

Frog Pond Overlook 12-Lot Subdivision Frog Pond West

DRB Panel A Public Hearing
September 12, 2022
Presented by: Georgia McAlister, Associate Planner

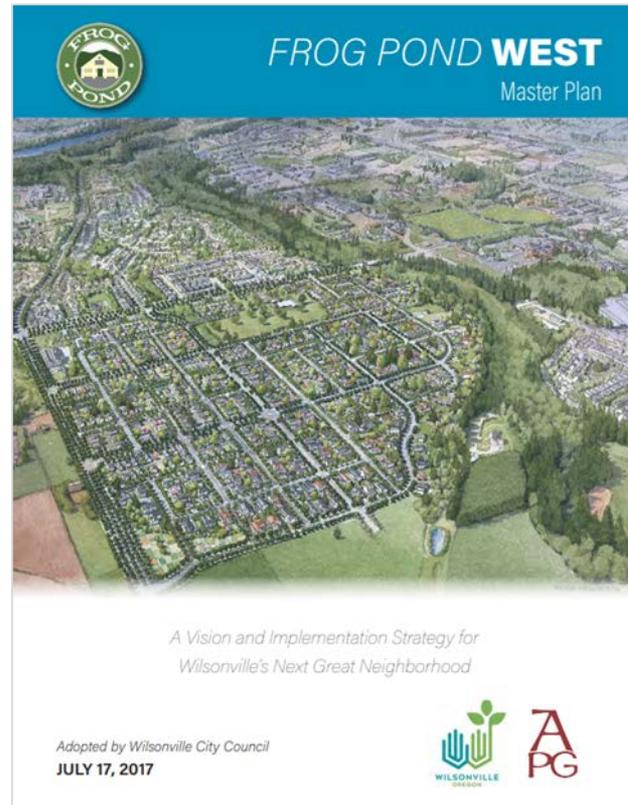
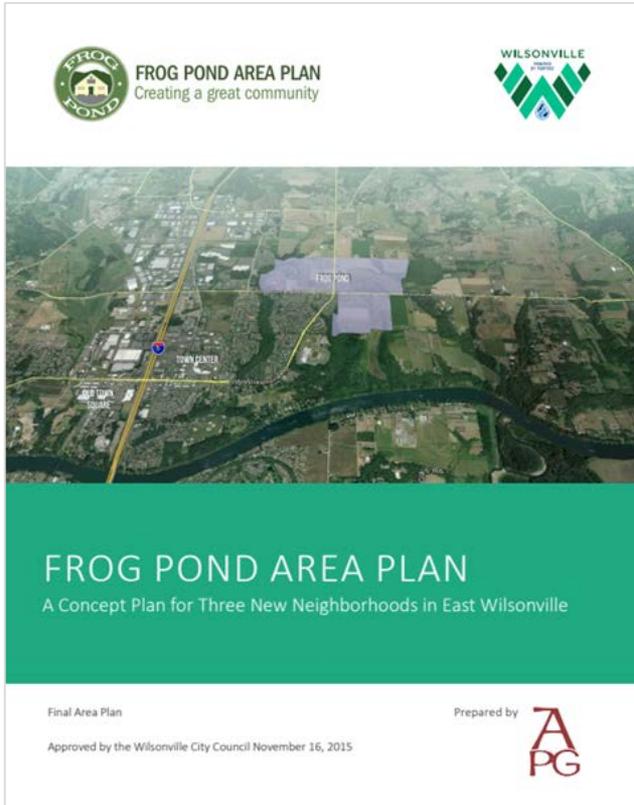


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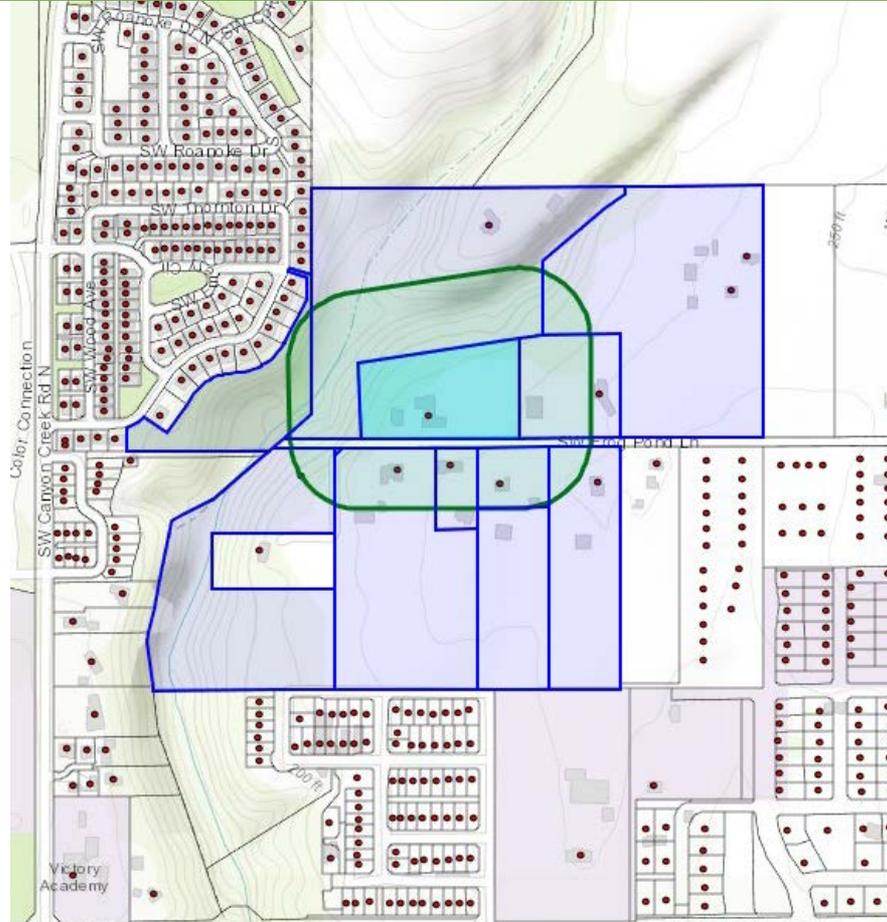
Location



Background



Noticing

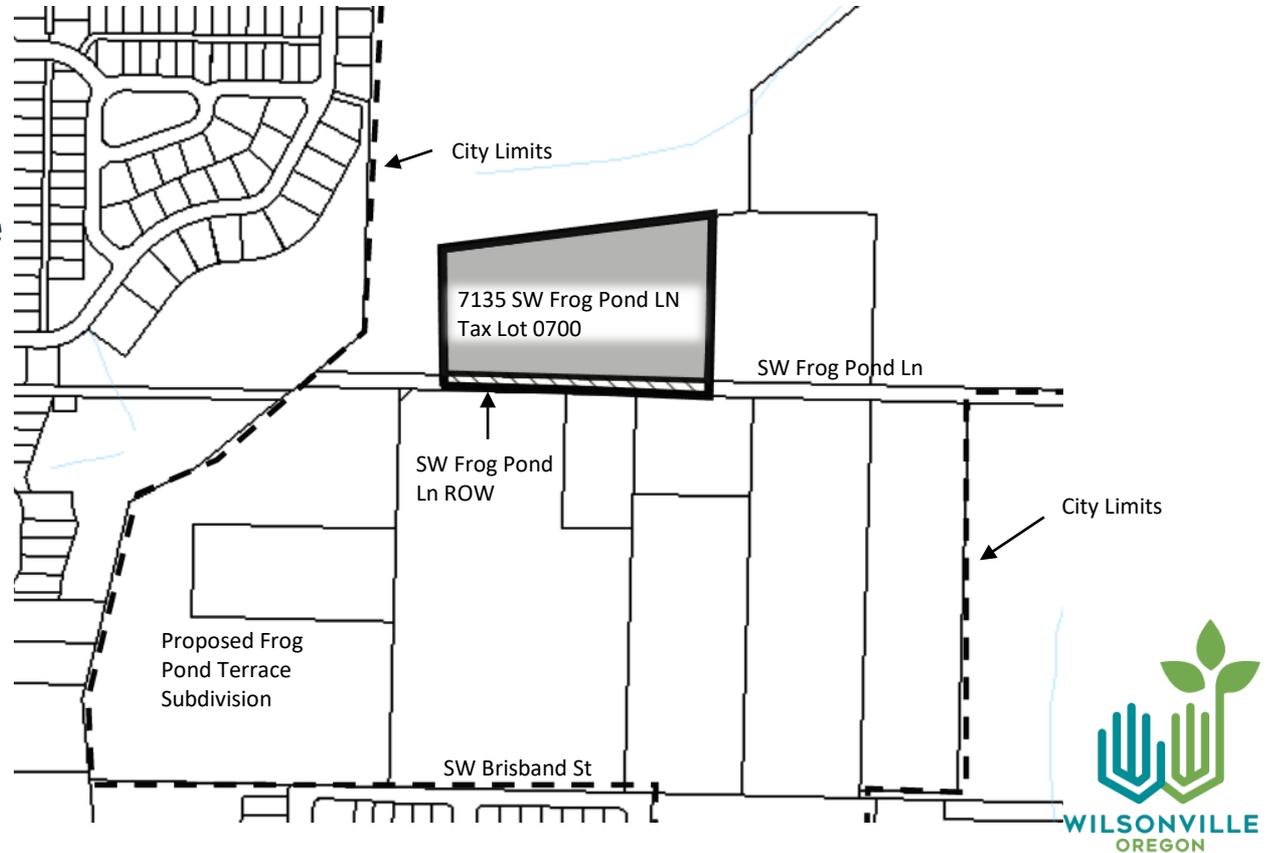


List of Applications for DB22-0002

- Recommendation to City Council
 - Annexation (ANNX22-0001)
 - Zone Map Amendment (ZONE22-0002)
- Verifying Compliance with Clear & Objective Standards:
 - Stage 1 Preliminary Plan (STG122-0002)
 - Stage 2 Final Plan (STG222-0002)
 - Site Design Review of Parks and Open Space (SDR22-0002)
 - Tentative Subdivision Plat (SUBD22-0001)
 - Type C Tree Removal Plan (TPLN22-0001)
 - Abbreviated SROZ Map Verification (SROZ22-0004)
- Discretionary Review
 - No applications

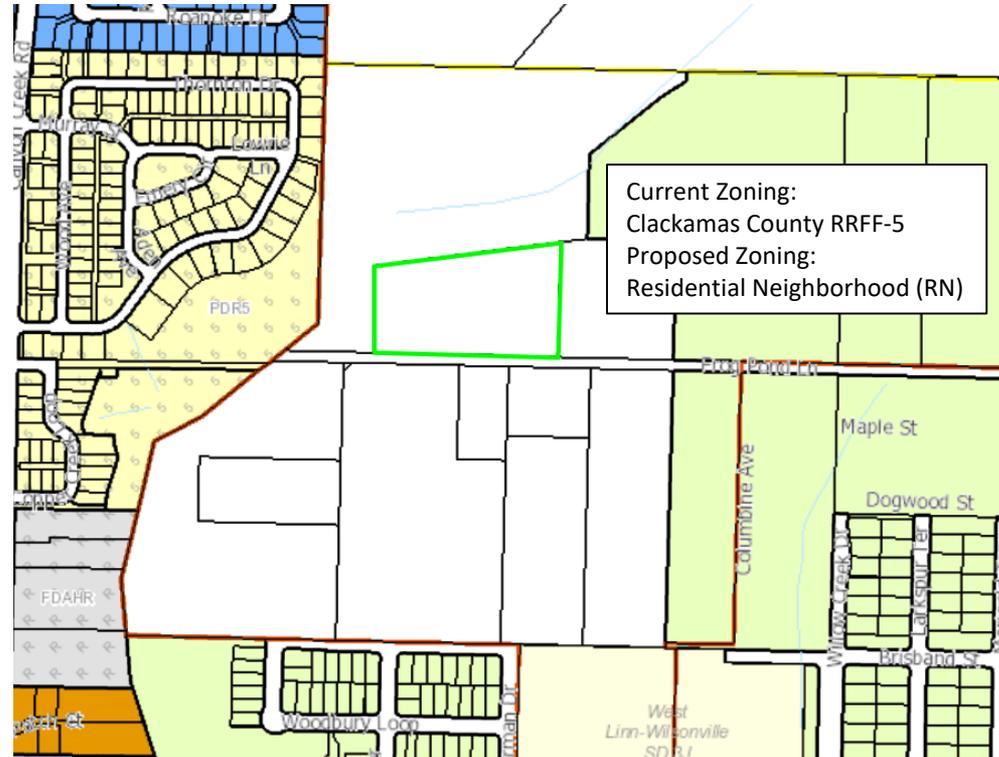
Annexation

- TLID 0700
- Portion of SW Frog Pond Lane ROW
- 4.92 acres

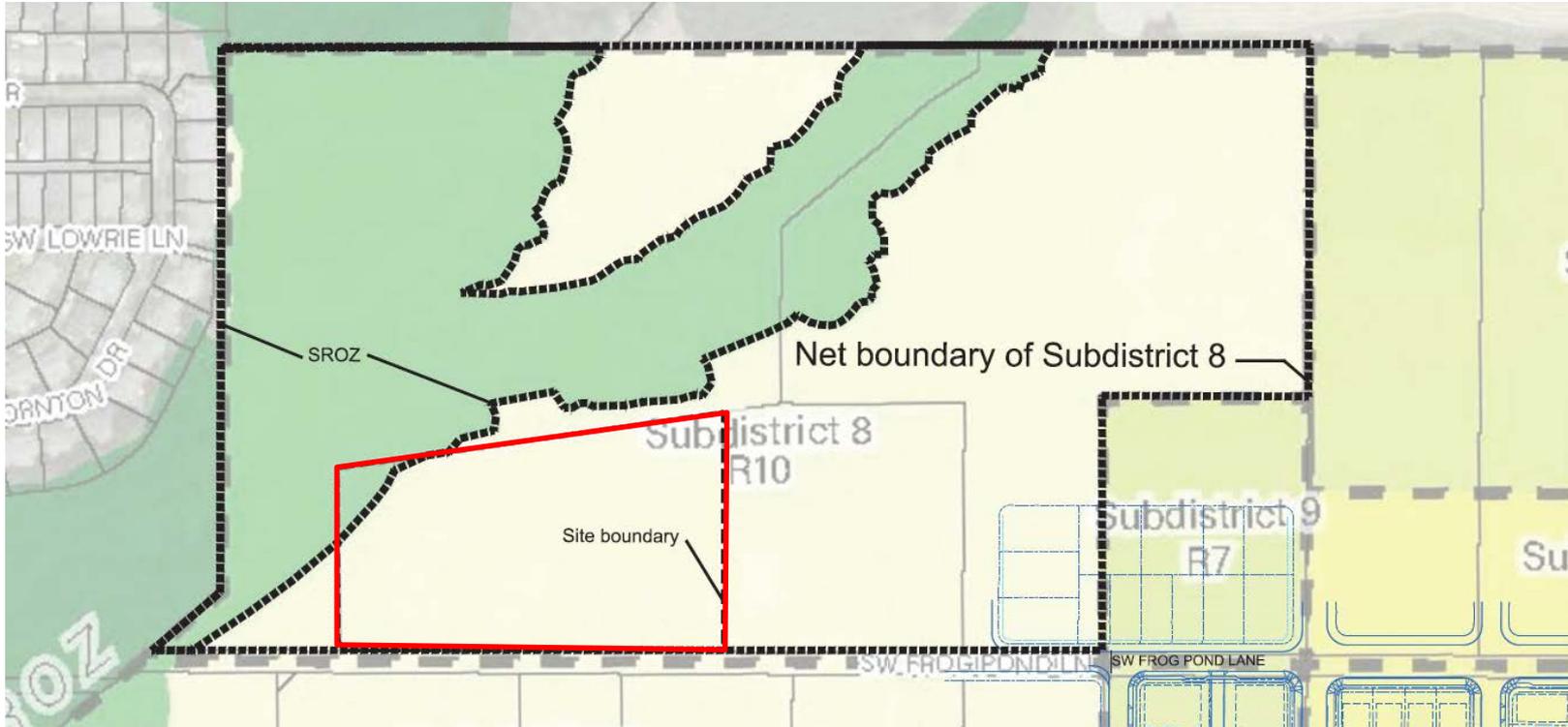


Zone Map Amendment

- TLID 0700
- 4.07 acres
- RRFF-5 to RN



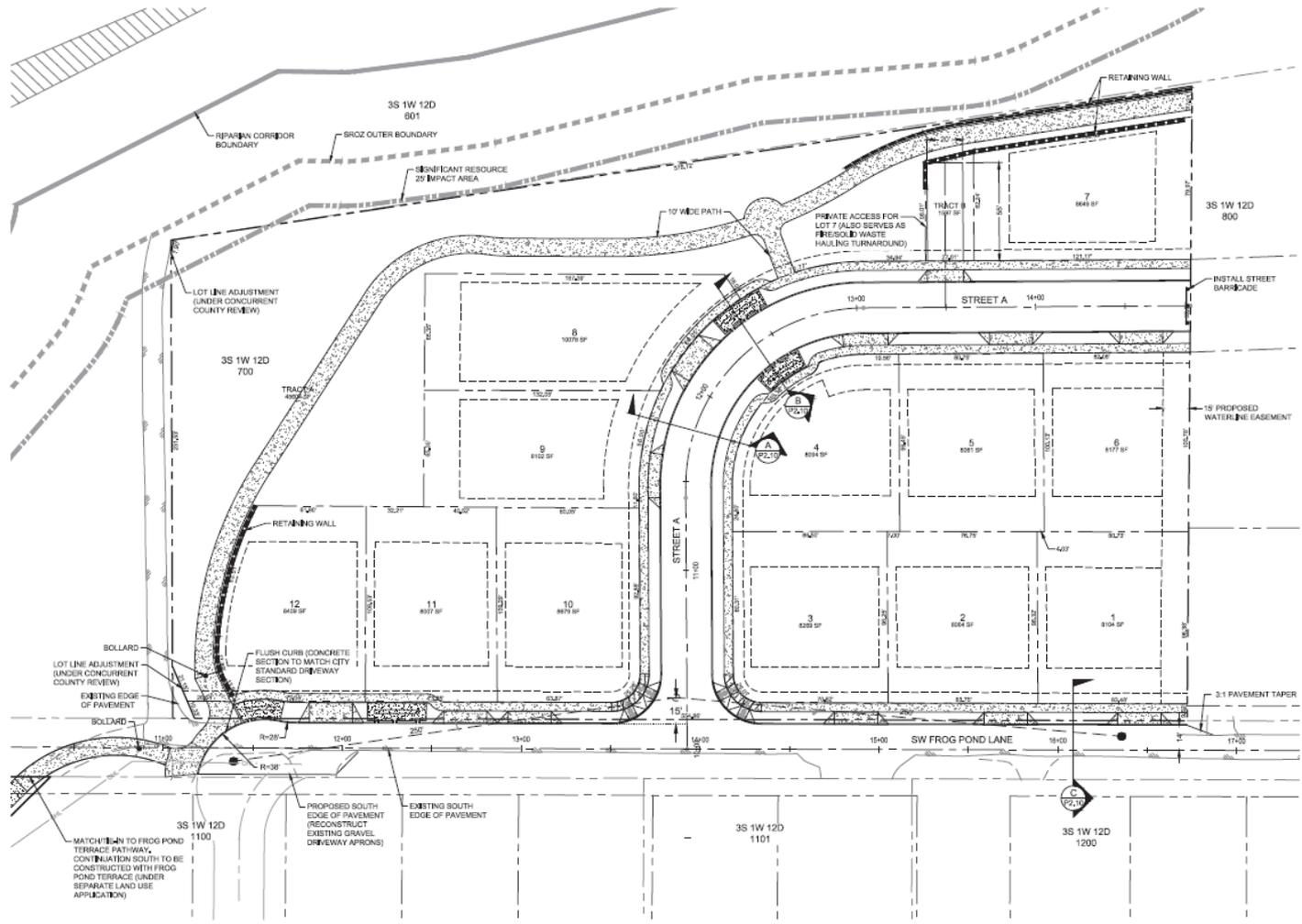
Stage 1 Preliminary Plan



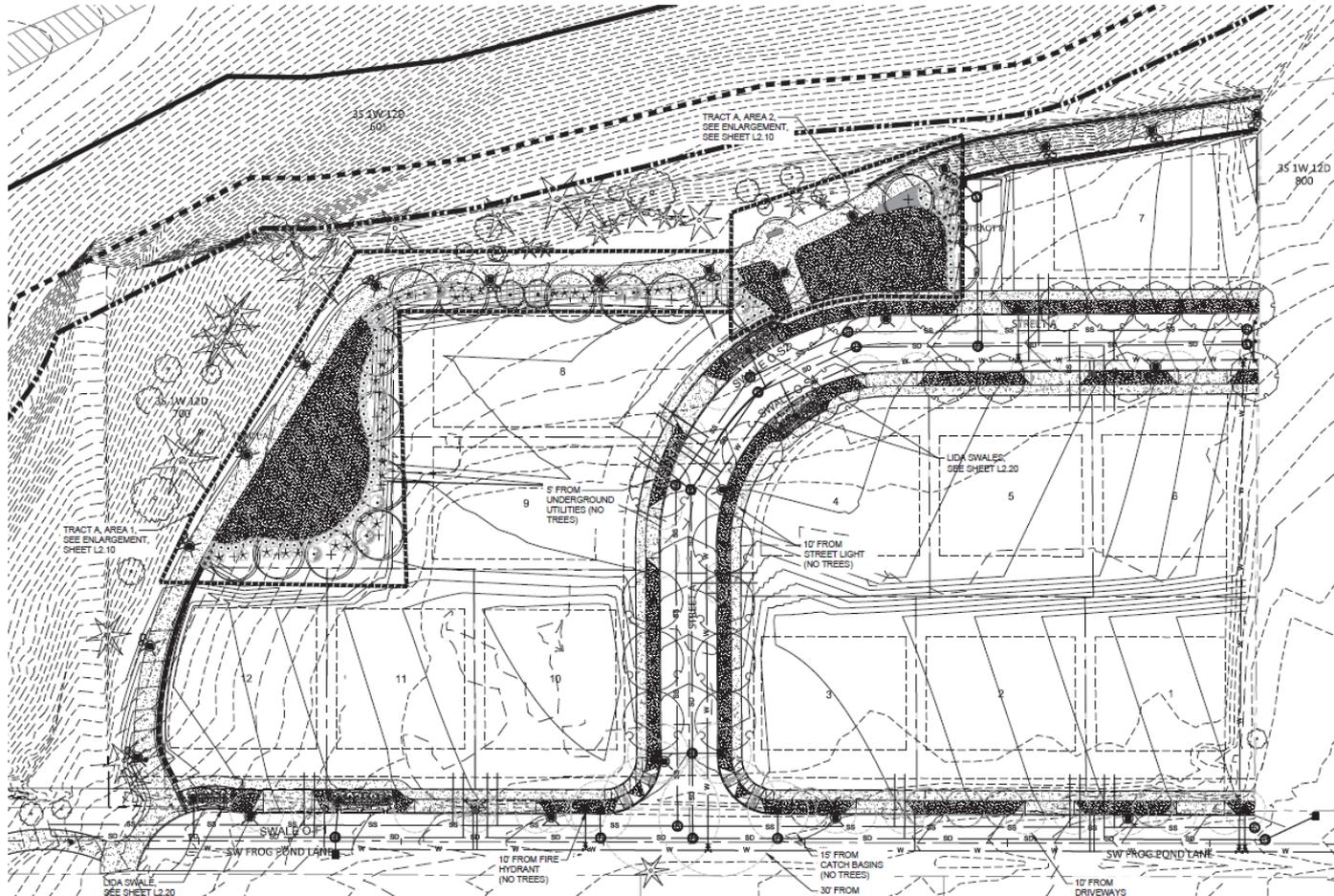
Stage 1 Preliminary Plan

Subdistrict and Land Use Designation	Gross Site Area (ac)	Percent of Sub-district	Established lot range for Sub-district	Lot Range for Site	Proposed Lots	Total lots within Sub-district - Approved and Proposed
8 – R-10	4.07	20.70%	43-53	11-Sep	12	25 Approved 12 Proposed 37 Total

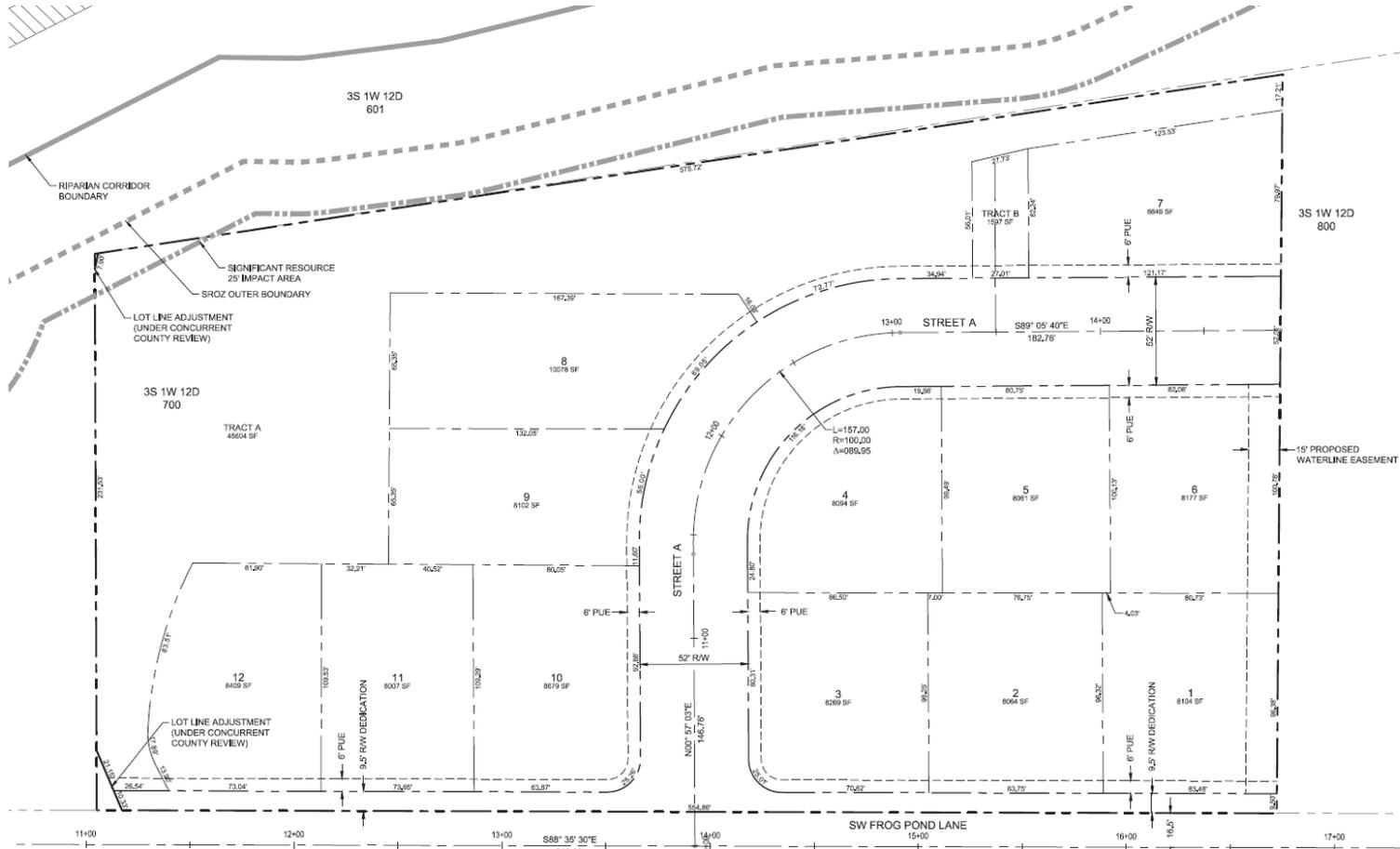
Stage 2 Final Plan



Site Design Review

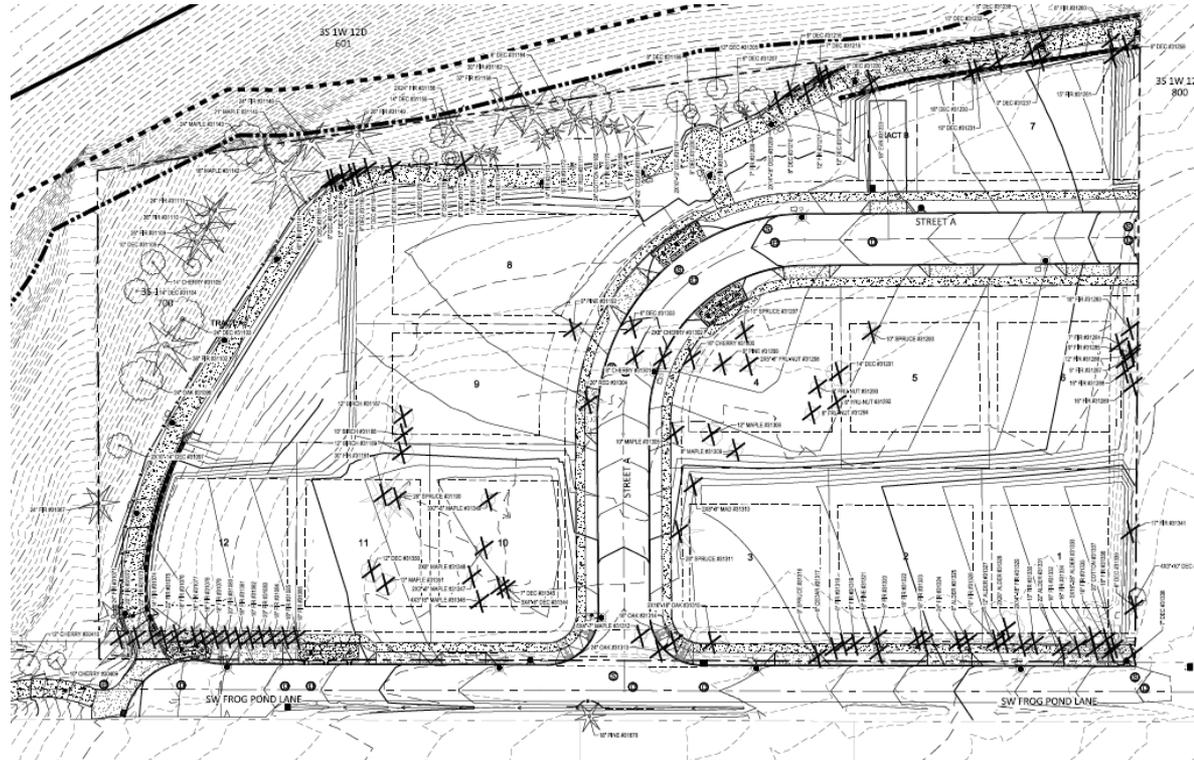


Tentative Subdivision Plat



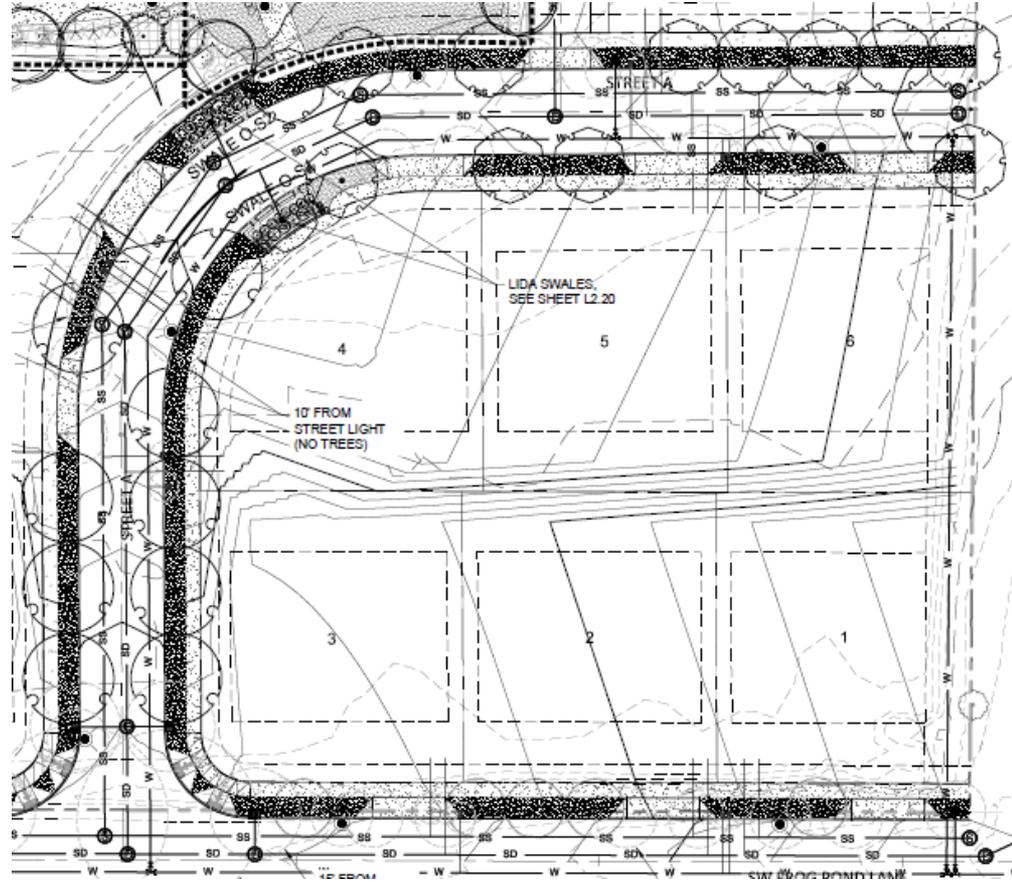
Type C Tree Removal Plan

- Inventoried: 150 on-site trees, 4 off-site tree
- Retain: 43 on-site trees, 4 off-site tree
- Remove: 107 on-site trees

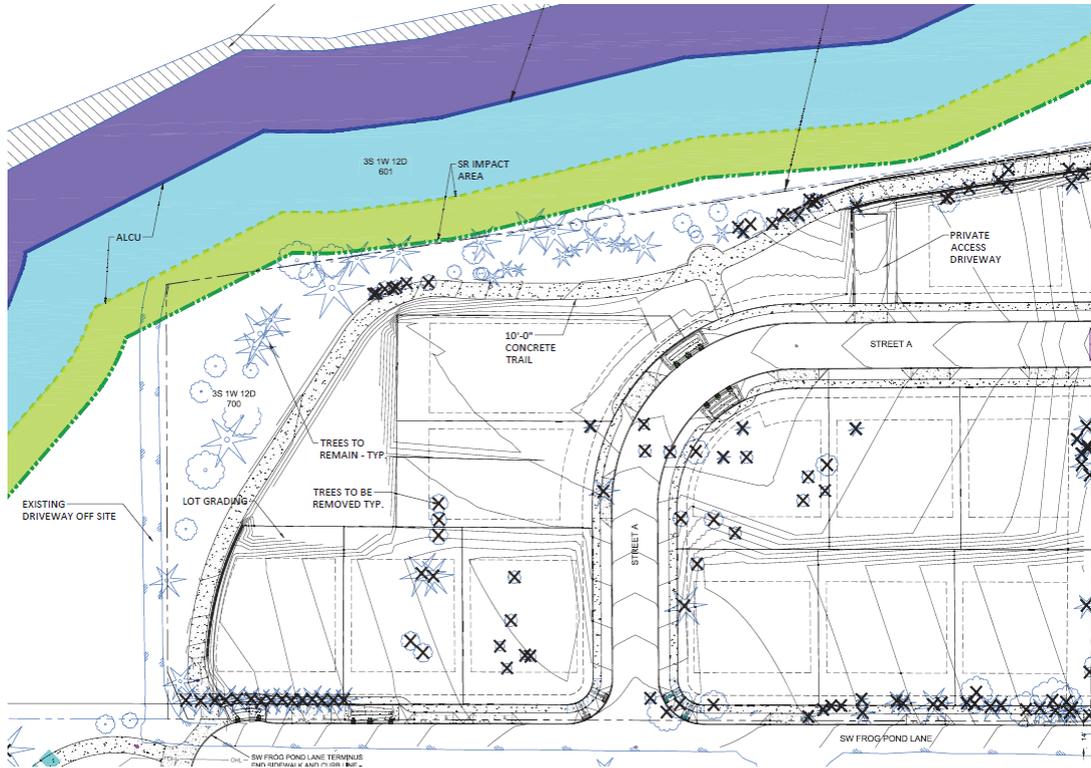


Type C Tree Removal Plan

- Plant 48 new trees:
 - 27 street trees
 - 21 trees along Boeckman Creek Trail and adjacent to private open space in Tract A
- Payment to City Tree Fund for 59 trees (\$17,700)



SROZ Map Verification



Legend

-  OFF-SITE PRIMARY AND SECONDARY PROTECTED WATER FEATURES
-  SIGNIFICANT RESOURCE IMPACT AREA TO REMAIN (566 SF)
-  OFFSITE RIPARIAN IMPACT AREA TO REMAIN
-  OFFSITE AREA OF LIMITED CONFLICTING USE TO REMAIN
-  EXISTING CONIFEROUS TREE >6" TO REMAIN - TYP.
-  EXISTING DECIDUOUS TREE >6" TO REMAIN - TYP.
-  EXISTING CONIFEROUS TREE >6" TO BE REMOVED - TYP.
-  EXISTING DECIDUOUS TREE >6" TO BE REMOVED - TYP.

Discretionary Review

- No discretionary review requests

Discussion



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