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Planning and Development Services Division Issues Report

Meeting Date: December 12, 2016

From: Jessica Henry, Senior Planner

Location: South side of South Outer 40 Road east of its intersection with Schoettler Road.

Petition: **P.Z. 10-2016 40 West Luxury Living (KU Development, LLC)**: A request for a zoning map amendment from the “R-6A” Residence District and “R-6AA” Residence District to a “PUD” Planned Unit Development District for five tracts of land totaling 20.296 acres and located on the south side of South Outer 40 Road east of its intersection with Schoettler Road (19S640668, 19S640657, 19S640152, 19S640262, and 19R430165).

SUMMARY

Stock and Associates Consulting Engineers, Inc., on behalf of KU Development, LLC, has submitted a request for a zoning map amendment from the “R-6A” Residence District and “R-6AA” Residence District to a “PUD” Planned Unit Development District for five tracts of land totaling 20.296 acres. A Public Hearing was held on this request on September 12, 2016.






Figure 1: Subject Site

The Petitioner is requesting to zone the property “PUD” Planned Unit Development District as part of a two-step zoning process. The first step in this process is to request a change of zoning to a conventional “R” District in order to establish the maximum development density. In order to satisfy this first step, the Petitioner has submitted P.Z. 03-2016 for which a Public Hearing was held on May 23, 2016, and P.Z. 09-2016 for which a Public Hearing was held on September 12, 2016. As these three projects and their subsequent votes are separate, stand-alone projects, this report will focus on the PUD request only. The purpose of this report is to provide information on the submittal, discuss issues and open items with the request and provide Staff analysis. As with all Issues Meetings before the Planning Commission, Staff is seeking input and direction on the request from the Commission.

The image with legend below portrays the relationship and project history between these three zoning petitions.



Step 1: “R” District Zoning		P.Z. 03-2016: “NU”, “R-1”, & “R-2” to “R-6AA” for 14.29 acres. Public Hearing 5/23/2016
		P.Z. 09-2016: “NU” to “R-6A” for 6.0 acres. Public Hearing 9/12/ 2016
Step 2: Planned District Zoning		P.Z. 10-2016: “R-6AA” & “R-6A” to “PUD” for 20.29 acres. Public Hearing 9/12/2016

SITE HISTORY

The subject site includes five parcels of land that total 20.29 acres in size. The single family homes located at 1 Haybarn Lane and 1420 Schoettler Road were incorporated into the City of Chesterfield under the “NU” Non-Urban District designation from St. Louis County. The Church of the Resurrection and single family home on the parcel addressed as 1330 Schoettler Road were rezoned from the “NU” Non-Urban District to the “R-2” Residence District in 2011. The parcels addressed as 15 Haybarn Lane and 15000 South Outer 40 Road are vacant.

Surrounding Land Use and Zoning

North: Interstate 64 borders the subject site to the north.

South: To the south across Schoettler Road are the Oak Tree Estates, Chesterfield Pines, and Schoettler Estates subdivisions, zoned “R2” and “R1-A” Residence Districts.

East: The property to the east is the Westchester Place subdivision zoned “R-2” and “R-1A” Residence Districts.

West: To the west across Schoettler Road are the Oak Tree Estates and Westridge Estates subdivisions zoned “R1-A” and “R2” Residence District.

Intermediate Parcel (1410 Schoettler Rd): The parcel between the 14.29 acre and 6.0 acre portions of the subject site is zoned “NU” Non-Urban District and contains one single family home.

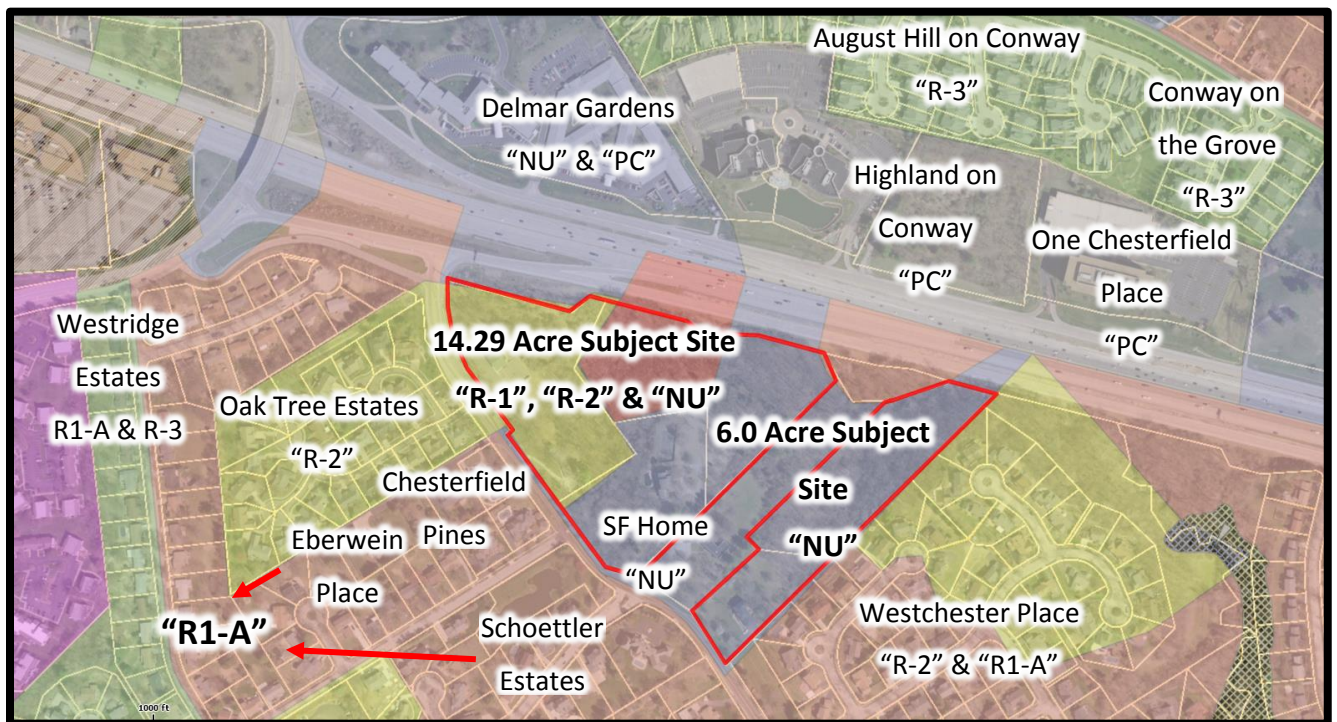


Figure 2: Surrounding Developments & Zoning

PUBLIC HEARING

A Public Hearing was held on this Petition on September 12, 2016. There were two speakers who spoke in favor of the petition and 23 speakers who spoke in opposition. Additionally, several hundred letters have been received by the Department and shared with both the Planning Commission, City Council, Mayor and are available on the City's website. As you know, of the several hundred letters received, the majority of these letters have been in opposition. All of this public input, whether neutral, in support, or in opposition, including a signed petition in protest of this project, has been entered into the project record and has been linked to the Planning Commission meeting agenda.

Staff has compiled a list of items to be addressed by the Petitioner that arose from Staff's review and the public hearing as directed by the Planning Commission. This issues letter was provided to the Petitioner on September 30, 2016 and the attached response letter from the Petitioner was received on November 4, 2016.

The Petitioner's complete response to these issues is attached for the Planning Commission's consideration. The following section of this report will present information pertaining to items which were a part of Staff's analysis and reporting back for this Commission.

1. Density

The PUD District is a planned district which allows a developer to achieve greater flexibility in the layout and design of their project while allowing the City of Chesterfield to review and comment on a Preliminary Plan, seek community amenities and other additional design or development standards above what is typically required, and the creation of the Attachment A is prepared establishing the exact number of units permitted for construction. This number of units (or density) is derived from the R district the property is zoned to prior to the PUD District request and that serves as the density starting point for discussion and review.

Since the time of public hearing, the Petitioner has amended the plans by removing one of the buildings and increasing the height of others. The result is a small reduction in the number of units from 258 to 252. Table 1 on the following page provides a history of how the density request has evolved with this project.

Table 1: Multi-Family Unit Density Requested by Petitioner

	Site Size (acres)	Required Density (ft ² per Unit)	Max # Units Possible	# Units Requested	Units per Acre
P.Z. 03-2016 (<i>Original Request</i>) ("R-6" District)	14.29	2,000 ft ²	311	280 (MF)	19.59
P.Z. 10-2016 (<i>9/12/16 Request</i>) ("R-6AA" and "R-6A" to PUD District)	20.29	3,000 ft ² & 4,000 ft ²	272	258 (MF)	12.71
P.Z. 10-2016 (<i>Current Request</i>) ("R-6AA" and "R-6A" to PUD District)	20.29	3,000 ft ² & 4,000 ft ²	272	252 (MF)	12.41

When discussing the density, it is important to note that the plan shows all 252 of the requested multi-family units proposed on the 14.29 acre portion of the site, whereas only the existing single family home will be located on the 6.0 acre tract. The table below shows the density calculation based on the units per acre allocation.

Table 2: "R" District Density Analysis

Requested "R" District zoning:	Site Size (acres)	Required Density (ft ² per Unit)	Max # Units Possible	# Units Proposed	Units per Acre Proposed
"R-6AA" District	14.29	3,000 ft ²	207	252	17.63
"R-6A" District	6.0	4,000 ft ²	65	0* no multi-family proposed, only 1 single family home.	0
Total	20.29	N/A	272	253	12.46

As you can see from Table 2, the developer is requesting that the density for his development be concentrated on only the 14.29 acre area.

Although the "PUD" Planned Unit Development District does permit the requested density to be spread across all property included in the zoning request, the density is negotiated. The maximum density allowed is established through the R districts and the developer builds what they can then fit after meeting all Code requirements. The PUD, typically through clustering or increases to the size of buildings, provides an avenue for a developer to reach or get closer to that maximum amount; however this is a planned or negotiated district. It is not a by-right district or entitlement to a potential developer. Without the "PUD", the proposed density would not be permitted in the "R6-AA" district as it exceeds the prescribed density of 3,000 square feet of land area per multi-family unit.

One of the most important items to consider when evaluating the appropriateness of the requested density is the density of the surrounding area. The table below summarizes the density of existing, surrounding residential subdivisions. As these subdivisions are comprised of single family homes, the densities of the two closest multi-family subdivisions are also provided. The last row of the table provides the proposed density of the PUD District as requested by the Petitioner. As shown by Table 3, the density of the proposed development grossly exceeds that of the surrounding single family subdivisions and exceeds even the closest multi-family developments.

Table 3: Surrounding Developments Density Analysis

Subdivision Name	Site Size (acres)	Required Density (per Lot/Unit)	# Units	Units per Acre
Westchester Place ("R-2" & "R-1A" w/PEU zoning)	32.59	10,000 ft ² 15,000 ft ² 1 acre	64	1.96
Schoettler Estates ("R-1A" w/PEU zoning)	11.19	15,000 ft ² 35,000 ft ²	18	1.60
Chesterfield Pines ("R-1A" zoning)	2.628	22,000 ft ²	4	1.52
Oak Tree Estates ("R-2" w/PEU zoning)	10.61	N/A	28	2.63
Eberwein Place ("R-1A" zoning)	2.82	22,000 ft ²	5	1.77
Westridge Estates ("R-1A" & "R-3" w/PEU zoning)	~21	N/A	50	2.38
Village Green ("R-2" & "R-6" w/PEU zoning)	~51.5	N/A	446	8.66
Schoettler Village ("R-6" & "R6-A" w/PEU zoning)	26.58	N/A	303	11.39
P.Z. 10-2016 (Current Request) ("R-6AA" and "R-6A" to PUD District)	20.29	3,000 ft ² & 4,000 ft ²	252	12.41
"R-6AA" District (Density of all 252 multi-family units on 14.29 acre tract)	14.29	3,000 ft ²	252 (exceeds 207 max)	17.63

2. Comprehensive Plan

The Comprehensive Plan is a policy document that serves to provide guidance on private and public development proposals. It is written by the Planning Commission in cooperation with various Citizen Committees, working together on the vision for the City’s growth and development. The first Comprehensive Plan was adopted by the City Council shortly after incorporation. Since that time, several updates have been made to various sections and elements with the last one done in 2009. The Comprehensive Plan includes several elements, including the land use element, policy element, and Land Use Plan. Each of these elements provides guidance on how development proposals should be evaluated and helps to establish the vision for the City. All elements or portions of the Comprehensive Plan are reviewed together as a single, comprehensive document and guide.

*Land Use Plan Discussion

To start, the Figure 3 below is an excerpt from the City’s Land Use Plan. As you can see, the Land Use Plan indicates these parcels are within the Residential Multi-Family land use designation and are not located within any sub area. While this particular area has not been updated in recent years, this is the designation that currently exists in the City Comprehensive Plan today.



Figure 3: Comp Plan Surrounding Land Use Designation—Residential Multi-Family (brown)

*Land Use Element Discussion

The Comprehensive Plan also includes the following land use element for Multiple-Family Residential:

Multiple-Family Residential housing types located in Chesterfield include apartments and condominiums which consist of four (4) or more dwelling units located in a single structure. Multiple-family residences tend to be located along roads with high traffic volumes, such as Olive Boulevard, Chesterfield Parkway, Clayton Road, Baxter Road, and Woods Mill Road. These

housing complexes are also clustered together in large developments near other dense land uses such as commercial and office as opposed to being scattered throughout neighborhoods. Multiple-family residences are typically physically and visually isolated from single-family residences in Chesterfield.

Of particular interest is that the Comprehensive Plan defines multi-family residential as “four or more dwelling units located in a single structure.” In conjunction with the discussion of density in the previous section of the report, it is critical to keep in mind that a Petitioner is not required to construct or request as many units as the basic density calculation yields for any particular site and that the ability to attain a given yield alone does not imply that the requested density is appropriate. This is particularly true in regards to a “PUD” District zoning request where density is not established in a “by-right” manner, but rather is evaluated and then approved in the planned district ordinance. In designating the subject site as “residential multi-family”, the Comprehensive Plan is by definition advising that it may be appropriate to consider a broad range of multi-family development proposals, from a single, four unit building to a high density development. However, in no instance does the Comprehensive Plan reserve the subject site for construction of a high-rise apartment complex.

*Plan Policies Element

The Comprehensive Plan also includes plan policies that serve as the “guiding principles” and “create the framework for decision-making related to future land use and development.” The first set of policies is general, and establishes the intent of the plan as it pertains to evaluating a development proposal.

1.0 GENERAL POLICIES:

- 1.1 Purpose of the Plan - The purpose of the Chesterfield Comprehensive Plan is to ensure a high quality of life for the residents of Chesterfield.
- 1.2 Adherence to the Plan - Through adherence to the Comprehensive Plan, elected officials, appointed officials, and City staff should make decisions and take appropriate actions that over time, will strive to achieve the residents’ vision regarding the physical aspects of the City of Chesterfield as laid out in the Plan.
- 1.3 Maintain, Revise and Administer the Plan - The Comprehensive Plan establishes the policy document by which the City can continue to maintain, revise and administer appropriate planning, zoning, subdivision, architectural, and site development standards to ensure quality development.
- 1.4 Quality New Development - Given the existing development and the pressure for additional development, high-quality design and development standards should be maintained within the City of Chesterfield.

The common theme of these general policies is the realization of the residents' vision for Chesterfield through the provision of high quality development projects that improve the quality of life for the City's current residents.

The Comprehensive Plan includes a number of policies that are relevant to the proposed development. The following policies are particularly relevant to the Planning Commission's evaluation of the proposed development request:

2.0 RESIDENTIAL DEVELOPMENT POLICIES:

- 2.1 Quality Residential Development - The City recognizes that neighborhoods are the identity of Chesterfield and that the condition of neighborhoods determines the desirability of Chesterfield as a place to raise a family. This Plan is meant to assist residents in creating and preserving neighborhoods.
- 2.1.1 Conservation of Existing Quality of Life - Preserve and enhance the quality of life in Chesterfield as exemplified by its existing neighborhoods and the development that now exists.
- 2.1.3 Encourage Preservation of Existing Residential Neighborhoods - Preserve or improve existing residential neighborhoods' identities.
- 2.1.6 Reinforce Existing Residential Development Pattern - New residential development should reinforce existing residential neighborhood patterns by continuing to enforce high quality site and subdivision design, layout, and planning practices.
- 2.1.7 Multiple-Family Projects in Higher Density Areas – Multiple-family projects should be located close to existing, higher density commercial and residential development so as not to alter the conditions and environment of existing single-family neighborhoods. Each multiple-family project should meet City-developed greenspace standards unless clearly identified reasons justify non-conformance.
- 2.1.8 Transitional Use between Single-Family Detached and Higher Density Development - Single-family attached developments should serve as a transitional land use between single-family detached land use and multiple-family residential and commercial land uses.
- 2.4 Higher Density Residential in Urban Core - New multiple-family residence should be located in or near the Urban Core.

10.0 PARKS AND OPEN SPACE POLICIES

- 10.1 Open Space Preservation and Creation - Open space plays a major role in making the City a more desirable place to live. Preservation of open space and expansion of city parks and recreation opportunities should be encouraged. Public and private places should include design elements and features that create and add to the desirability of individual developments and the City of Chesterfield.

The Comprehensive Plan Land Use Element characterizes common ground as being “those areas within residential subdivisions that are held for open space, recreational, or other use by all persons living within that subdivision.” The Petitioner notes in the Issues Response letter that 5.25 acres of the 6.00 acre tract of land would be dedicated to the City. However it should be noted that at this time, the City has not agreed to accept this land for dedication. As discussed in the following section of this report, this 5.25 acres is not proposed for use by the residents of the proposed development. In fact, it is not physically accessible and is completely isolated from the multi-family portion of the development. Because of this, the use of open space will not add to the “desirability” of the proposed development as it is not intended to be utilized, or even available for use, by the residents.

3. “PUD” District Regulations

The Unified Development Code Section 31-03-04.K states that “the purpose of the PUD District is to encourage flexibility to the density requirements and development standards of the zoning ordinance that will result in exceptional design, character, and quality of new homogenous and mixed use developments; to promote the most appropriate use of land; to facilitate the provision of streets and utilities; and to preserve the natural and scenic features and open space.”

The Unified Development Code requires that any zoning petition requesting a zoning map amendment to the PUD district meet four (4) **General Requirements** in order to fulfil the basic application requirements for a PUD. All four of these requirements have been met for this petition, as detailed below. Again, these requirements are simply to fulfil application/filing requirements and are in no way an indication of approval or acceptance of the request. This information is simply needed to get the application set for public hearing and consideration by the Planning Commission.

- 1. All property that is at least four (4) contiguous acres shall be eligible for the PUD District designation.**

The two areas included in this petition are each greater than four acres in size. The Code does not require that all land within the PUD itself be contiguous.

- 2. All property to be zoned PUD or an existing PUD Zoning District being amended shall be under single ownership, or if under multiple ownership, then by written consent of all owners who agree to be bound by the PUD District designation and regulations.**

The subject properties included in the petition share a common legal ownership/interest.

- 3. The detailed standards set forth herein are minimum requirements, and it is the intent of this Section that the City of Chesterfield may impose conditions and safeguards in excess of, or in addition to, the specified minimal requirements. Satisfying the minimum standards set forth herein does not per se indicate that an application is entitled to a zoning change and notice is hereby given to that effect.**

The petition meets the minimum requirements and the Petitioner is aware that meeting these minimum requirements does not entitle the requested zoning map amendment. Additionally, the Petitioner is aware that requirements and conditions exceeding the minimum requirements may be imposed.

- 4. All utilities shall be installed underground.**

The Preliminary Plan includes a note acknowledging that all utilities will be installed underground.

Once it has been determined that these four General Requirements have been met, the application is accepted and the petition is scheduled for public hearing before the Planning Commission.

Next, the project is reviewed against the **Minimum Design Requirements** for a PUD District. There are four (4) minimum design requirements that must be met in order for the project to qualify to ask for a change of zoning to the PUD District. These four (4) items are:

- 1. Proposal has to meet the maximum residential density determined by the existing zoning district or by submitting an application for a change of zoning from the "NU" Non-Urban District to a residential zoning district.**

P.Z. 03-2016 and P.Z. 09-2016 satisfy the requirement that a change of zoning to a residential district that permits the proposed maximum development density be submitted.

- 2. Provision of thirty (30) percent Common Open Space to be displaced throughout the site and not concentrated in one (1) area or contain only that portion of the site that would be considered undevelopable.**

The PUD proposal includes over 70% open space. However, the Unified Development Code defines Common Open Space in the following manner:

“A parcel or area of land or an area of water or a combination of both within the planned unit development (PUD) which is designed and intended for the use or enjoyment of the residents. This area may include stream corridors, agricultural lands, archeological sites or other elements to be protected from development as well as easements for public utilities. It also includes any improvements as are necessary and appropriate for the benefit and enjoyment of the residents or land owners. Common open space does not include any portion of an improved lot dedicated to buildings or vehicular navigation.”

When evaluating the PUD petition as a whole, Staff finds that the 70% open space shown on the Plan does not meet the definition of “common open space.” The largest portion of the proposed common open space, 5.25 acres, is concentrated on the 6.0 acre tract and is not developable area. When this area is eliminated from the open space calculation, the common open space required by the PUD is reduced to 45% (9.29 acres/20.296 acres). The minimum requirement of the PUD is 30% common open space whereas “R” districts require a minimum of 40% open space.

Finally, Staff would note that the PUD requirement for 30% common open space is a minimum standard. As explicitly discussed in General Requirement #3 on page 11 of this report, it is within the City’s purview to require that a development proposal exceed all minimum requirements of the PUD District regulations.

3. Provision of perimeter buffer of at least thirty (30) feet in width.

The proposal meets this minimum requirement and exceeds it in places as noted in the Petitioner’s Issues Response letter. Again, a 30 foot buffer is a minimum requirement, not maximum and the City may require that a development proposal exceed minimum requirements.

4. Proposed project has to be consistent with the purposes and intent of the Comprehensive Plan and the City of Chesterfield Municipal Code.

As detailed in the previous sections of the report, there are several policies set forth in the Comprehensive Plan that pertain to the proposed development.

The purpose of the PUD District as set forth in the district regulations is “to encourage flexibility in the density requirements and development standards of the Zoning Ordinance that will result in exceptional design, character, and quality of new homogenous and mixed-use developments; to promote the most appropriate use of land; to facilitate the

provision of streets and utilities; and to preserve the natural and scenic features and open space.”

In addition to these requirements above, the Unified Development Code lists twelve (12) **Design Features** suggested to be used by developers when applying for PUD District zoning. Section 31-03-04.K of the Unified Development Code also states the following: **“Satisfaction of all or any of these design features is not mandatory, but the approval of “PUD” zoning will be predicated on the use of the below list or any other design feature deemed desirable by the City of Chesterfield. Proposed inclusion of these design features within a “PUD” can increase the flexibility of design standards and the ability of the developer to negotiate the mitigation of other requirements.”** Below is a list of the suggested Design Features from the City Code:

- Placement of structures on most suitable sites with consideration of maintaining existing site topography, soils, vegetation, slope, etc.;
- Preservation of natural and cultural areas, as well as the creation of open space through active and passive recreation areas to include greenways, landscape gardens, plazas, and walking and cycling trails that serve to connect significant areas and various land uses;
- Preservation of existing mature trees and trees deemed extraordinary by the City of Chesterfield Tree Specialist due to but not limited to the following: size, type, origin, grouping, or number of;
- Enhanced landscaping, deeper and opaque buffers, and increased planting along public right-of-ways, open space/recreational areas, and the overall perimeter to protect and ensure compatibility with adjacent land uses;
- Utilization of mixed use buildings;
- Utilization of Traditional Neighborhood Design (TND) techniques in the layout and spatial organization of the development;
- Structures designed and constructed of an architectural vernacular that exceeds the typical building design and materials within the City of Chesterfield;
- Segregation of vehicular traffic from pedestrian/bicycle circulation networks, and other traffic mitigation measures;
- Incorporation of Transit Oriented Development (TOD) or direct access to public transportation;

- Provision of affordable housing;
- Utilization of Leadership in Energy and Environmental Design (LEED) construction practices and development standards and the proposed LEED certification of buildings and grounds by the U.S. Green Building Council within the PUD; and
- Inclusion of community facilities and the access thereto.

These desirable design features are meant to guide developers and explain the high quality standards that the City would like to attain and uses to consider requests for PUD Zoning. No single proposal is expected to include each of these items; however, some of these and similar concepts should be easily identifiable in any PUD petition.

4. Traffic

The Petitioner submitted an initial Traffic Assessment conducted by the Lochmueller Group on July 13, 2016. However, this assessment does not fully analyze the traffic impacts of the proposed development nor provides the data and information necessary from various agencies for a full traffic review and recommendation by the City's traffic reviewer. Because of the way the current development process is established by the City, the Chesterfield City Code does not require traffic studies to be submitted until the site development plan phase, if the zoning is approved. However, in instances in which full traffic analysis is required during zoning, the City can and does ask for it. In this case, while not necessary for Staff to complete our analysis, we did ask the Petitioner if they would submit a full Traffic Study now for review by all applicable agencies. The Petitioner has elected not to do so, but has stated they would if zoning is approved.

Note that if the zoning request is not approved, this item becomes moot as the development will not move forward. If the City wishes to require a full traffic study at this time, Staff will begin working with the Petitioner on its submission.

Agency comments have been received by MoDOT and they have given conceptual approval of the Preliminary Plan with no road improvement required at this time.

The Preliminary Plan establishes the primary access for this development to be served from the outer road, with a secondary, emergency only access off of Schoettler Road. When this project is before the Planning Commission for Vote meeting, unless otherwise directed, the Attachment A will reflect these two items and will require a full Traffic Study for review by all jurisdictional authorities and recommendation from the City's traffic reviewer during the Site Development Plan review.

REVISED PRELIMINARY PLAN

As stated previously in this report, the public hearing for this PUD District request was held on September 12, 2016. In an effort to answer some of the issues and concerns that came out of that hearing, the Petitioner has since amended their Preliminary Plan. The following items represent a summary of key features being proposed with the revised Preliminary Plan:

- 252 multi-family units are proposed; original PUD proposal was for 258 multi-family units.
- A walking trail was added around the detention basin, and the dog park was relocated from the center of the site to the southern portion of the site and a trail from the public sidewalk to the dog park was added.
- The retaining wall along the eastern property line was eliminated, and the buffer area was increased to allow for a substantially greater distance between the adjacent property and the nearest structure.
- One building was eliminated from the proposal, reducing the number of multi-family residential buildings to six. In eliminating this building, the height of other buildings was increased, with two buildings now proposed at five stories in height, although only four of those stories will contain dwelling units and the first story contains a parking garage. The PUD District permits for flexibility in development standards, including height requirements; however, the impact of the proposal on surrounding developments must still be considered.

For multi-family developments, the “R” residence districts (including the “R-6A” and “R-6AA”) include the following height limitation per Sections 31-03-03.L and 31-03-03.M of the Unified Development Code:

“No building elevation of any dwelling structure or building accessory to a dwelling structure shall exceed four (4) stories in height, including any basement dwelling space.”

By requesting the maximum building height permitted by the “R” district zoning, an even greater contrast between the proposed development and surrounding existing residential character is created. Although eliminating a building does provide more space to allow for greater buffering along the eastern perimeter of the site, it further differentiates the development proposal from the surrounding residential neighborhood pattern that currently exists by proposing such large building masses.

Images of the previously proposed and currently proposed Preliminary Plans are provided on the following page for comparison.



Figure 4: Previously proposed Preliminary Plan



Figure 5: Currently proposed Preliminary Plan

REQUEST

Staff has reviewed the requested zoning map amendment by the Petitioner as it pertains to the PUD District Zoning request and has prepared this report for discussion purposes with the Planning Commission at the Issues Meeting. The goal from the Issues Meeting is for the Planning Commission to provide direction to Staff on the request and to identify any issues that remain open that can be addressed. This information is then used to assist in preparing for the future Vote Meeting.

Even though there is no vote taken at the Issues Meeting, it is important to know the recommendations available to the Planning Commission that can be made at the future Vote Meeting. The recommendation of the Planning Commission is then forwarded to the City Council for review and consideration. These options available to the Planning Commission are as follows:

1. A motion recommending approval of the PUD District Zoning request as requested by the Petitioner; or
2. A motion recommending approval of the PUD District Zoning request with modifications (including placing additional conditions or removing conditions) to be written into the planned district ordinance or Attachment A; or
3. A motion recommending denial of the PUD District Zoning request.

Again, this is an issues meeting only at this time and this meeting serves as a discussion of the issues only.

Finally, all citizen letters of support and opposition, the speaker presentations from the Public Hearings, as well as the signed citizen opposition petition that have been submitted to the City are linked in the Planning Commission Meeting Agenda for your review.

Attachments

1. Response to Issues Letter
2. Preliminary Plan Packet

cc: Aimee Nassif, Planning and Development Services Director