

# 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

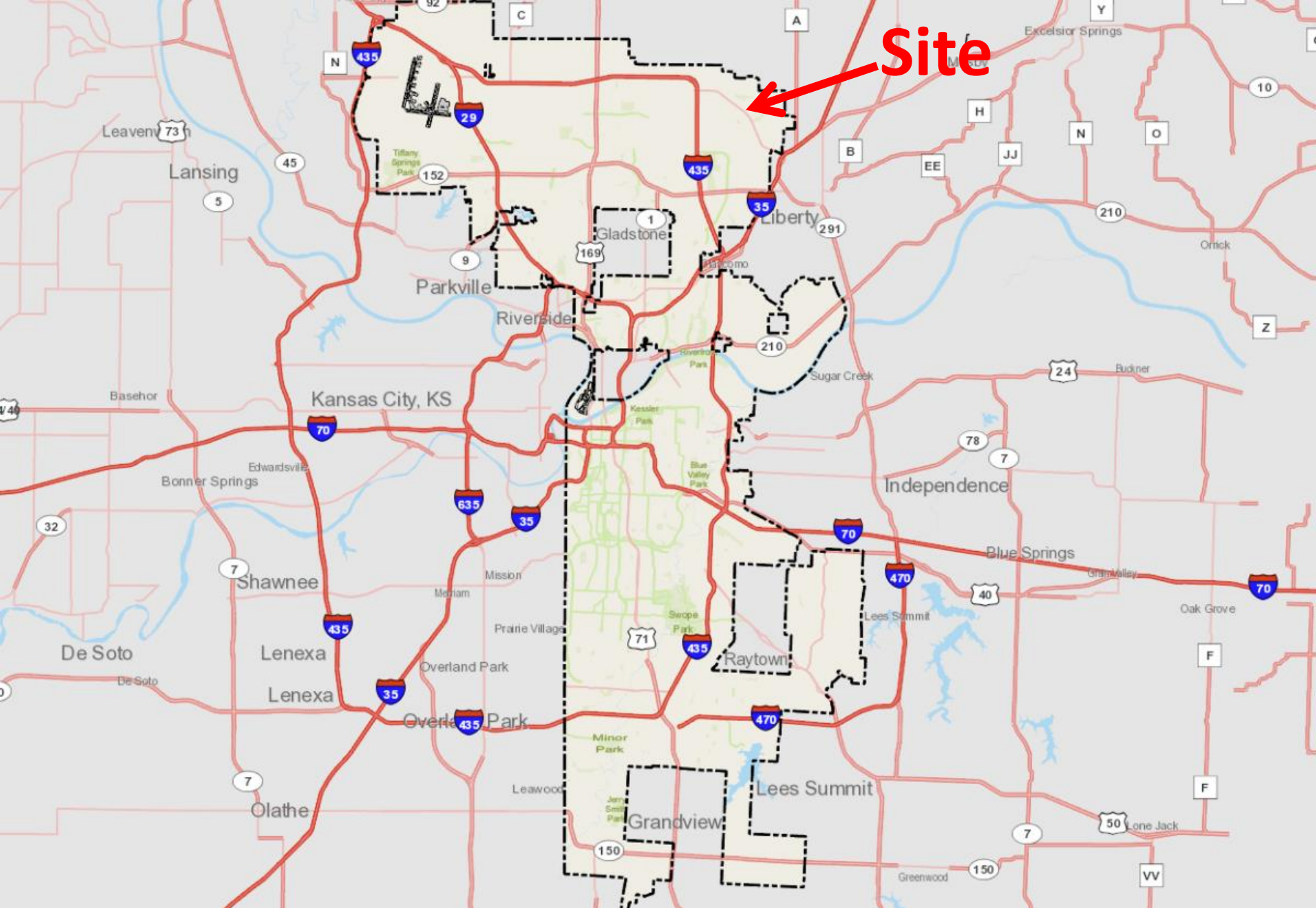


June 22, 2022

## Applicant Team:

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

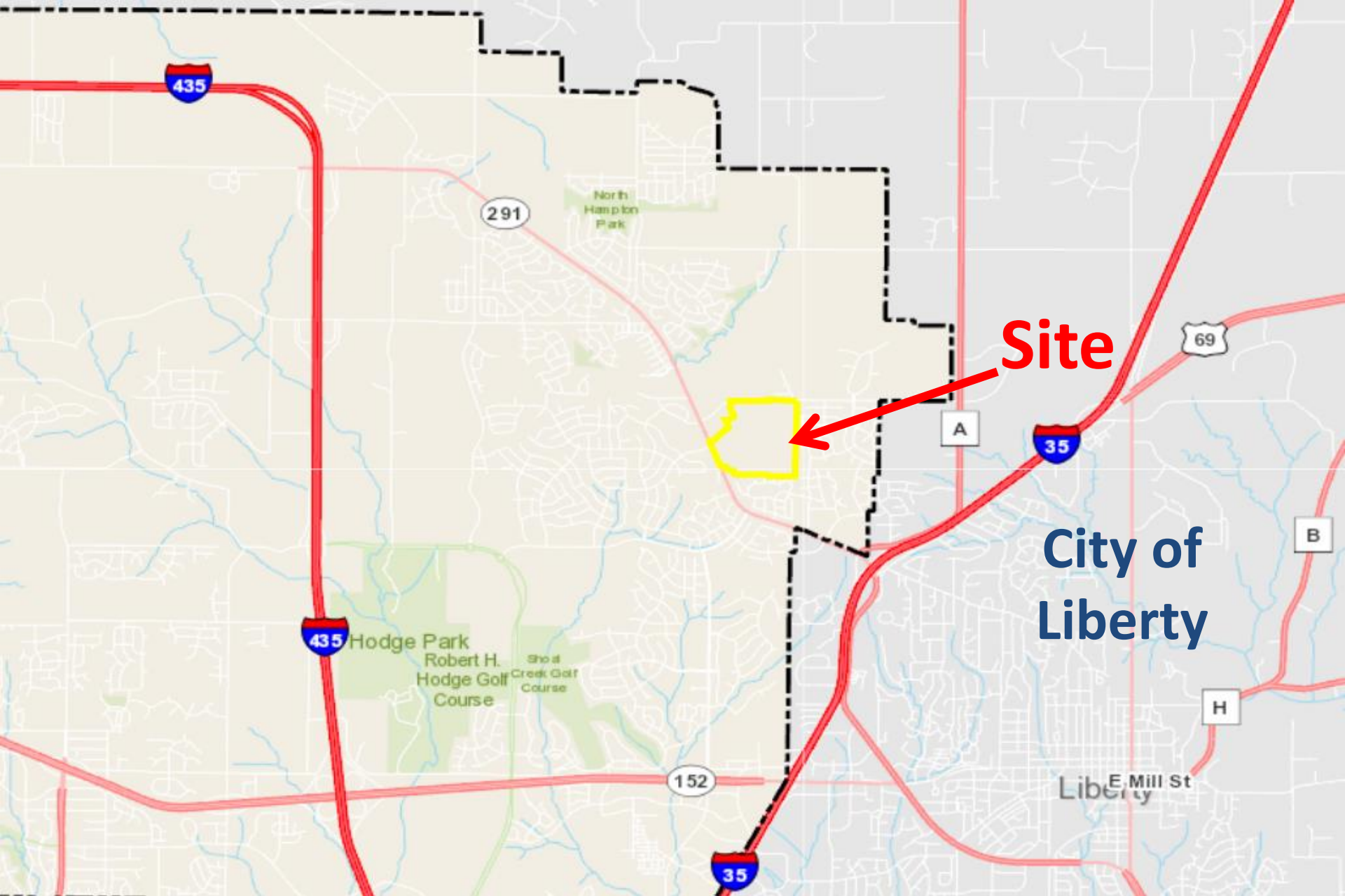




Site



Ordinance No. 220537

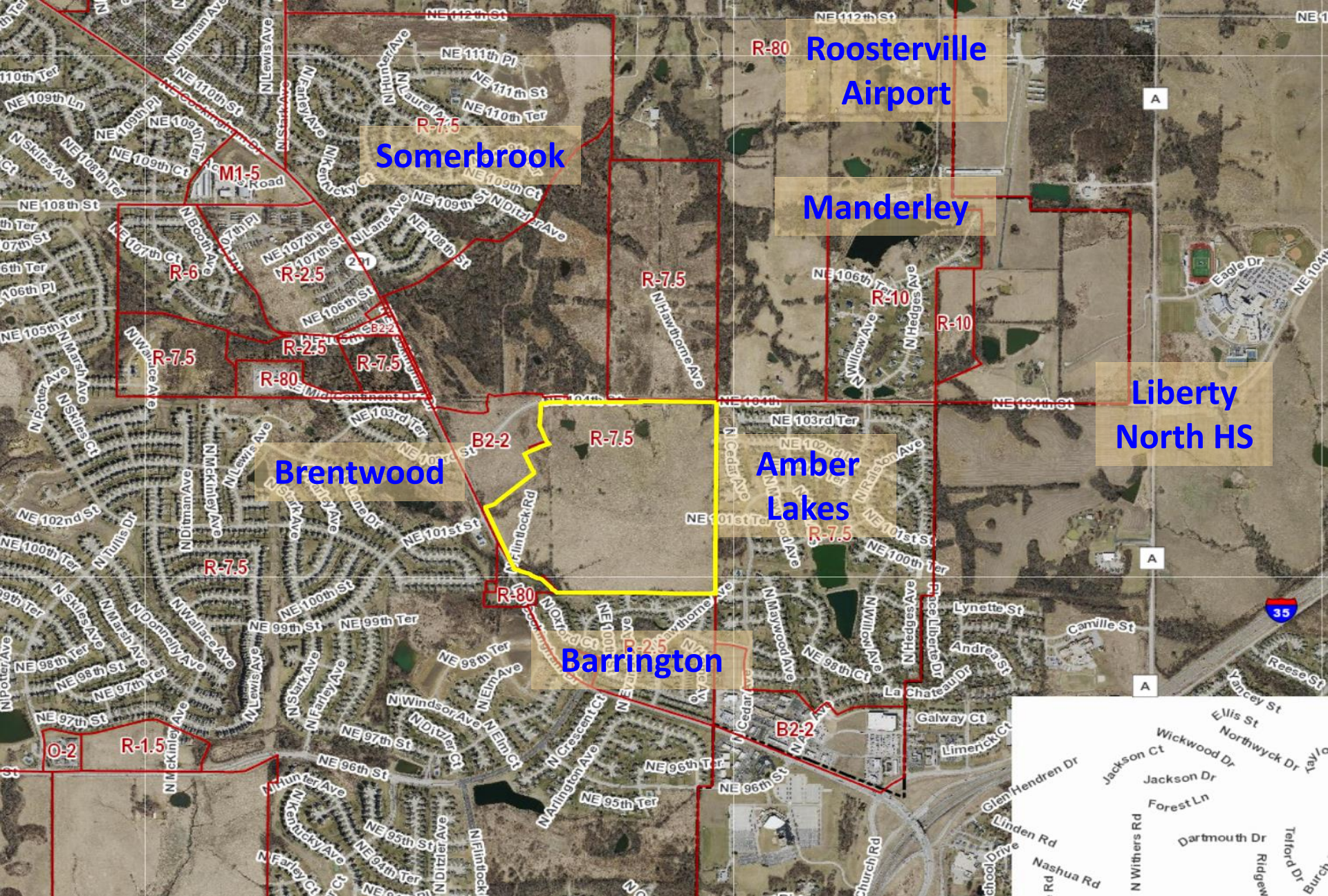


**Site**

**City of  
Liberty**



**Ordinance No. 220537**



Somerbrook

R-80 Roosterville Airport

Manderley

Liberty North HS

Brentwood

Amber Lakes

Barrington



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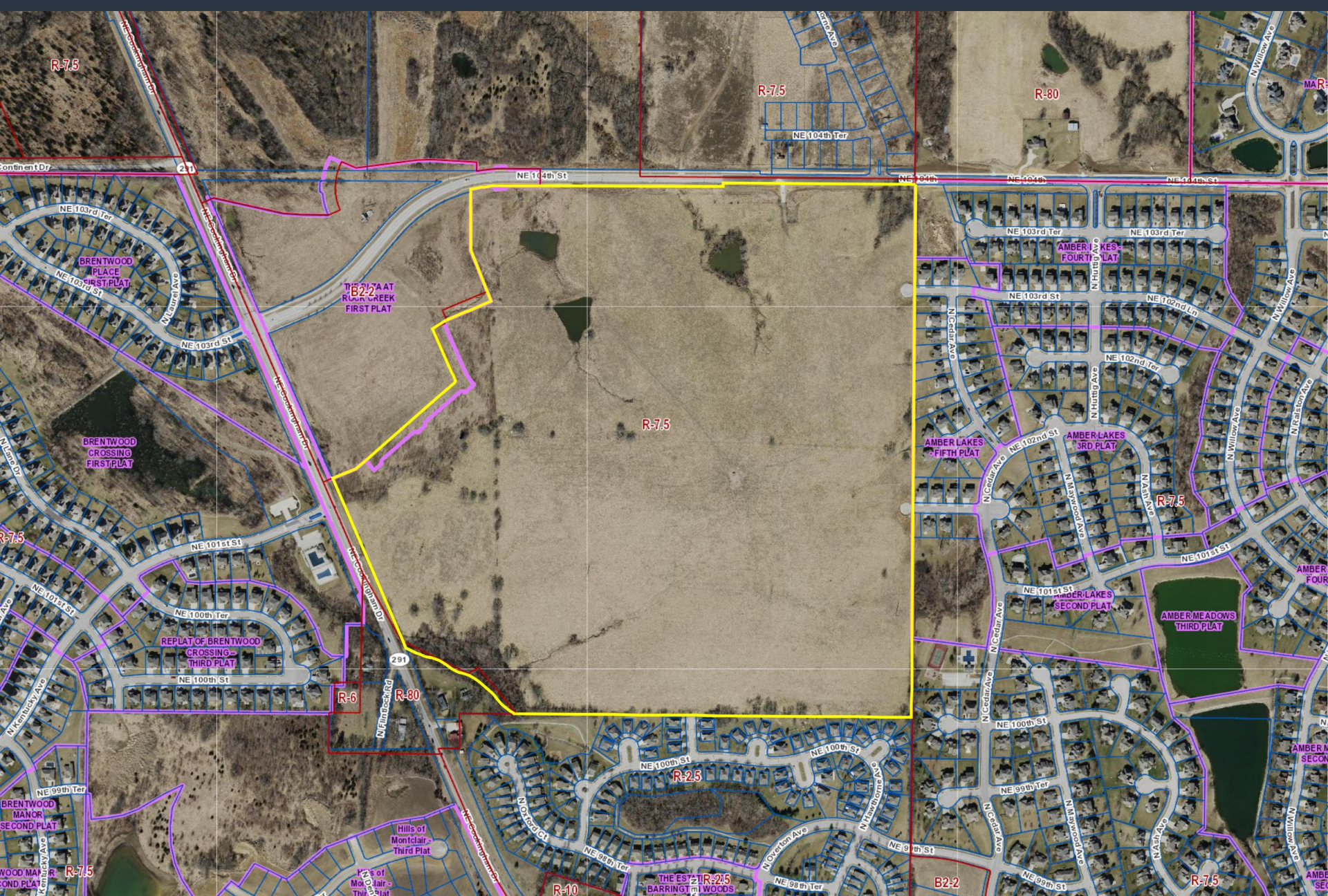


**CONTROLLING CASE –  
Case No. 6056-CUP-17  
CS. Ord. No. 060583  
passed by City Council  
on June 15, 2006,  
approved a CUP Plan  
on about 380 allowing  
for a total of 1,227  
units:**

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



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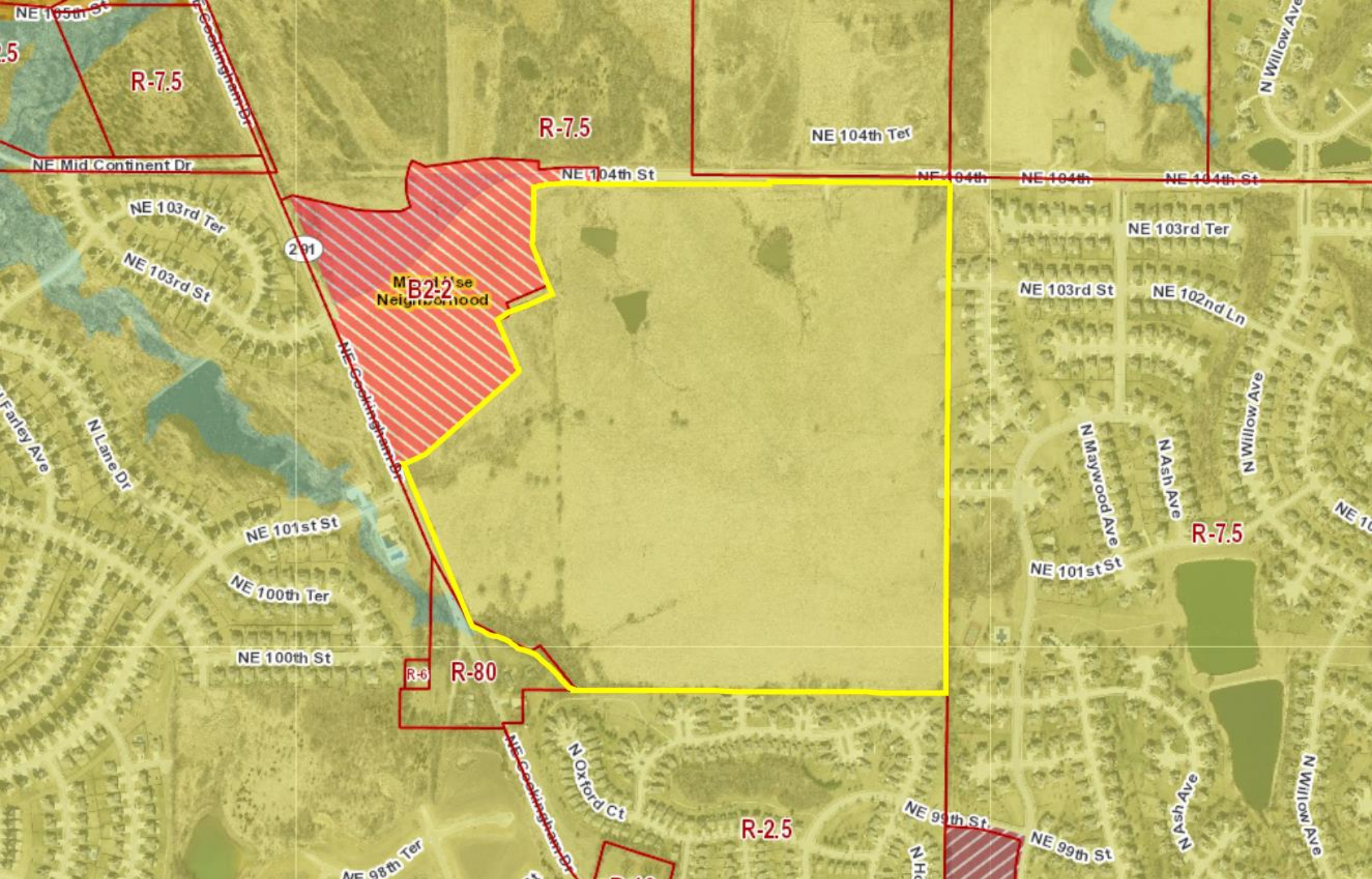
# Rezoning

- 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.

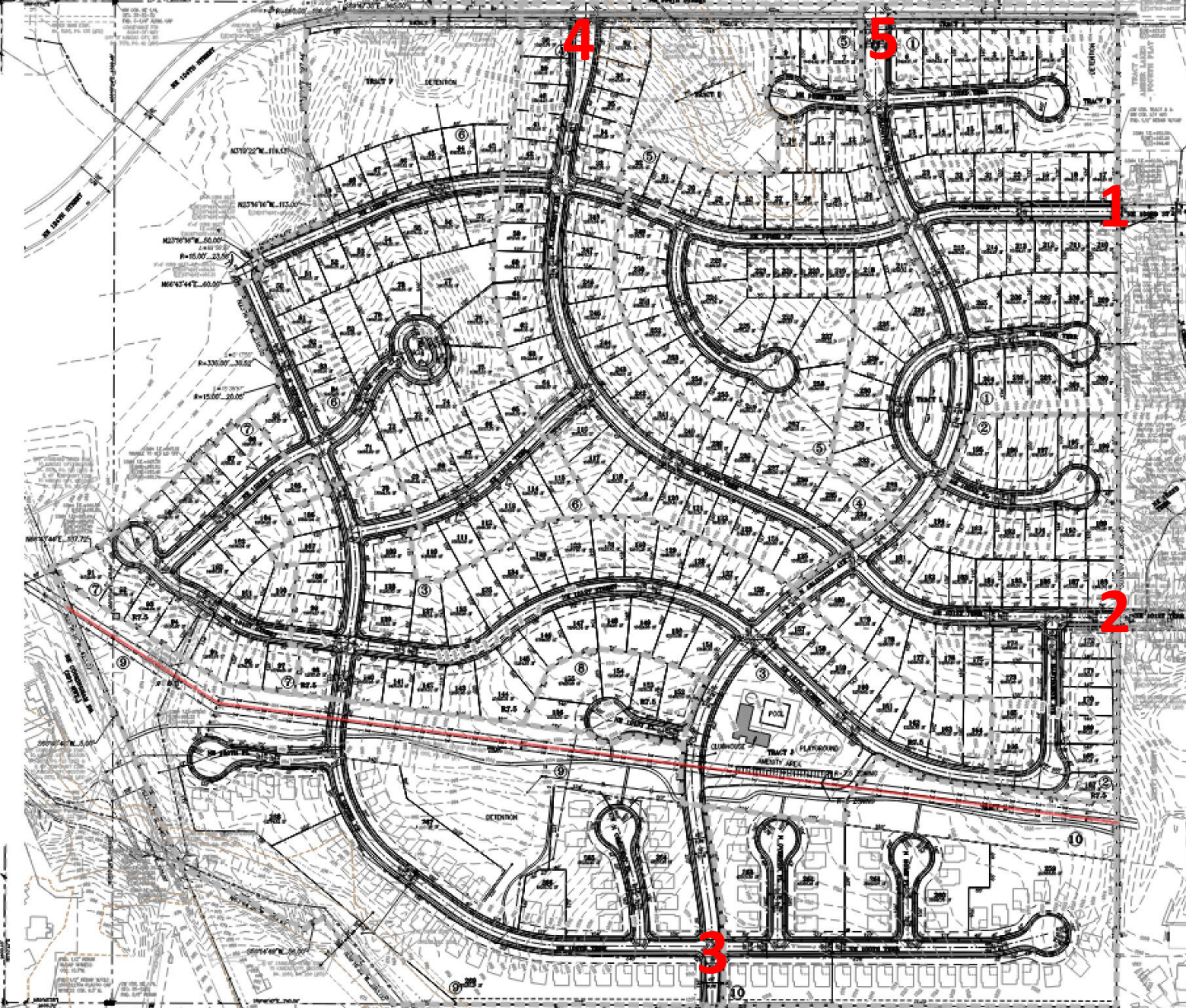




- Consistent with Shoal Creek Valley Area Plan and surrounding zoning.

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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.





# CPC recommendation:

## Rezoning

- Approval without conditions.

## Development Plan

- Approval subject to 37 conditions.





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