



Legislation Text

File #: PC 20-004, Version: 1

Forest Edge Apartments Stabilization: Geologic Hazard Review, Natural Resource Overlay District, and Site Plan & Design Review

RECOMMENDED ACTION (Motion):

Staff recommends conditional approval of GLUA 19-0008/Forest Edge Apartments Stabilization: SP-19-00127/Site Plan and Design Review, NROD-19-00012/Natural Resource Overlay District, GEO 19-00012/Geologic Hazard Review.

BACKGROUND:

The applicant is requesting approval of a review for proposed stabilization measures, a new internal roadway connection and general sitework at the lower campus of the Forest Edge Apartments. The applicant is applying for a Geotechnical, Natural Resource and Site Plan Type II Administrative review for the existing drywells and proposed driveway connection onsite (GLUA 19-0001: SP-19-00127, NROD-19-00012, GEO 19-00012)

Background information on the project was presented to the City Commission at the December 4, 2019 City Commission Work Session.

At the December 18, 2019 City Commission Meeting, the City Commission requested to call up the Type II application for review at the January 15, 2020 City Commission Meeting meeting. By calling up the review, the public is invited to participate in a *de novo* decision making process where new evidence may be submitted both in writing and in person before the City Commission.

While the application is being reviewed at a noticed public meeting, the review criteria are outlined in the municipal code for a Type II Administrative Review. Staff and the City Commission review is limited to the applicable criteria and both parties must explain in writing how the proposal meets or fails to meet applicable standards. If the applicant fails to meet the applicable criteria and a condition of approval can be added with specificity to show compliance, the city is obligated to include those conditions.

The combined project is subject to the following Type II Land Use reviews, which have been combined into one staff report.

1. **SP 19-00127 Site Plan and Design Review:** Primarily the review of the service road and fire truck access extension.
2. **GEO 19-00002 Geologic Hazards Review:** Primarily the review of the dewatering wells, underground storm detention system and service road extension.
3. **NROD 19-00012 Natural Resource Overlay District:** Primarily any new impervious surface or disturbance constructed within the Natural Resource Overlay District will require review and mitigation. This includes the new service road extension, new disturbance area associated with installing the underground stormwater tank and 5 dewatering wells that were placed within existing

vegetation and repairs to the existing stormwater facility.