

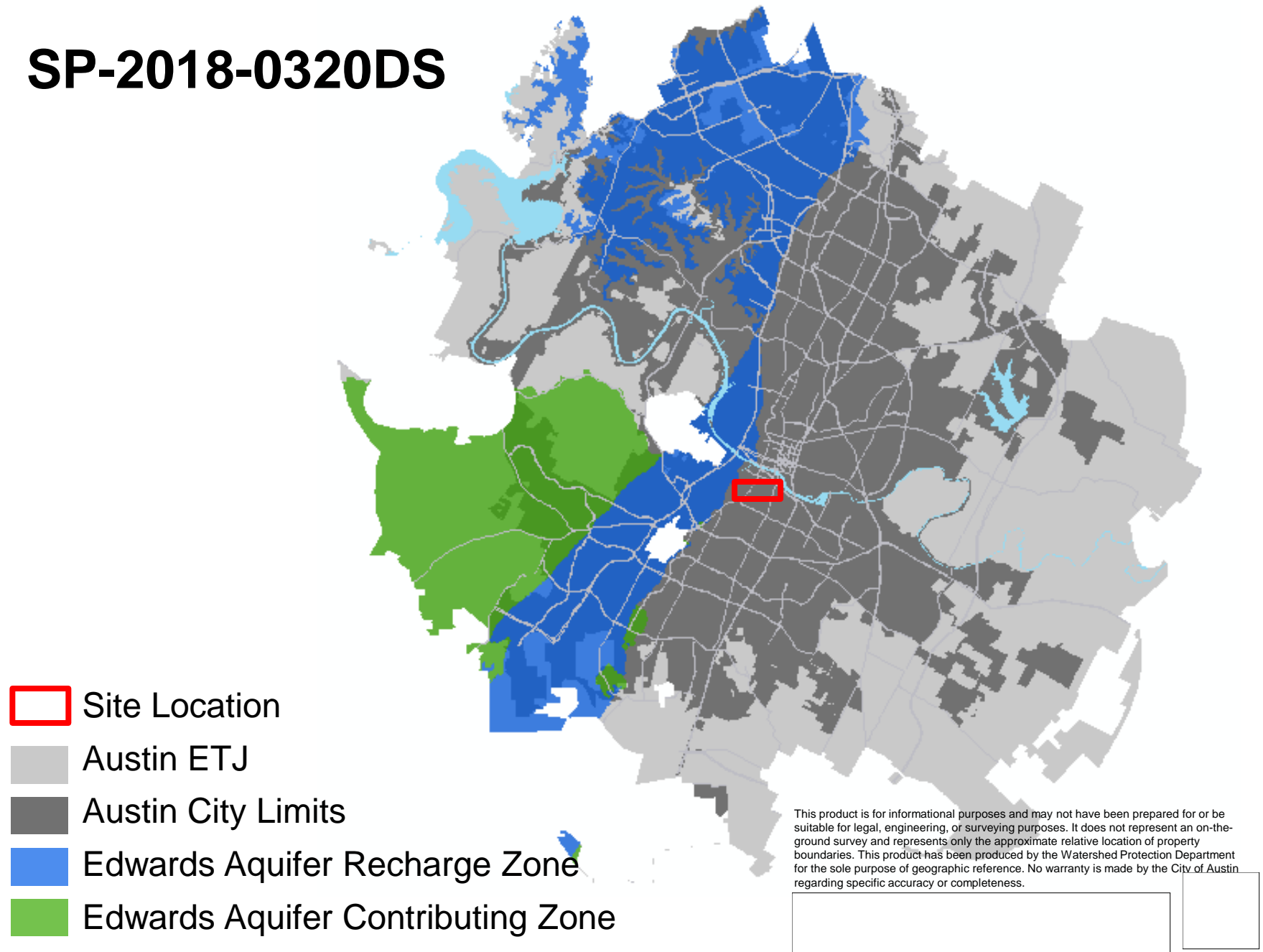
2001 S. 1ST STREET

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SP-2018-0017C

Pamela Abee-Taulli

*Environmental Review Specialist Senior
Development Services Department*

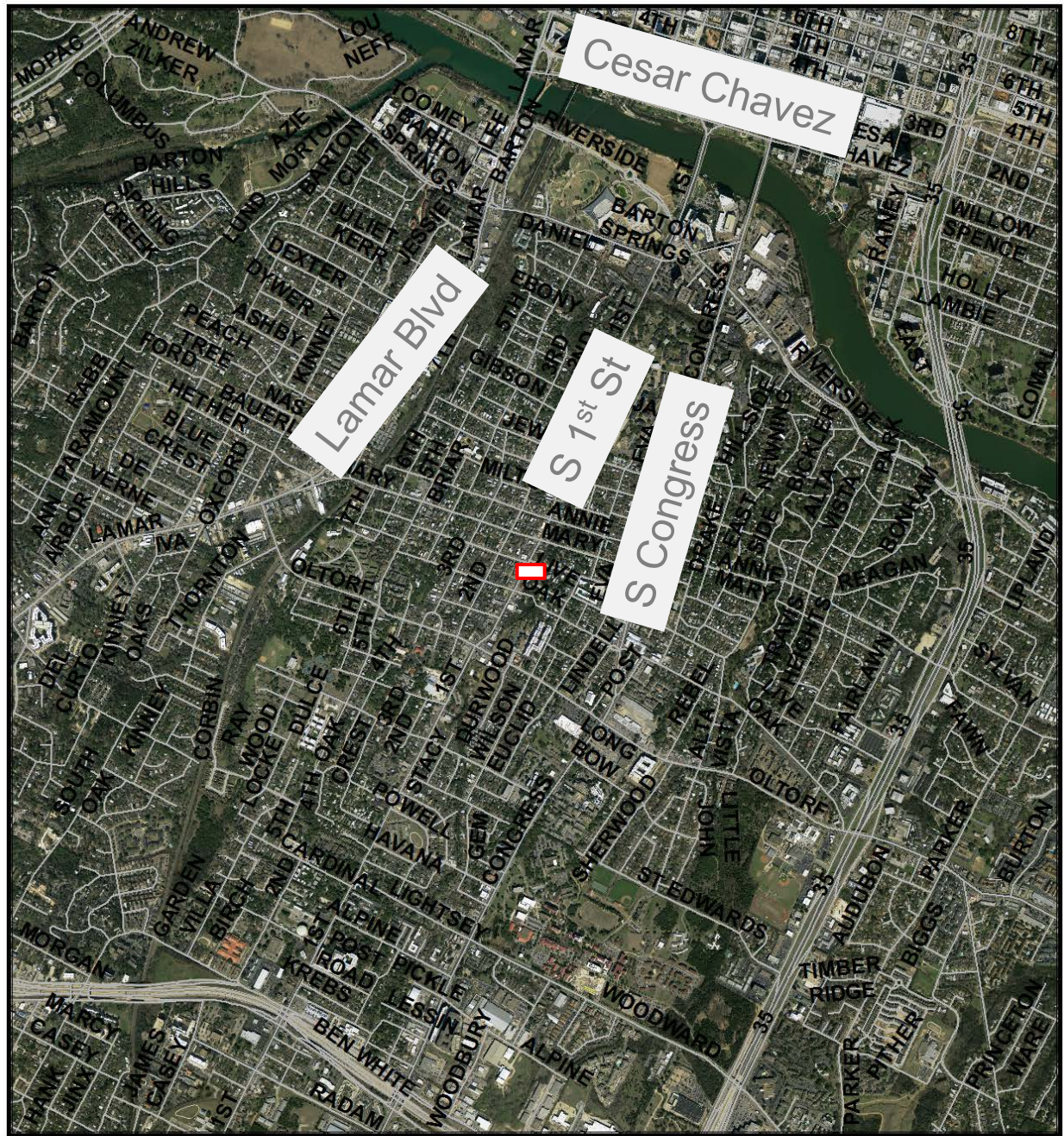
SP-2018-0320DS



PROPERTY DATA

- **East Bouldin Creek Watershed**
- **Urban**
- **Desired Development Zone**
- **Full Purpose Jurisdiction**
- **Not located over Edwards Aquifer Recharge Zone**
- **No Critical Environmental Features**
- **Council District 9**

 Site




0

0.5





1

Miles

-  Site
-  TCAD Parcels



0 100 200 Feet

-  Site
-  TCAD Parcels
-  Creek Centerline
-  CWQZ



0 100 200 Feet

CWQZ in Urban watersheds

- Follows 100-yr. floodplain
- With a minimum width of 50'
- And maximum width of 400'

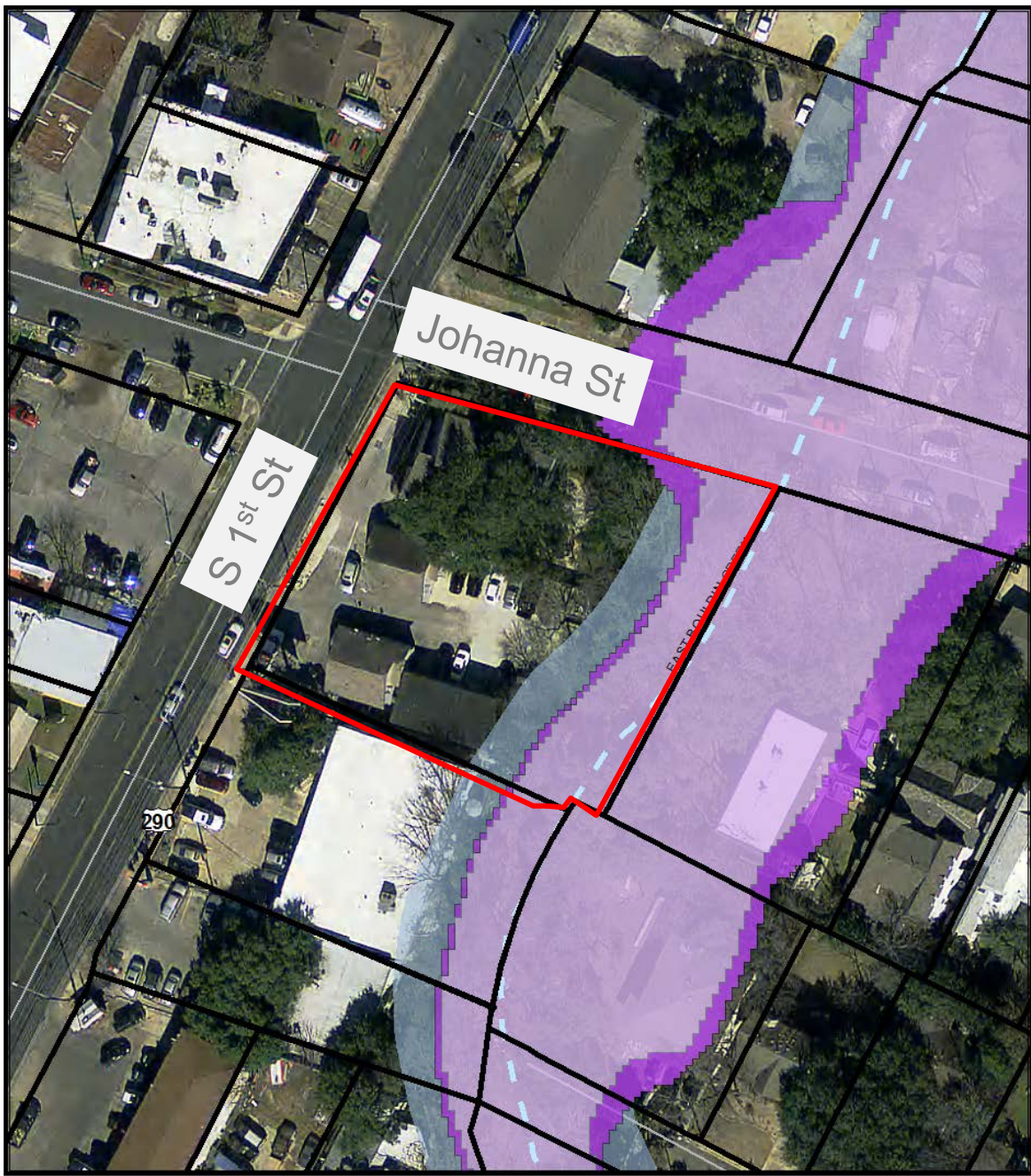
Site

TCAD Parcels

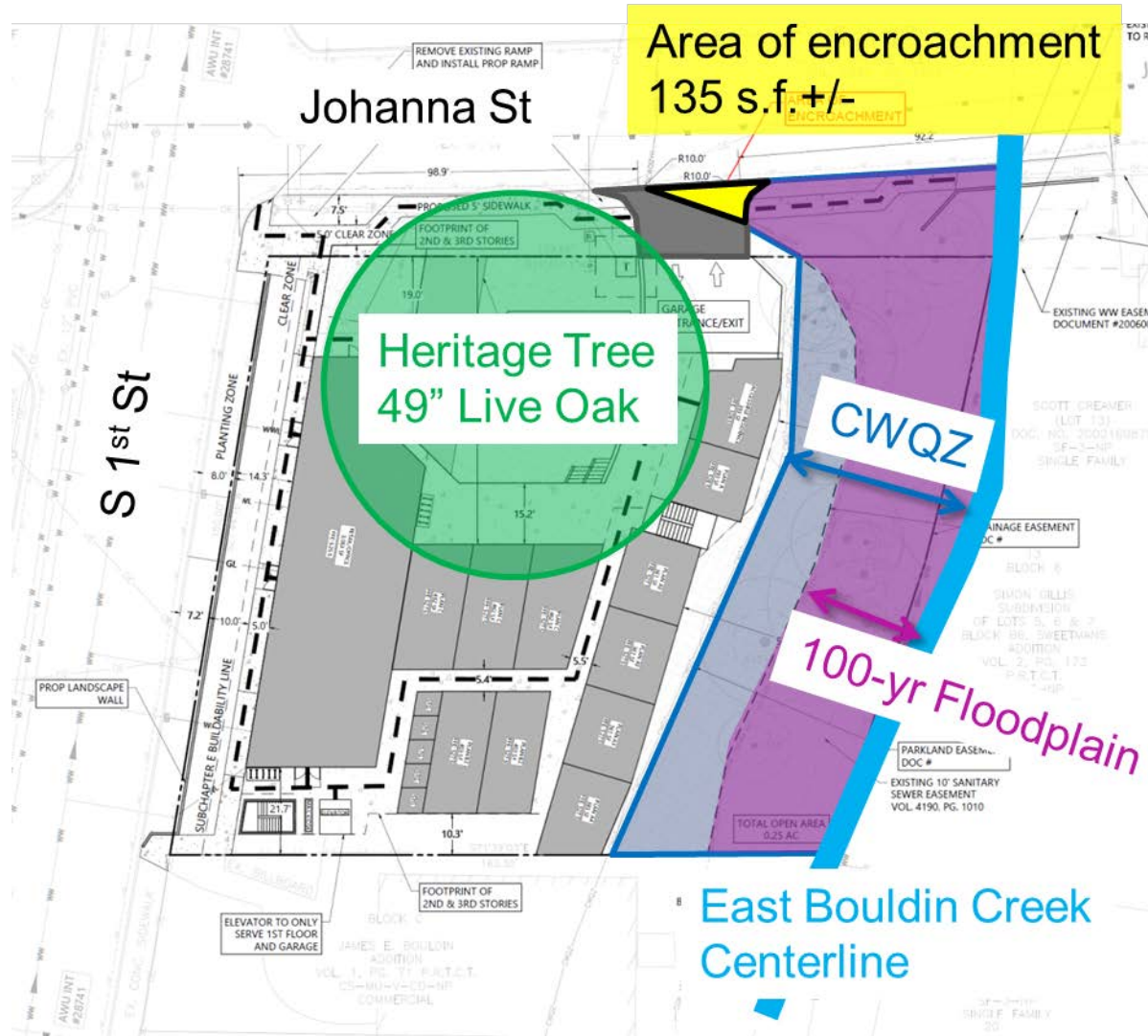
Creek Centerline

CWQZ

COA 100 & 25-yr. Floodplain



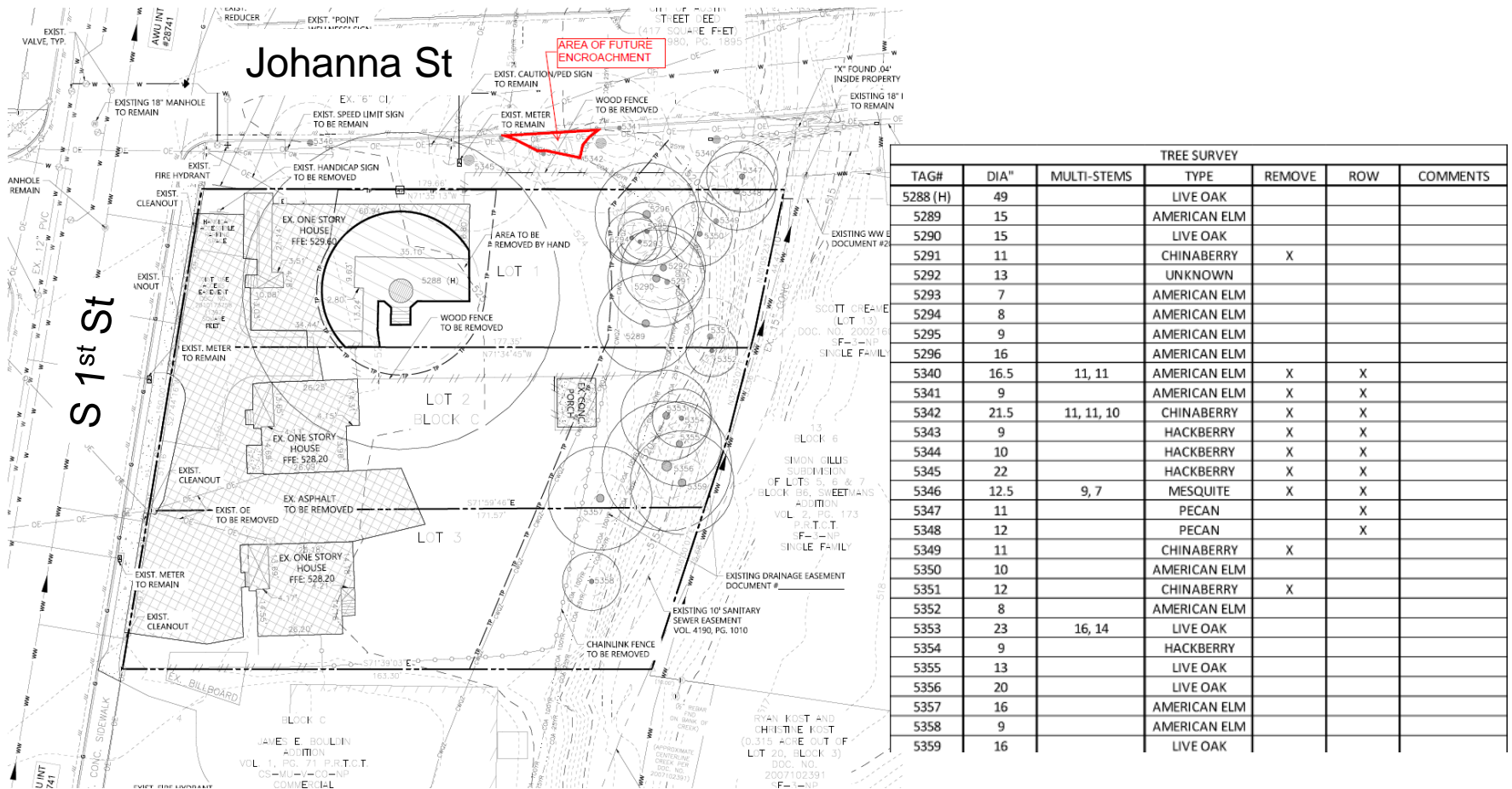
PROPOSED SITE PLAN



TREE PRESERVATION

All trees will be preserved, except for right-of-way trees that must be removed for sidewalk.

TREE PRESERVATION



CODE REFERENCE

**LDC 25-8-261 prohibiting development in a
Critical Water Quality Zone.**

VARIANCE REQUEST

To allow a portion of the driveway to be constructed in the Critical Water Quality Zone.

VARIANCE RECOMMENDATION

Determination of staff is that the request meets the findings of fact stated in LDC 25-8-41

- with the following condition:
 - applicant work with Wetland Biologist reviewer to provide enhanced CWQZ improvements.