

# General Project Report

## Red Rocks Homes Filing 2, 3 and 4

March 10, 2020

### A. Project Description

Red Rocks Homes Filings 2, 3 and 4 are located at 2280 Red Wash Ct, 2280 Rocky Knoll Ct. and Red Vale Ct. and the lots are platted as Blocks 2, 3 and 4, Red Rocks Patio Homes, respectively. Red Rocks Homes Filing 1, built out 12 residential lots by re-platting Block 1 of Red Rocks Patio Homes. The site is a part of the Red Rocks Valley PD, located west of Monument Road on the north side of South Camp Road. Filing 2 (Red Wash Ct.) has an area of 2.134 acres, Filing 3 (Rock Knoll Ct.) has an area of 2.387 acres and Filing 4 (Red Vale Ct.) has an area 1.975 acres.

Filing 2 will create 13 residential lots, Filing 3 will create 15 residential lots and Filing 4 will create 12 residential lots. Each filing will also plat Tracts for pedestrian access to a network of trails/sidewalks that bisect the project (including Filing 1) north-south and east-west. Access through Tracts will also be located between lots to allow access from the exterior public road to the interior Private Roads. And 8-ft. concrete sidewalk was constructed with Filing 1 adjacent to Filing 2 and Filing 4.

The houses will be single family two and three bedroom houses, with two or three car garages, and range in size from 1600 s.f. to 2200 s.f.

### B. Public Benefit

This project can be considered as an “infill” development. The original street and utility improvements were constructed in 2008. The original platted lots remained vacant for five years. Between 2013 and 2019, single family homes have been constructed on all the lots in the initial phase of Red Rocks Valley PD, with the exception of the 40 lots being proposed with Red Rocks Homes Filings 2, 3 and 4. Infill developments focus growth where infrastructure already exists, without putting the burden of additional maintenance on utility and service providers.

### C. Neighborhood Meeting

A Neighborhood Meeting has been scheduled for ~~March 25, 2020, 5:00 PM and the Redlands Community Center, 2463 Broadway.~~ A summary of the meeting and list of attendees will be submitted to the Planning Department after the meeting is held.

### D. Project Compliance, Compatibility and Impact

Red Rocks Homes Filings 2, 3 and 4 are a part of the Red Rocks Valley PD and subsequent Amendments and subject to the Red Rocks Valley Homeowner’s Association (HOA) declarations and supplemental declarations.

All adjacent property within 500 feet of the proposed Filings are a part of the Red Rocks Valley PD and are either developed single family lots, HOA open space or Blocks for future development. The 2008 Red Rocks Valley PD identified 52 Patio Home lots in the center portion of the subdivision. Red Rocks Homes Filing 1 platted and constructed 12 Patio Homes adjacent to the proposed Filing 2 and Filing 4. The existing 46 Lots in Red Rocks Valley and 12 Patio Home lots in Red Rocks Homes Filing 1 along with the proposed 40 Patio Home lots in Red Rocks Homes Filing 2, 3 and 4 will have access to South Camp Road by Rock Valley Road on the north side of South Camp Road, about 8/10 mile east of Monument Road. The Red Rocks Valley subdivision has a network of public roads and private cul-de-sacs providing access to the four filings of Red Rocks Homes.

All utilities, including water, sanitary sewer, irrigation, storm drain, electric, gas and communications have been installed with the original construction of the subdivision improvements in 2008. Several fire hydrants are located in the perimeter public streets adjoining the proposed Filings. Fire Department connections to a "Dry" fire line are located along the existing and proposed portions of the 8-ft. concrete sidewalk bisecting the four Filings north to south and east to west. If needed to fight fires in the interior lots, the Fire Department will be able to connect a fire hose from an existing fire hydrant in Rock Valley Road near the proposed Filing 2 to a riser on the "Dry" fire line. This will "pressurize" the "Dry" fire line and firefighters can drag hoses along the concrete sidewalk and connect to a pressurized fire line at several locations. The "Dry" fire line is owned and maintained by the HOA.

There are no special or unusual demands on utilities for these proposed Filings. The effect on public facilities and services (fire, police sanitation, roads, schools, irrigation, etc.) are insignificant, or extremely minimal at worst, since this is an "infill" project, having existing improvements, and since the proposed new lots were actually approved with a slightly different configuration in 2008.

The Natural Resource Conservation Service has classified the soils on site as Sheppard loamy fine sand (82%) and Rock outcrop-Persayo-Hostage complex (18%). Overlot mass grading was conducted with the original subdivision in 2008. Any evidence of rock outcrop is no longer visible. Huddleston-Berry Engineering and Testing LLC (HBET) has performed soils testing and provided foundation recommendations for structures on this site. The impact on the project from site geology and geologic hazards should not exist when the recommendations from HBET are followed and the Grading design with this submittal is adhered to.

#### **E. Review Criteria**

1. The proposed plan is in conformance with the Redlands Area Plan Growth Plan, major street plan, and other adopted plans.
2. The proposed plan meets the Administration and Procedural standards in Ch. 21.02.
3. The proposed subdivision meets the dimensional and use standards established in the Red Rocks Valley PD.
4. The proposed subdivision meets all other standards and requirements of this Code and other all city policies.
5. Adequate public facilities and services are currently available for the subdivision.

6. The project will have no unusual impacts associated with development.
7. The project is compatible with existing and proposed development on adjacent properties.
8. Adjacent agricultural land use will not be harmed by the proposed subdivision.
9. The proposed project is neither piecemeal development nor premature development of agricultural land or other unique areas.
10. All right-of-way, road improvements and utilities have been installed and will not cause an undue burden on the City of Grand Junction for maintenance or improvement of land and/or facilities.

#### **F. Development Schedule and Phasing**

The Project will be platted in three separate Filings. The Construction Drawings, Drainage Letter, Stormwater Management Plan and Improvement Survey for this submittal cover all three Filings. The Plat submitted for review is only for Filing 2. The developer/owner reserves the right to make minor adjustment to the Filing 3 and 4 lots at the time of Planning Submittal of those Filings, as well as switching the order of the lots in Filings 3 and 4.

Currently the final plat deadline for all phases in the Red Rocks Valley PD is March 1, 2022. The owner/developer is requesting an extension to this deadline through an Amendment to the PD under a separate submittal. The actual development schedule will ultimately depend on market demand, but the intent is:

Filing 2 (13 Lots): Plat Recording – April 2020, House construction through 2022

Filing 3 (15 Lots): Plat Recording – January 2022, House construction through 2024

Filing 4 (12 Lots): Plat Recording – January 2024, House construction through 2026