

Kestrel Subdivision Plan

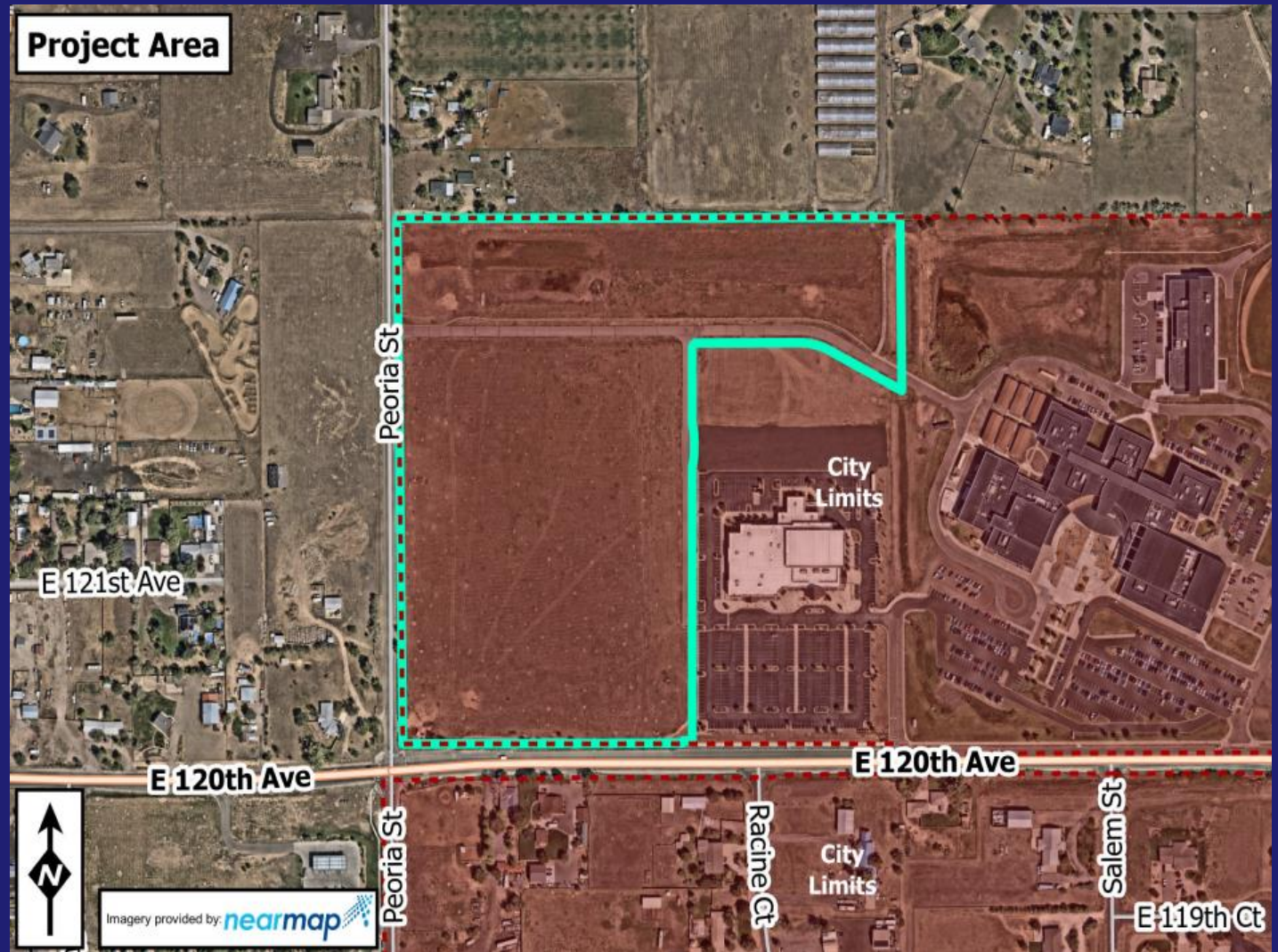
CITY COUNCIL – May 6, 2025
(Continued from April 15, 2025)

Applicant/Property Owner:
Project Contact:
City Staff Representative:

The Orchard Church
Mike Cooper, Boulder Creek
Summer McCann, Senior Planner

Subject Property Location

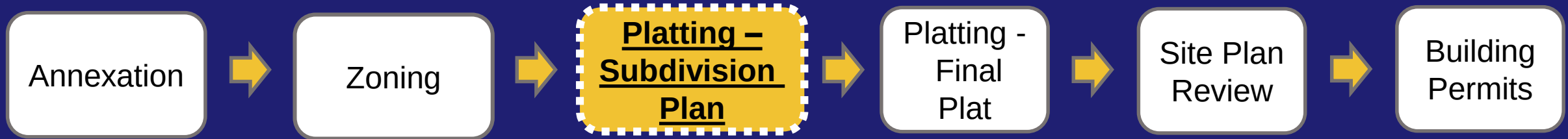
The property is generally located to the north of East 120th Avenue, south of East 124th Avenue, east of Peoria Street and west of Prairie View High School.



Aerial Map

Purpose

- The request is to approve the Subdivision Plan for the construction of a residential neighborhood.



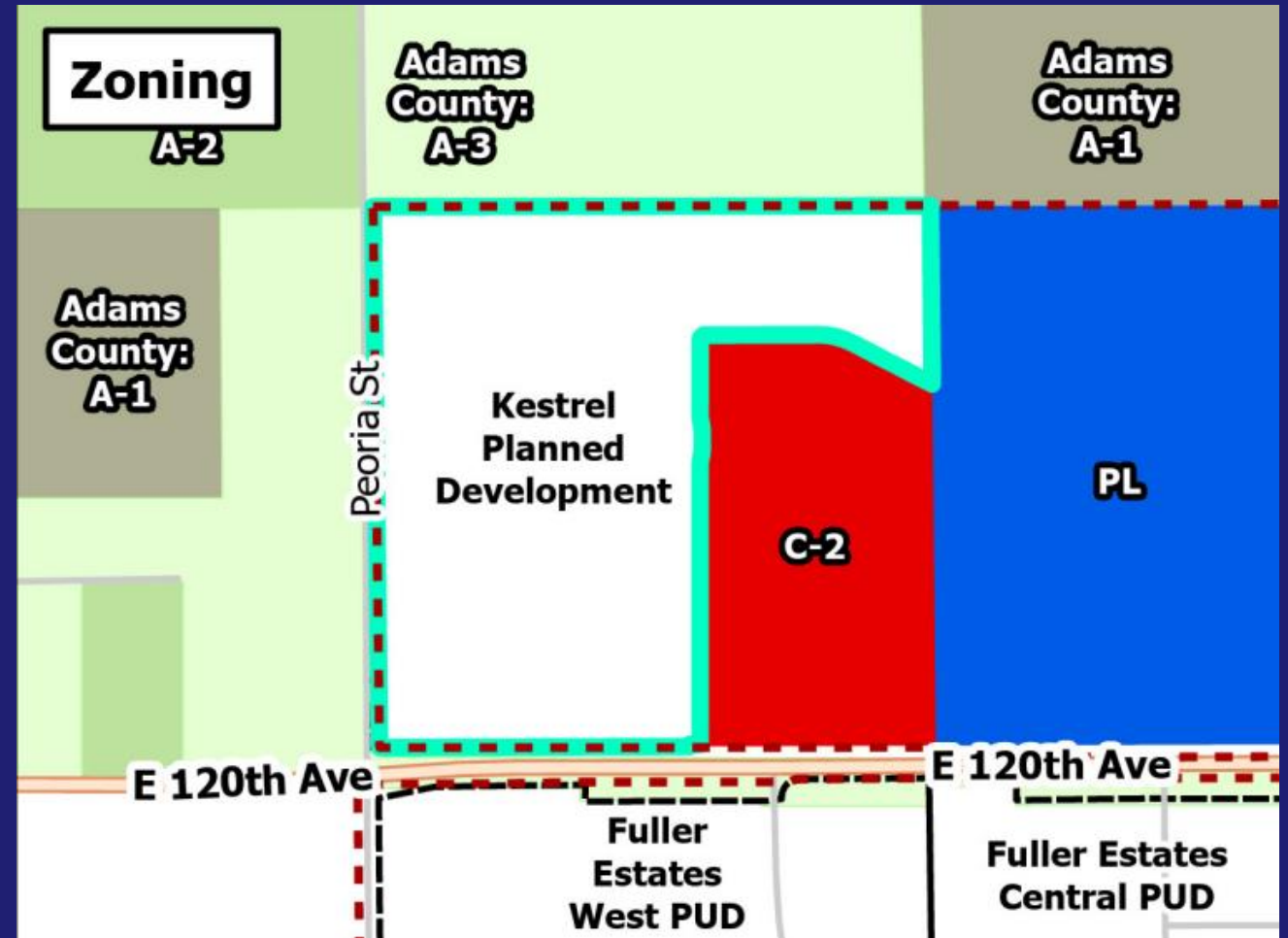
Process

- The *Land Use & Development Code* allows for the approval of a Major Subdivision - Subdivision Plan.
- Staff used the Subdivision Plan review criteria from the *Land Use & Development Code* to review the proposal.

Background

The Property:

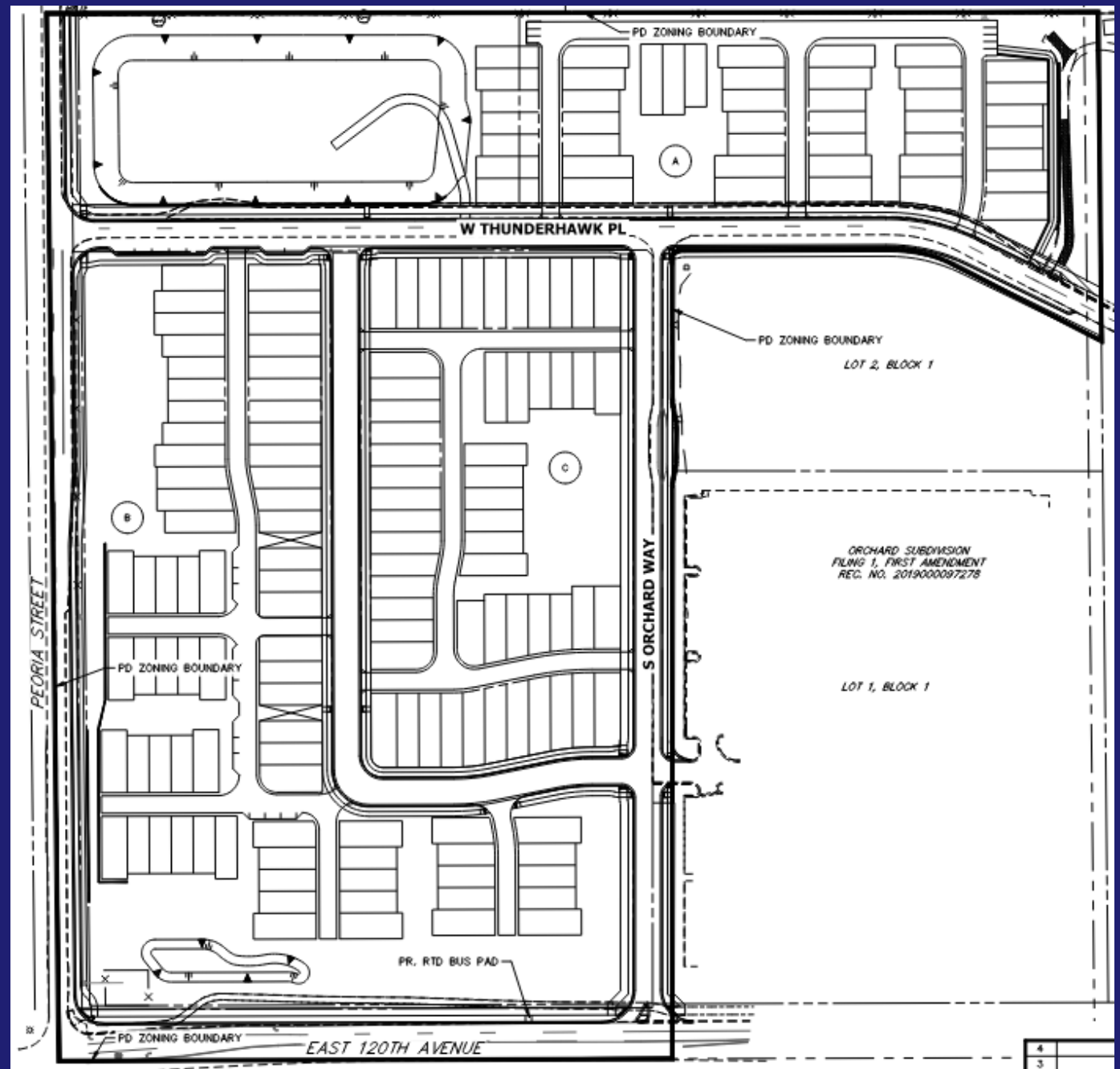
- Was annexed in 2016 as part of the Orchard Church Annexation.
- Was partially platted in 2017 under the Orchard Subdivision Filing No. 1 Final Plat.
- Is currently zoned Kestrel Planned Development.



Zoning Map

Kestrel Subdivision Plan

- Conceptual layout includes the creation of 174 lots.
- Development will occur in One (1) phase.

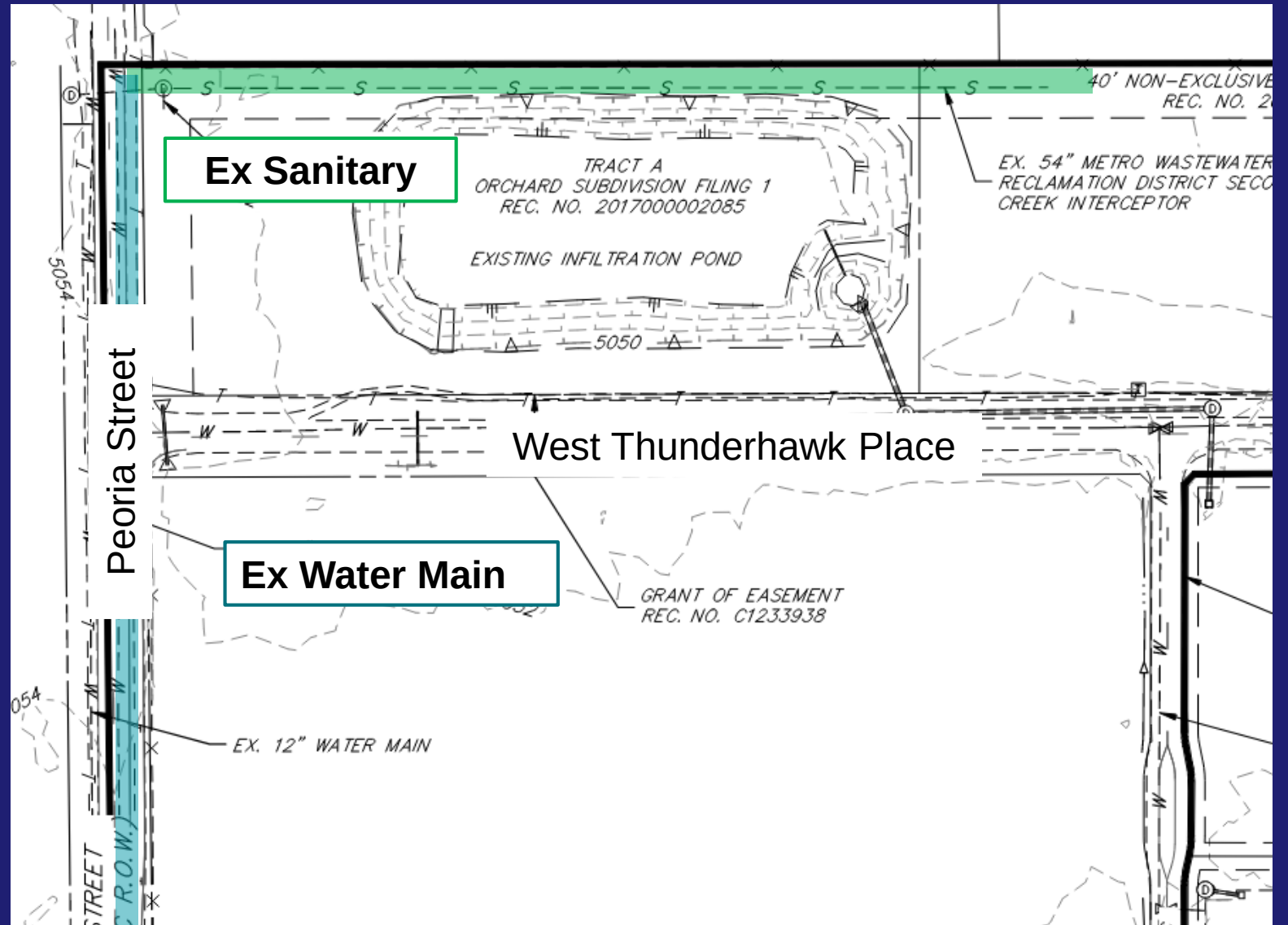


Conceptual Layout of Subdivision

Kestrel Subdivision Plan

Water and Sewer

- The developer will connect to the existing water and sewer infrastructure that is adjacent to the property and extend services.
- This development will be required to dedicate water to the City.

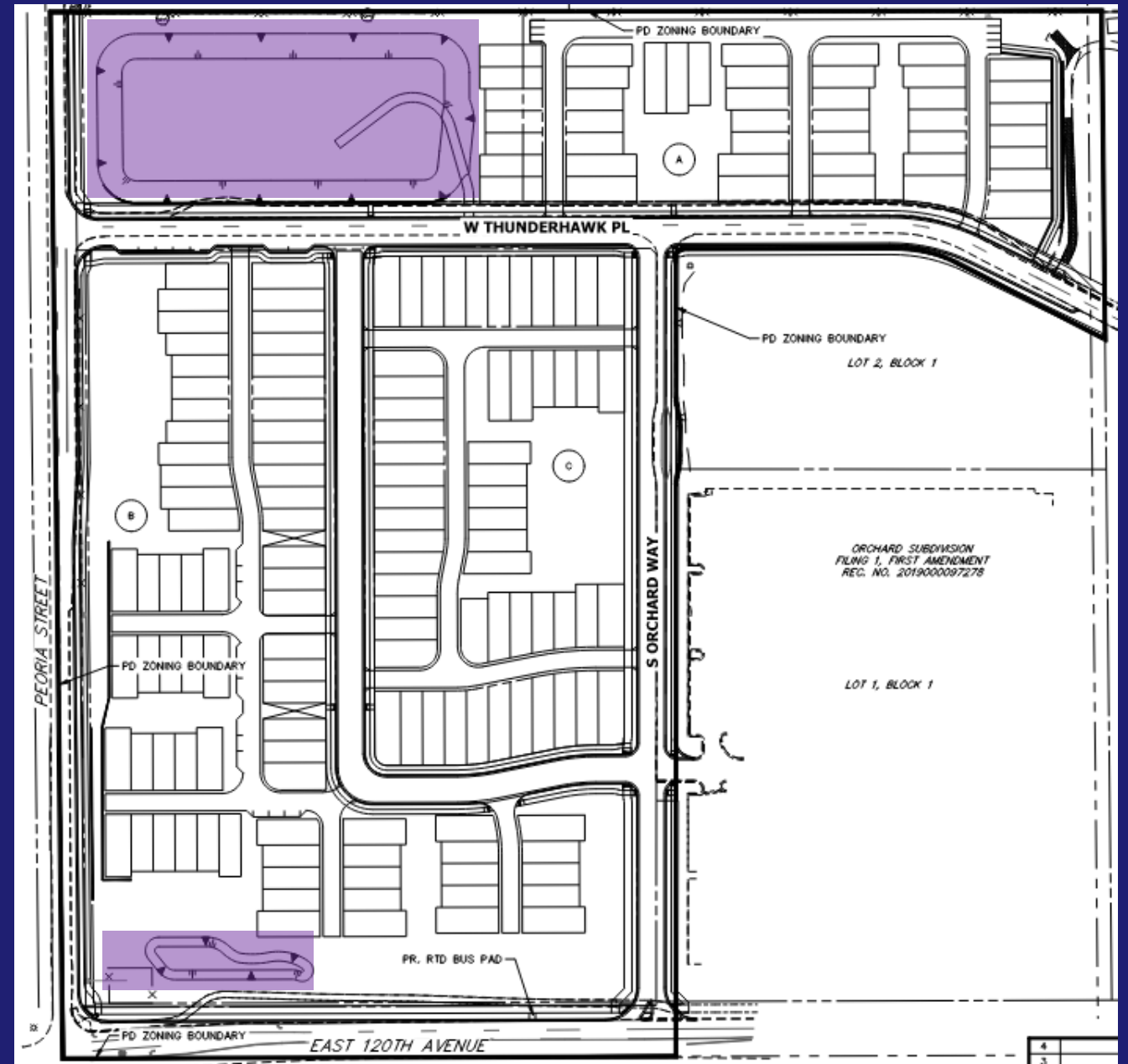


Utility Plan

Kestrel Subdivision Plan

Stormwater

- Developer will modify the existing infiltration pond and construct an additional pond to the southwest portion of the site.
- Developer will be required to design and construct all storm drainage infrastructure (pipes, inlets, etc.)

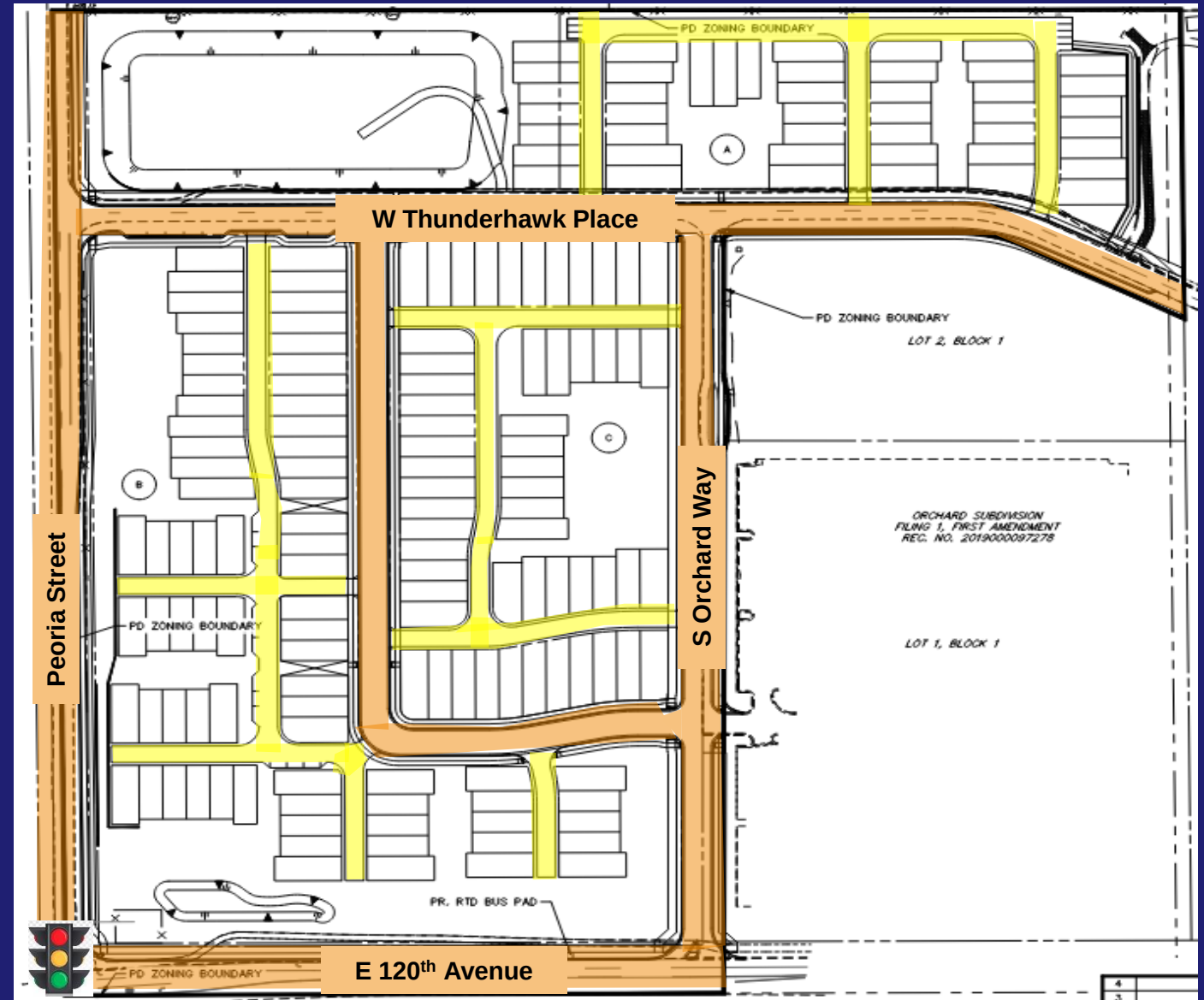


Drainage Plan

Kestrel Subdivision Plan

Streets and Traffic Signal

- The developer will be required to design and construct the following roadways:
 - East 120th Avenue
 - Peoria Street
 - West Thunderhawk Place
 - South Orchard Way
 - Internal Alleys
- The developer will contribute to the design and construction costs for upgrading the existing traffic signal at East 120th Avenue and Peoria Street.



Conceptual Layout of Subdivision

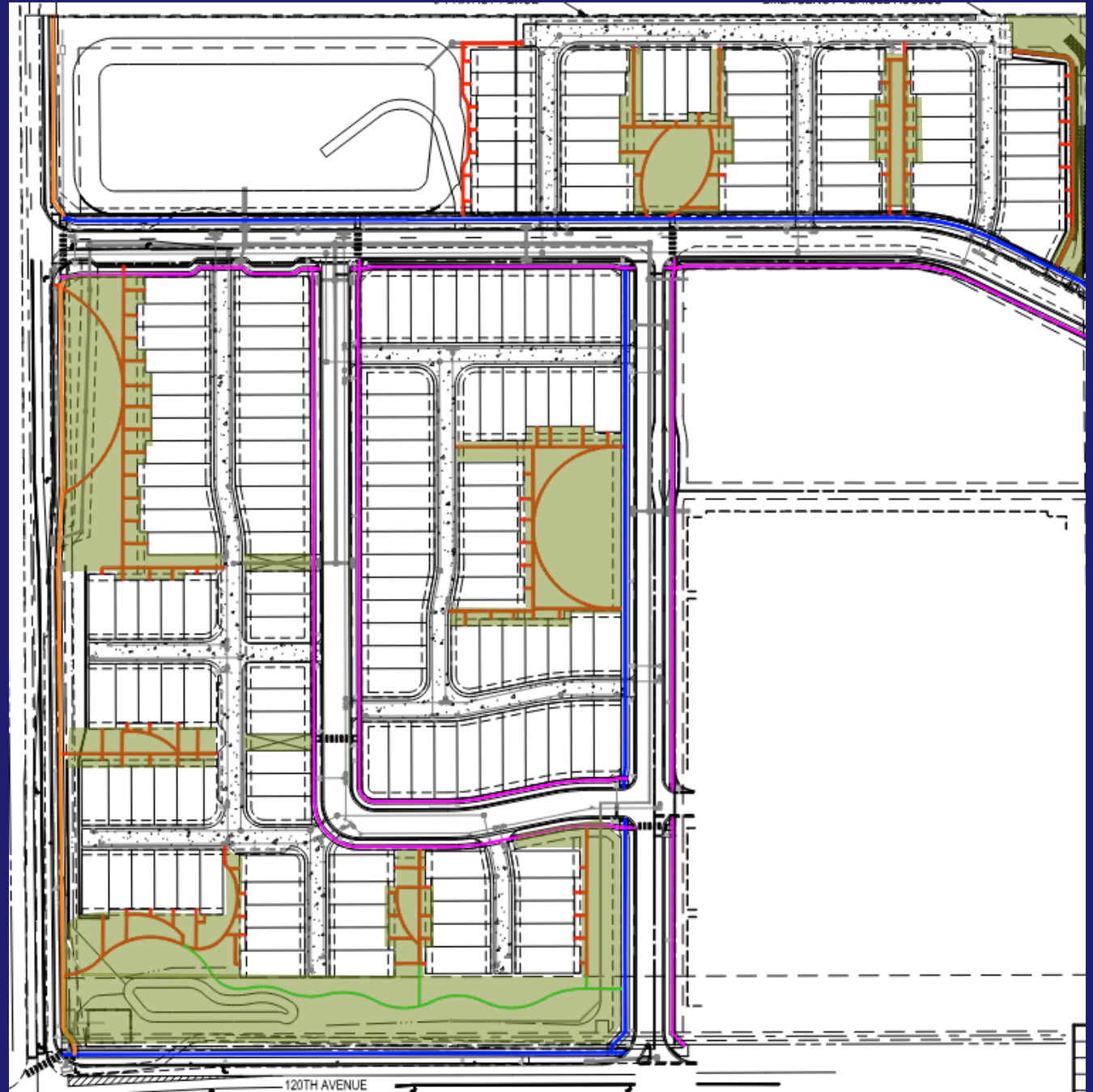
Kestrel

Subdivision Plan

Parks, Open Space and Trails

- The subdivision plan proposes approximately 5.64 acres of parks and open space areas and an extensive pedestrian network.

	10' CONCRETE TRAIL
	5' CONCRETE SIDEWALK
	6' CONCRETE SIDEWALK
	5' CRUSHER FINES TRAIL
	8' CONCRETE TRAIL



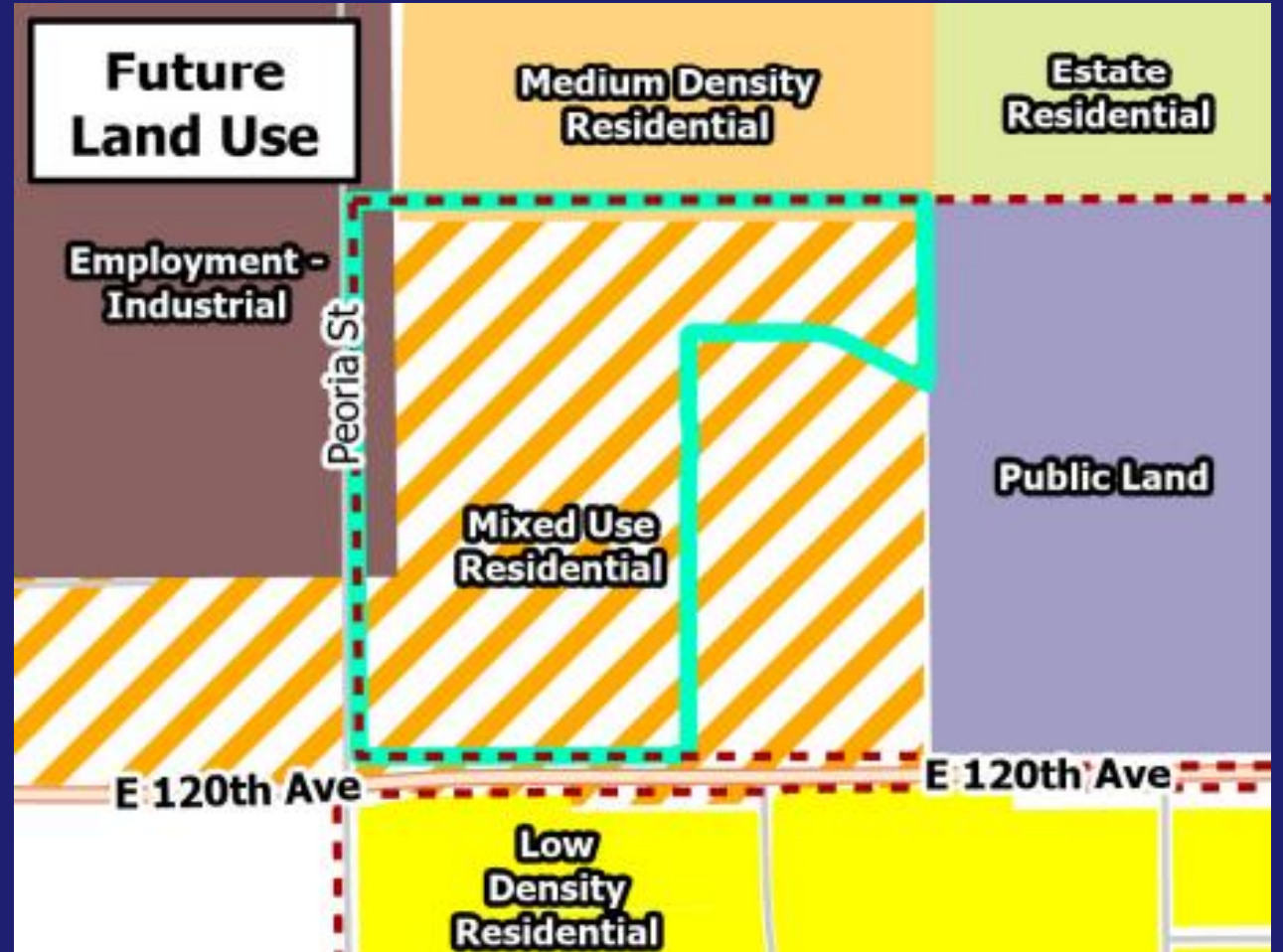
Staff Analysis - Land Use & Development Code

In making its decision, the City Council shall use the following criteria (Section 2.02 D. 1.):

1. Review Criteria. A subdivision plan shall be reviewed according to the following criteria:
 - a. *The application is in accordance with the Comprehensive Plan, and in particular, the physical development patterns, the arrangement of streets, blocks, lots and open spaces, and the public realm design and investments reflect the principles and concepts of the plan.*

Staff Analysis – Comprehensive Plan: Future Land Use Designation

The Subject Property is designated as Mixed Use Residential.



Future Land Use Map

Staff Analysis – Comprehensive Plan: Opportunity Area Policies

Chapter Three: Future Land Use Plan & Opportunity Areas

- *Number 15. 120th Avenue Opportunities*

Chapter Four: Citywide Principles, Policies & Strategies

- *Policy 1.1 – New Growth Should Favor Existing Areas of Infrastructure Investment and Planning*
- *Policy 1.2 – New Municipal Investments in Infrastructure and Public Facilities Should Strategically Further the Plan's Vision and Principles*
- *Policy 1.3 – Private Development Should “Pay Its Own Way”, by Bearing an Equitable Portion of the Costs of Expanding Municipal Infrastructure*
- *Policy 6.1 – Create and Maintain Inviting, Safe, Walkable, and Bikeable Streetscapes*
- *Policy 6.2 – Ensure Residential Lots and Architecture Enhance the Street*
- *Policy 6.3 – Create Usable, Accessible and Inviting Green Spaces in Neighborhoods.*

Staff Analysis – Land Use & Development

Code Cont'd

- b. Compliance with the requirements of this development code, and in particular, the blocks and lots proposed are capable of meeting all development and site design standards under the zoning district.*
- c. The application includes performance, construction and any maintenance assurances for the design, construction and acceptance of the improvements by the City.*
- d. Any phasing proposed in the application is clearly indicated and demonstrates a logical and coordinated approach to development, including coordination with existing and potential development on adjacent property, and that the timing, location and construction of amenities is consistent throughout the phases.*
- e. Any impacts identified by specific studies or technical reports, including a review of storm water, are mitigated with generally accepted and sound planning, engineering, and urban design solutions that reflect long-term solutions and sound fiscal investments.*
- f. The application does not deter any existing or future development on adjacent property from meeting the goals and policies of the Comprehensive Plan.*
- g. The design does not impede the construction of anticipated or planned future public infrastructure in the area.*
- h. The recommendations of professional staff or any other public entity or review agencies asked to officially review the subdivision plan.*

Public Notice and Comment

- Public Notice was provided in accordance with the *Land Use & Development Code*.
- On April 16th
 - ✓ Notice was published on the City's Website.
- On March 24th
 - ✓ Written notice was mailed to all property owners within 1000 feet of the Subject Property.
- On March 31st
 - ✓ Four signs were posted on the subject property.
- City staff posted information for the public hearing on various social media sites.
- Planning staff has received one formal comment, which includes a petition opposing the subdivision plan.

Summary of Findings

- ✓ The Planning Commission unanimously approved the Subdivision Plan on March 13, 2025.
- ✓ The Development Review Committee has reviewed this project and recommends acceptance.
- ✓ Staff finds the Subdivision Plan is in compliance with the requirements as outlined in the *Land Use & Development Code*.

City Staff Recommendation

- ✓ Staff recommends acceptance of the Kestrel Subdivision Plan.

Options for City Council

- ❑ Accept the Subdivision Plan as presented via resolution;
- ❑ Accept the Subdivision Plan with conditions;
- ❑ Deny acceptance of the Subdivision Plan and provide justification for such action; or
- ❑ Continue the Subdivision Plan to a later, specified date if the City Council feels it needs more information to make an informed decision.