

City Plan Commission

June 7, 2022



Docket Item No. 10

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

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

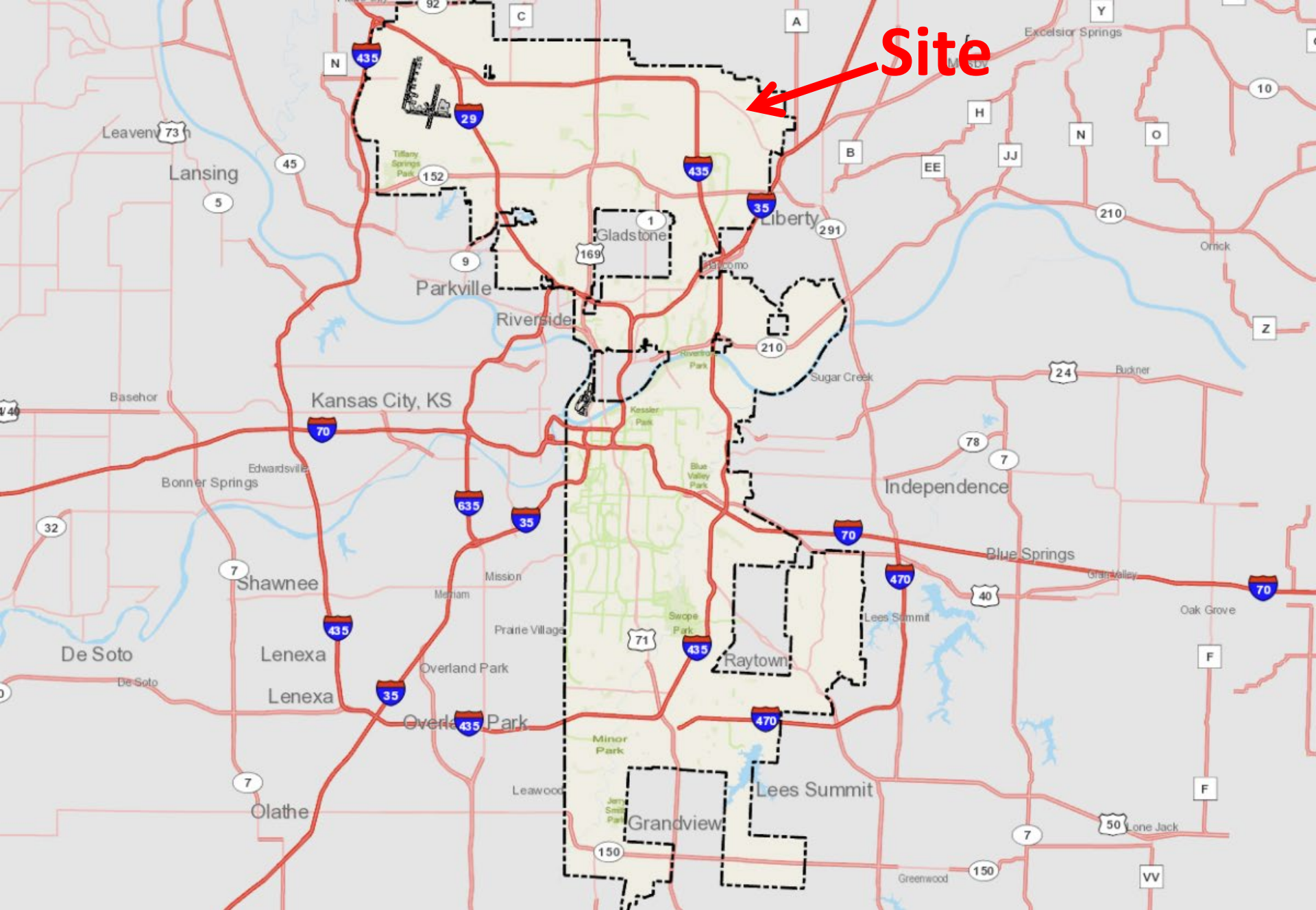
Rock Creek Residential Development



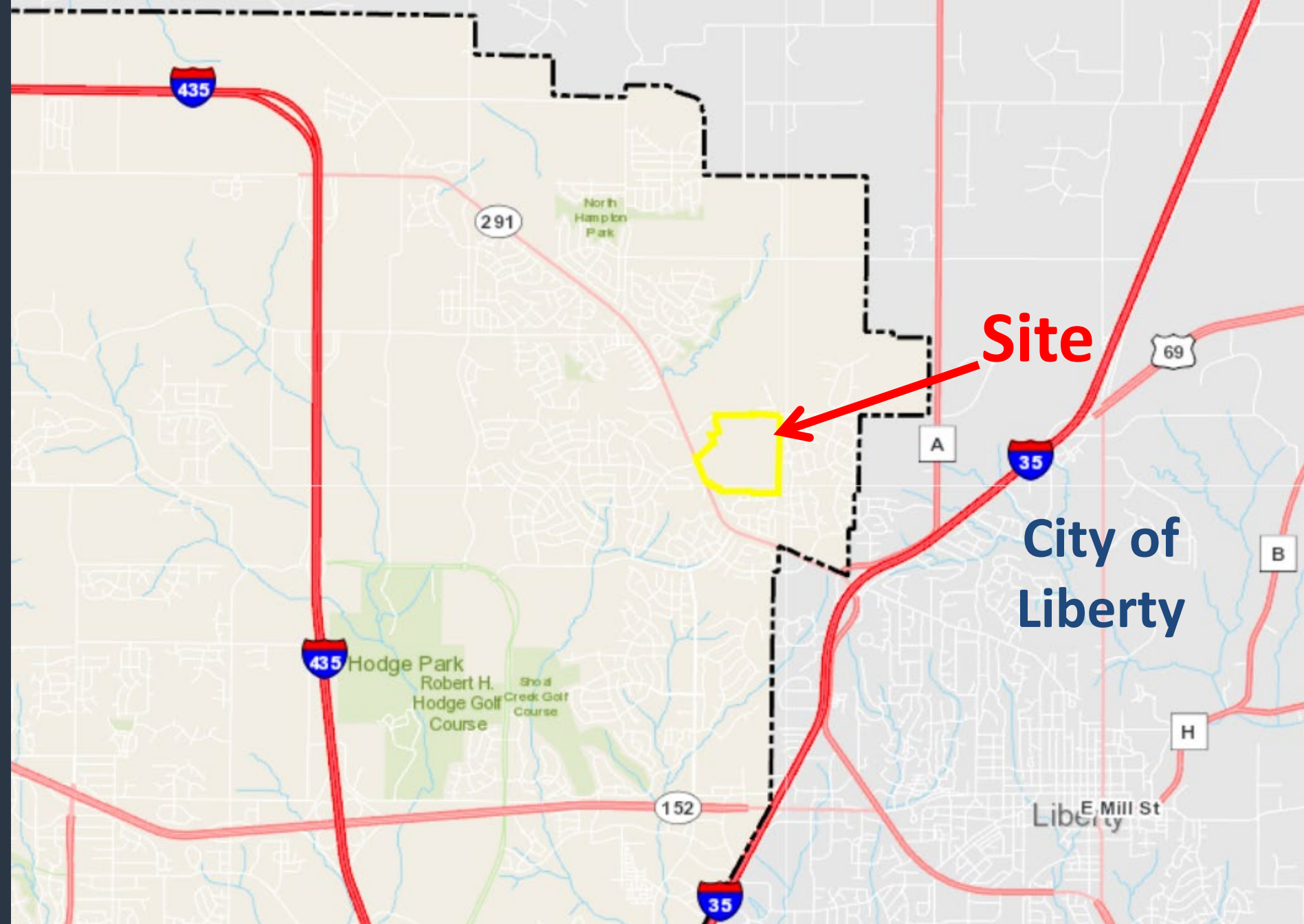
June 7, 2022

Applicant Team:

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



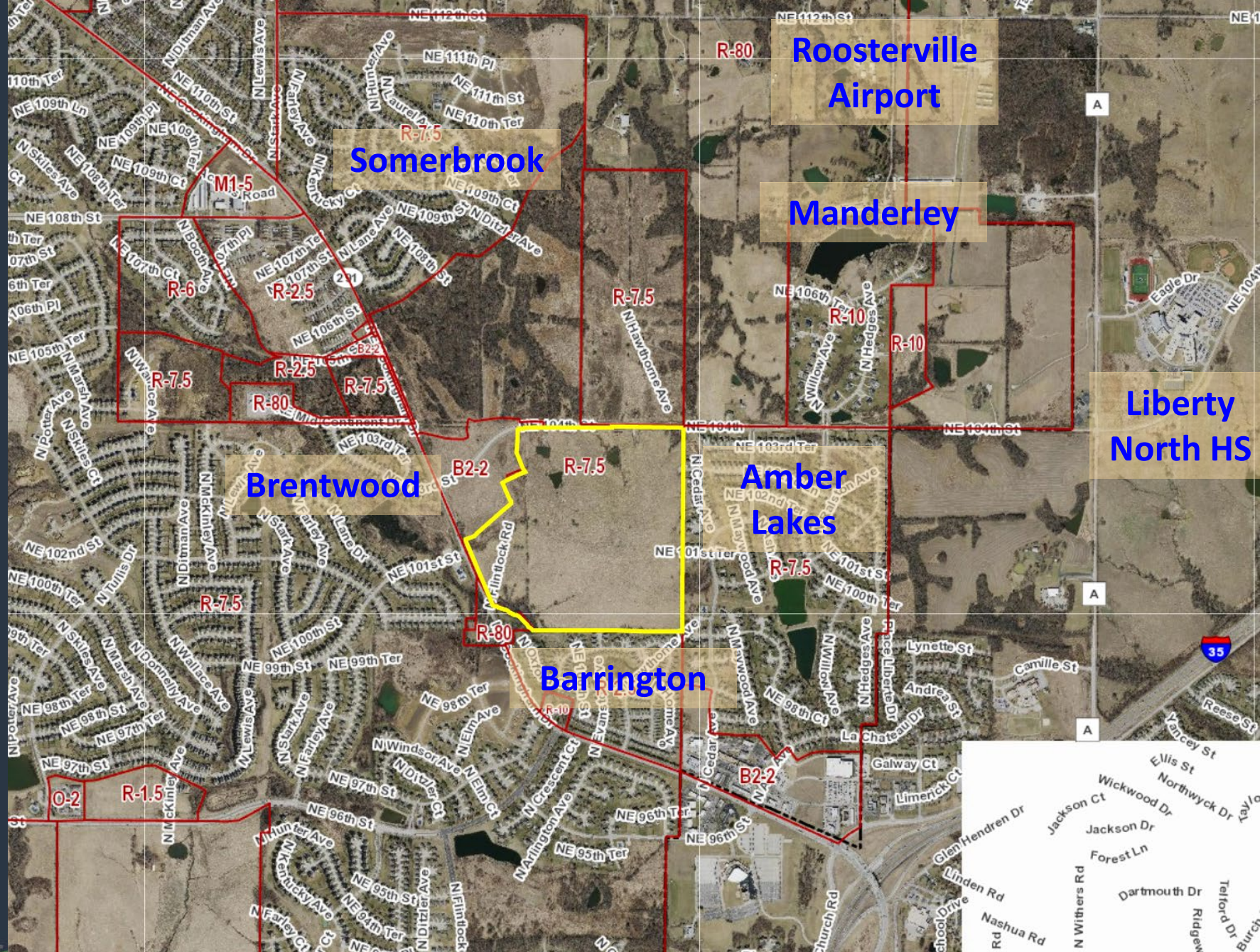
Cases No. CP-CPC-2022-00040 & 00041



Site

**City of
Liberty**

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



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

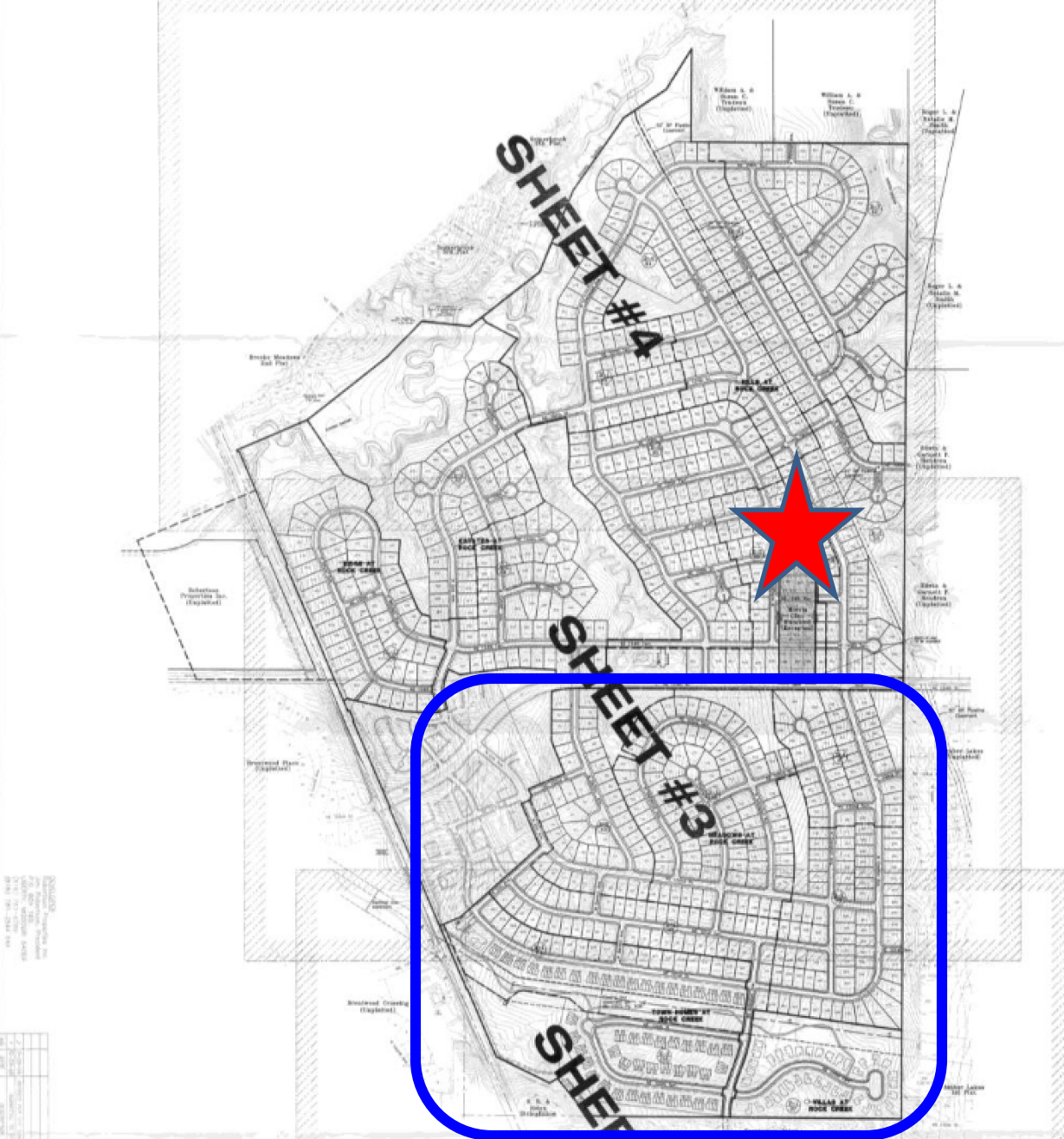
CONTROLLING CASE –
Case No. 6056-CUP-17
CS. Ord. No. 060583
passed by City Council
on June 15, 2006,
approved a CUP Plan
on about 380 allowing
for a total of 1,227 units:

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

Creekside 2018

209 detached lots

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

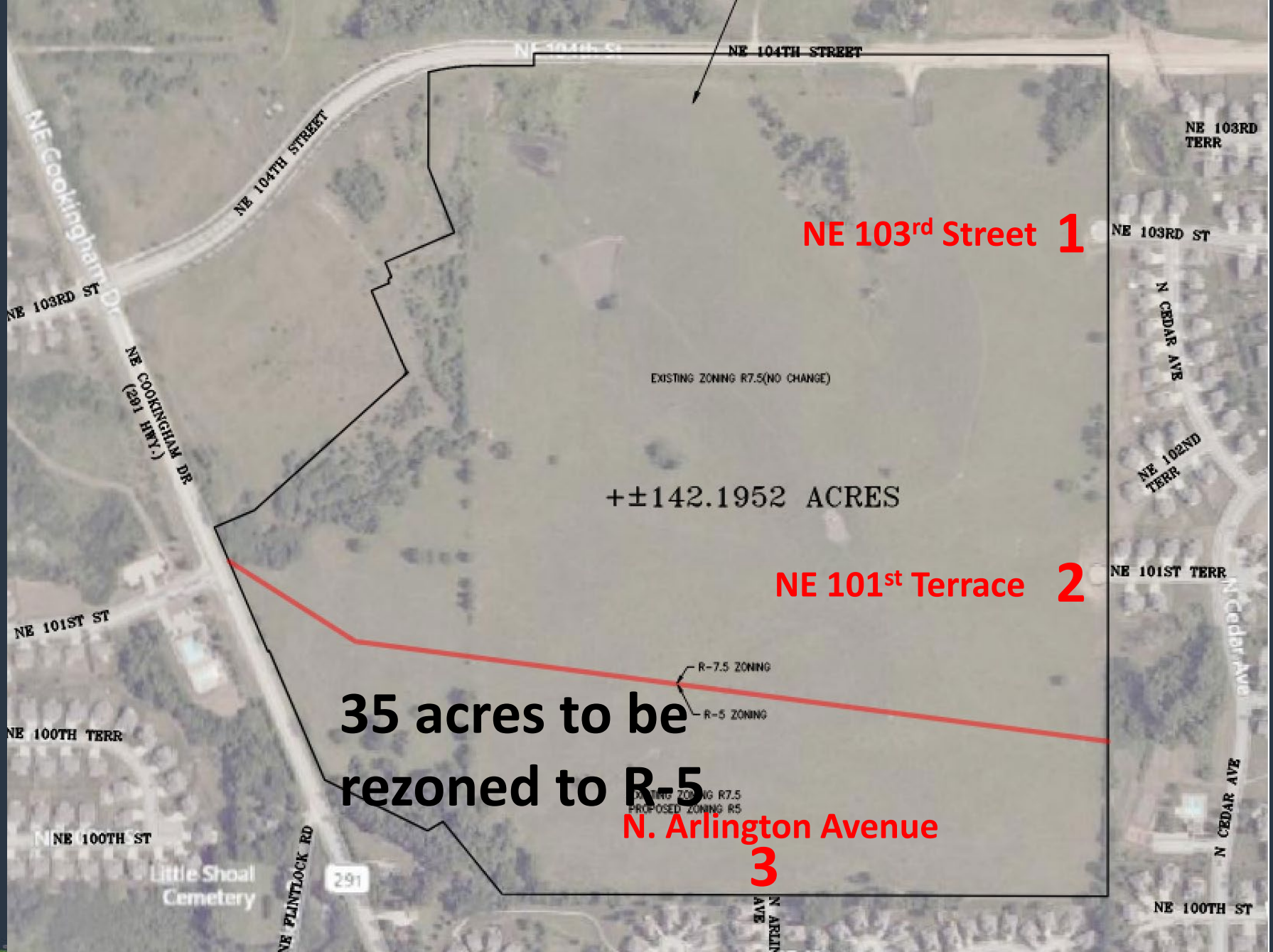




Cases No. CP-CPC-2022-00040 & 00041

- 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 ($104 - 91 = 49$).

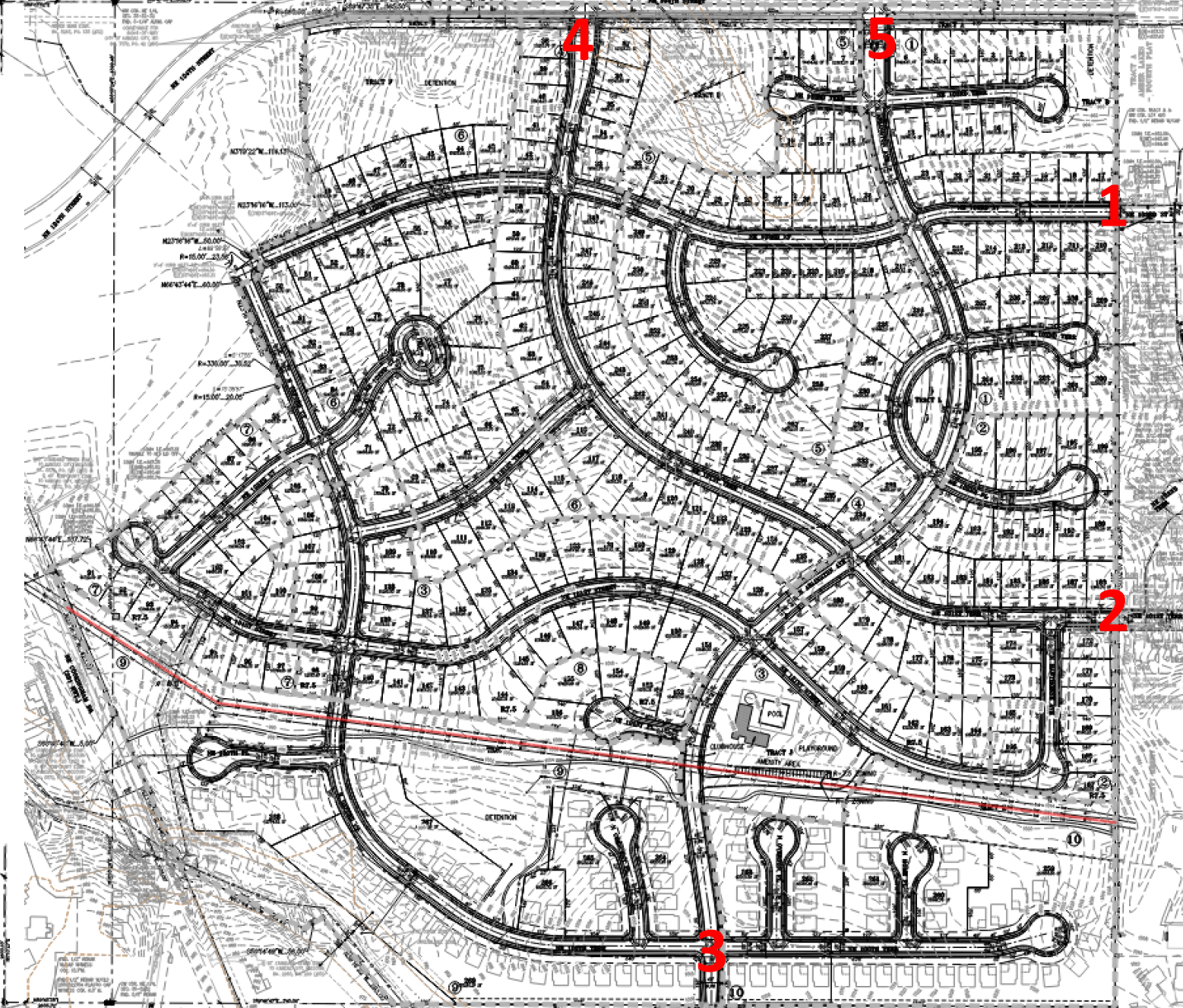




 Cases No. CP-CPC-2022-00040 & 00041



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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. Cresent & N. Arlington

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

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



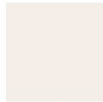
GLEN-GARY
OLDE CITY BRICK



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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