



## ENVIRONMENTAL BOARD MOTION 071807-C1

Date: July 18, 2007

Subject: West State Highway 71 (C814-2007-0009)

Motioned By: Phil Moncada

Seconded by: Mary Ann Neely

### Recommendation

The Environmental Board recommends **conditional approval** of a variance to 1) Land Development Code Section 24-5-2-144 which requires a PUD application to include at least 10 acres (the variance would allow the 8.9 acre tract to be submitted as a PUD), and 2) LDC 25-8-483 requesting that a portion of the water quality transition zone associated with Williamson Creek be classified as Uplands zone.

### Staff Conditions

None.

### Board Conditions

1. The Applicant will evaluate the use of berms or other distributed stormwater storage in the buffer area to encourage infiltration and reduce runoff.
2. The Applicant will evaluate the possibility of using a Conservation Easement or an equivalent tool in the buffer area to ensure that no development occurs of this portion of the site in perpetuity.

### Rationale

Staff supports the variance requests. There are drainage breaks caused by a raised State Highway 71 which prohibit runoff from flowing from the Williamson Creek Water Quality Transition Zone directly to the Critical Water Quality Zone. A significant portion of the site (>40% of gross site area) has been configured as a buffer zone downstream of the proposed development that will protect the water quality of the receiving streams.

**Vote** 6-0-0-2

For: Anderson, Ahart, Maxwell, Moncada, Neely, and Dupnik

Against:

Abstain:

Absent: Curra, and Beall

Approved By:

Dave Anderson P.E., CFM  
Environmental Board Chair

DRAFT