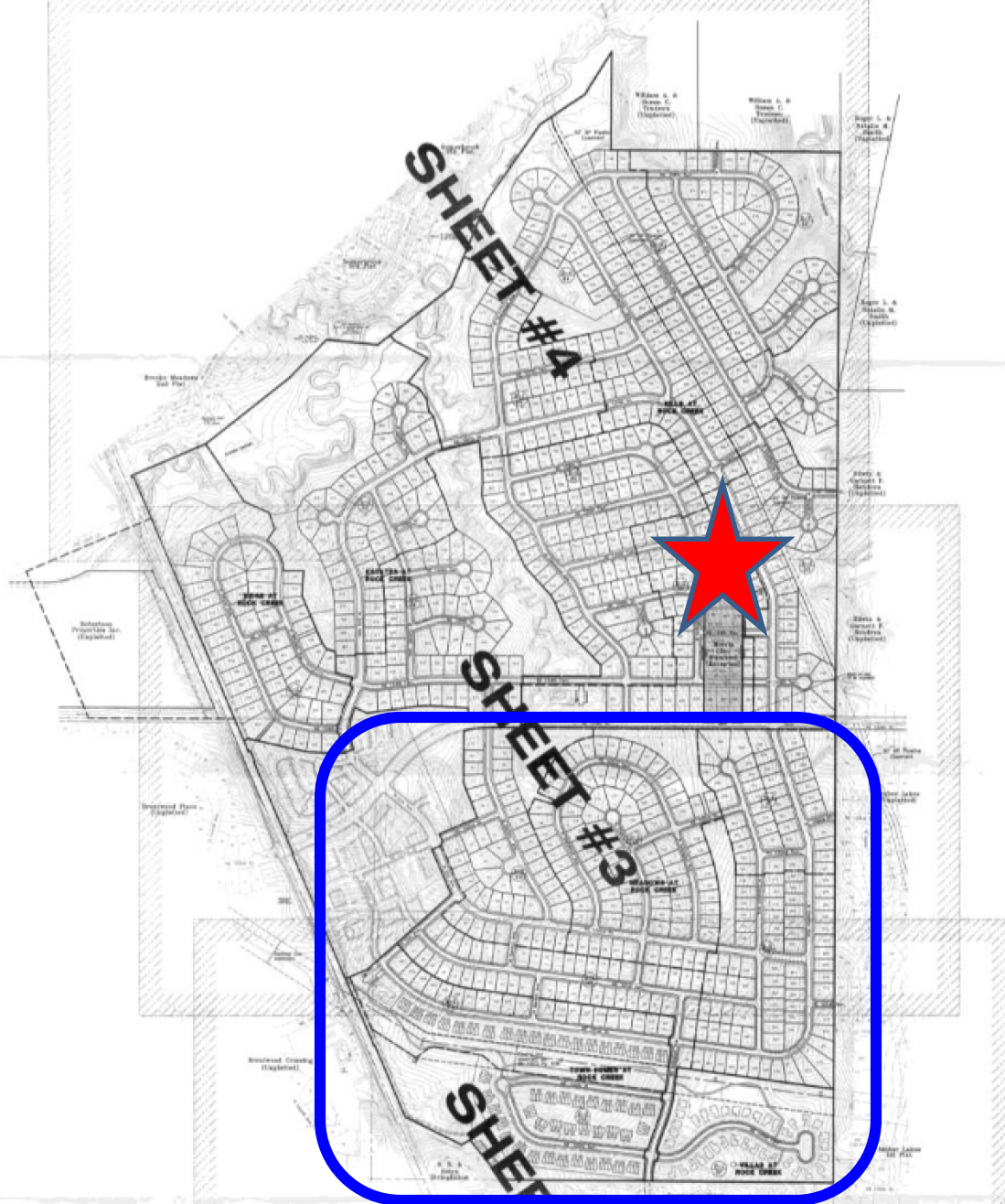
**CONTROLLING CASE –
Case No. 6056-CUP-17
CS. Ord. No. 060583
passed by City Council
on June 15, 2006,
approved a CUP Plan
on about 380 allowing
for a total of 1,227 units:**

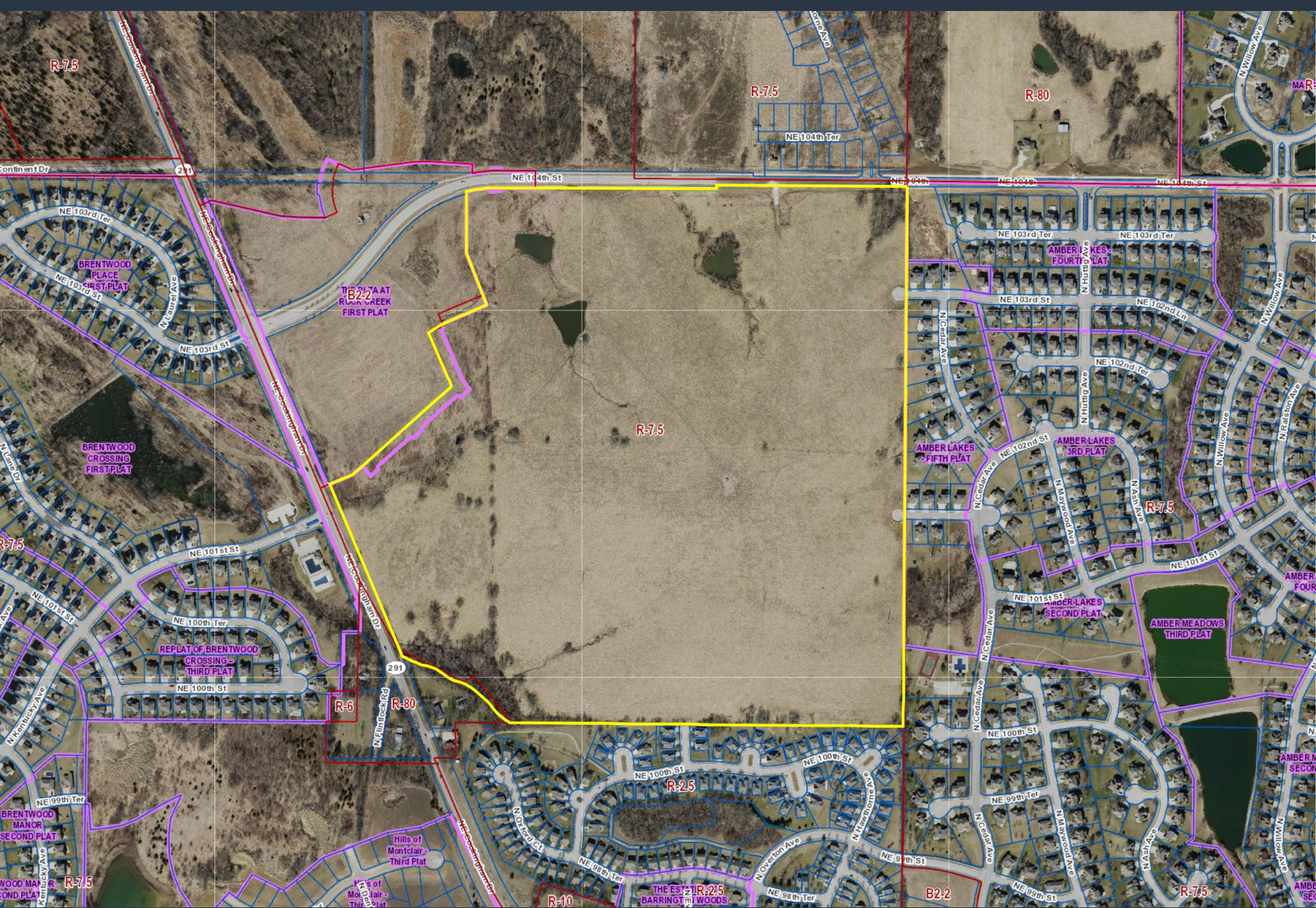
- 845 Single family
- 245 Duplex/
Attached
- 37 Villas

Creekside 2018

209 detached lots

Cases No. CP-CPC-2022-00040 & 00041



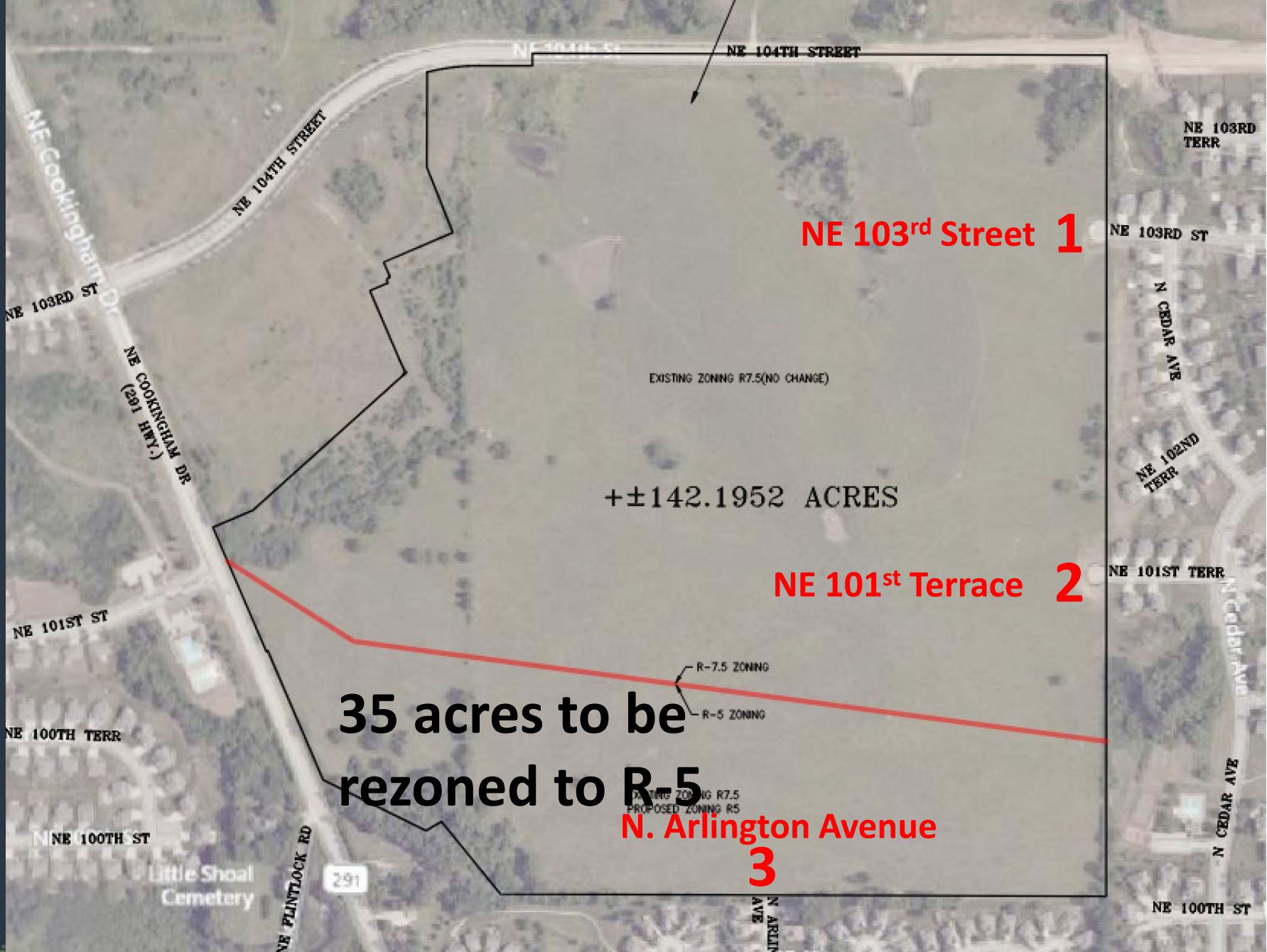


Cases No. CP-CPC-2022-00040 & 00041



- **142 acres – Zoned R-7.5**
- 1. Rezone 35 from R-7.5 to R-5 for detached villas.**
- 2. 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.**
- **PE held on April 14 and revised plans submitted to reduce project by 49 units (104-91 = 49).**





NE 104TH STREET

NE 103RD TERR

NE 103rd Street 1

NE 103RD ST

EXISTING ZONING R7.5(NO CHANGE)

+±142.1952 ACRES

NE 101st Terrace 2

NE 101ST TERR

35 acres to be rezoned to R-5

R-7.5 ZONING

R-5 ZONING

EXISTING ZONING R7.5
PROPOSED ZONING R5

N. Arlington Avenue 3

3

N ARLINGTON AVE

N CEDAR AVE

NE 102ND TERR

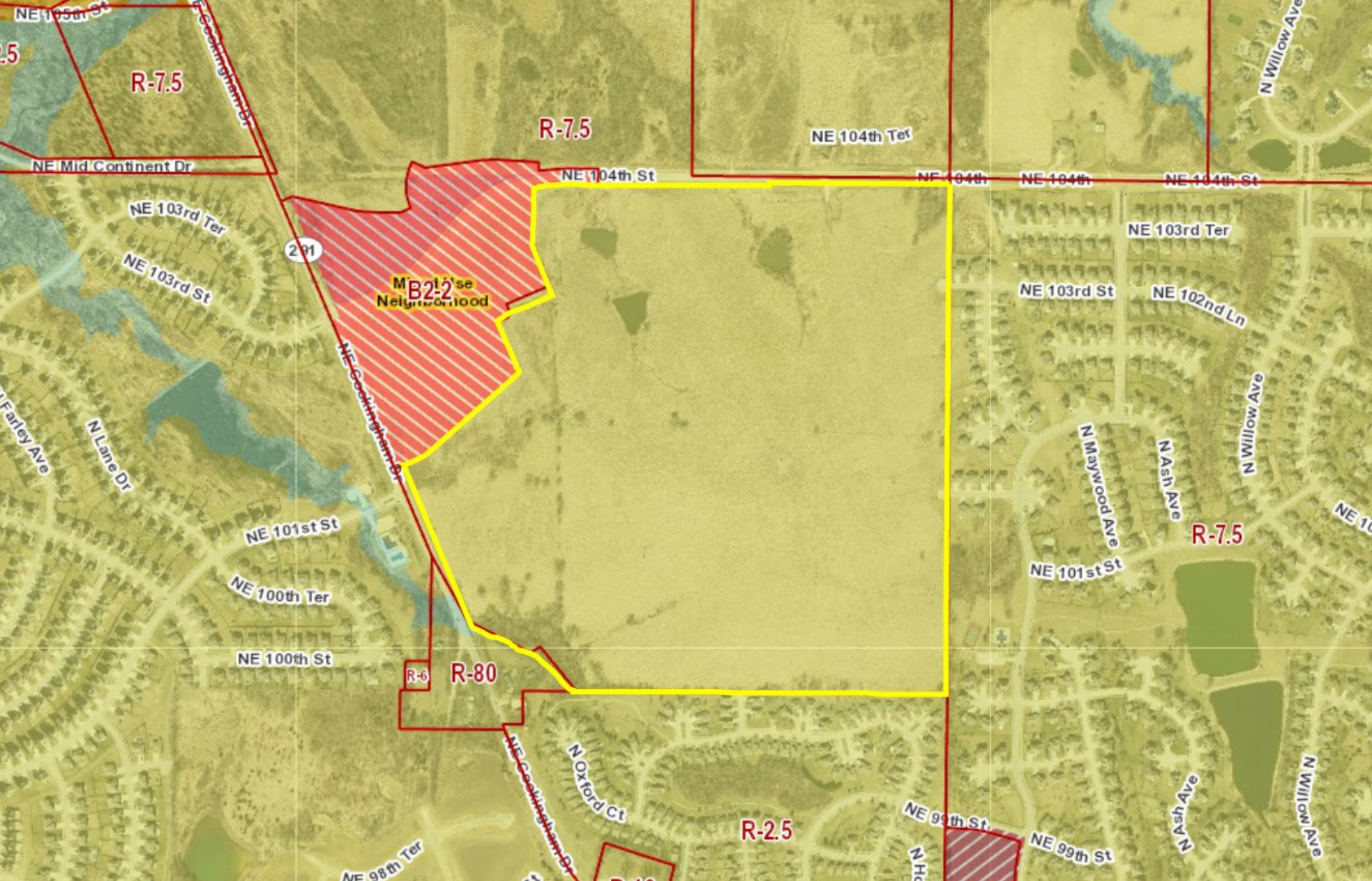
N Cedar Ave

N CEDAR AVE

NE 100TH ST

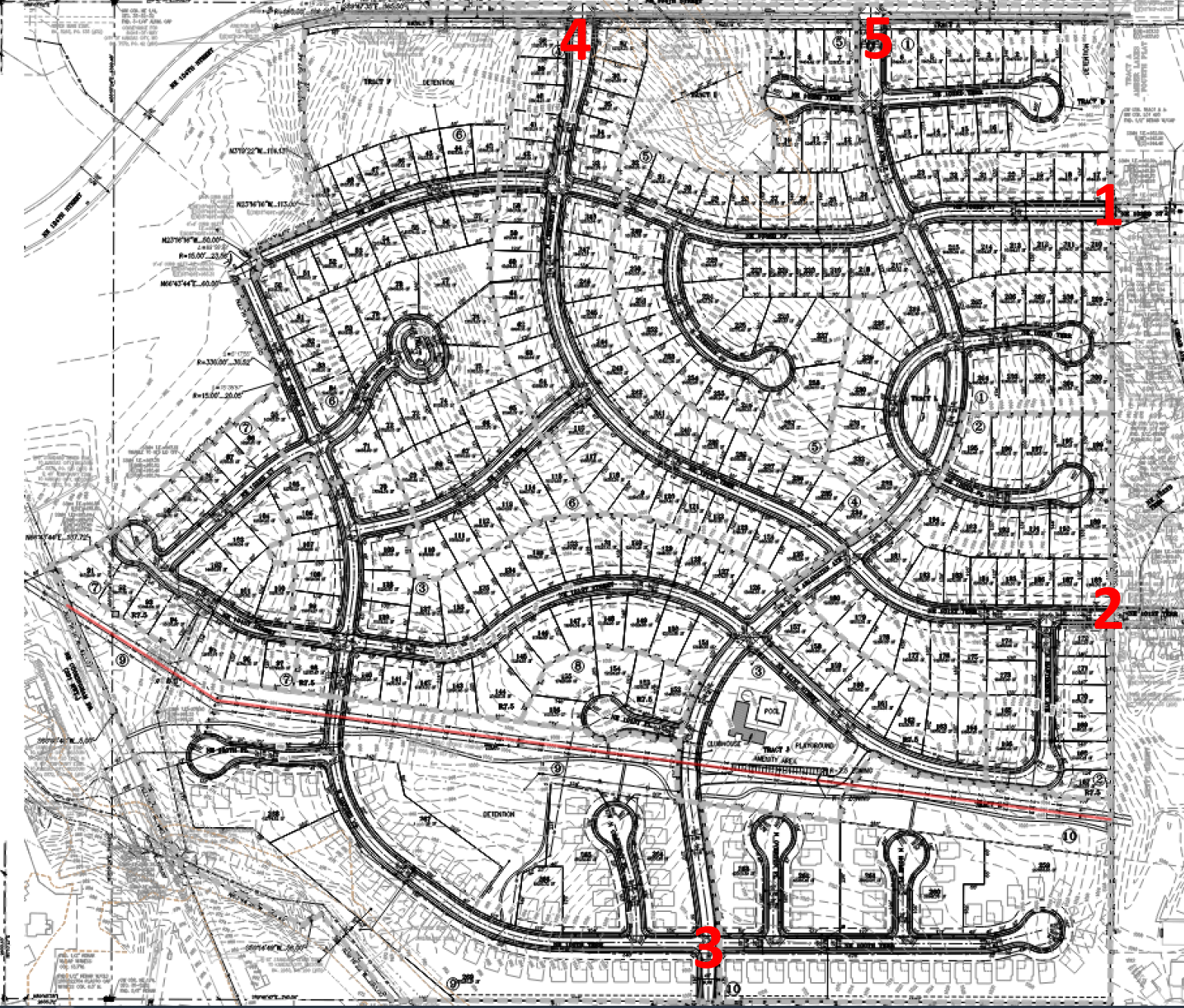


Cases No. CP-CPC-2022-00040 & 00041



- Consistent with Shoal Creek Valley Area Plan and surrounding zoning.

 Cases No. CP-CPC-2022-00040 & 00041



5 street connections.

No connection to 291.

MODOT okay.

Trails to connect to 291/ Liberty regional trail. HOW/ WHO??

Pool and club house within POS.

No waivers or deviation.

N. Crescent & N. Arlington

Letters from residents:

- James and Terry Lewis – 4/23
- Angie Moreno – 4/29
- Ken and Deb Stokes – 5/29



DRC recommends:

10.1 – Approval without conditions.

**10.2 - Approval subject to the ~~38~~ 37
corrections and conditions.**

*** Amend No. 6 and Delete No. 17**





FRONT ELEVATION



REAR ELEVATION

MATERIALS



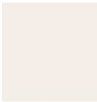
GLEN-GARY
OLDE CITY BRICK



SW 7631
CITY LOFT



SW 9130
EVERGREEN FOG



SW 7100
ARCADE WHITE



SW 6992
INKWELL

Building Materials (or equal):

- Owens Corning Oakridge Architectural Shingles in "Driftwood"
- LP SmartSide Cedar Texture Vertical Siding
- LP SmartSide Cedar Texture Lap Siding
- SP SmartSide 38 Series Cedar Texture Panel 8" o.c.
- LP SmartSide Cedar Texture Trim
- Glen-Gary "Olde City" Thin Brick Veneer



ROCK CREEK TOWNHOME ELEVATIONS

ROBERTSON CONSTRUCTION

2022.04.14
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