

## 12-09-2020 Town Council Meeting Responses to Council Questions #1

### **ITEM #12: Consider an Application for Conditional Zoning for Bridgepoint at 2214 and 2312 Homestead Road from Residential-5-Conditional (R-5-C) to Residential-5-Conditional Zoning District (R-5-CZD)**

**Council Question:**

Has anything changed since we last saw this application?

**Staff Response:**

*No, there have not been changes to this application since the November 18th Public Hearing. The applicant has continued to work with Planning and Stormwater staff on land disturbance in the Resource Conservation District (RCD). The footprint of the land disturbance has not changed; however, we did discover that the land disturbance was miscalculated. We had previously used net land area, and we are now using gross land area. This has reduced the percentage of land disturbance in the RCD.*

**Council Question:**

What is Stormwater staff's opinion on ability to reduce the 79% Upland Zone incursion? Is the applicant doing everything they could? This has not been decreased since the last time we saw this, correct?

**Staff Response:**

*Using the currently proposed Stormwater Control Measure (SCM) proposed, a Wet Pond, the encroachment cannot be significantly reduced and still meet stormwater regulations required by LUMO Section 5.4. Staff encouraged the applicant to consider other SCM types but the applicant has determined that other SCMs may not significantly reduce the encroachment and would be cost prohibitive to the project. Because the layout of the project is dense, there is not much room to provide smaller SCMs throughout the site. The only way to significantly reduce the encroachment is to reduce the total proposed impervious area (i.e. lots). The applicant has indicated that a reduction in lots would be detrimental to the project. To Stormwater staff's knowledge the footprint of the encroachment has not changed since the applicant presented the plan showing 79% disturbance in the Upland Zone.*

**Council Question:**

The applicant said they would work with stormwater staff to decrease stormwater facility incursion into the RCD. Have they reduced incursion since our last meeting?

**Staff Response:**

*The applicant has worked with the staff to correctly recalculate the percentage of land*

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*disturbance in the RCD based on gross land area. (The applicant had previously used net land area.) Since September 30th, the applicant reduced the amount of disturbance in the Managed Use zone from their original proposal of 19,664 square feet to 17,058 square feet. The applicant has not changed the 26,020 square feet of land disturbance in the Upland Zone of the RCD since the November 18th meeting; however, they have recalculated the land disturbance based on the gross land area of the site. By recalculating the land disturbance, they have reduced the percentage from 78% to 58% of the Upland zone. They have continued to meet with staff to discuss this, and they have committed to continuing to work with Stormwater staff as they develop their Final Plan application to reduce the land disturbance further if possible.*