



44-600 Village Court, Suite 100  
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### **Project Justification Statement**

#### **Encanto Housing Development – Planned Unit Development (PUD)**

##### **a. How the proposed development is superior to what is permitted by the underlying zone;**

The underlying General Neighborhood (G-N) zoning designation allows for medium- to high-density residential development. If developed conventionally under base zoning, the site could result in a standard tract subdivision without coordinated open space, setbacks, sidewalks, amenities, or enhanced public improvements.

The PUD provides a superior outcome by:

- Providing Open space along Van Buren Street.
- Providing Parking for guests to prevent clutter in front yards.
- Providing needed housing to the City.
- Designing a walkable internal circulation system with sidewalks that connect directly to Coral Mountain Academy and Van Buren Street.
- Providing flexible lot standards that allow for attainable housing while maintaining potential for high-quality architecture, landscaping, and open space.

##### **b. How the proposed project conforms to Chapter 17.38 – Planned Unit Developments**

The project satisfies the intent of Chapter 17.38 by:

- Establishing custom development standards and design guidelines tailored to the site while remaining consistent with the General Plan.
- Demonstrating superior site design and amenities compared to the base zone, including coordinated landscaping, open space, and pedestrian circulation improvements.
- Providing defined public benefits as required by Section 17.38.035, including on-site public amenities, off-site infrastructure improvements, and contributions to community livability.
- Utilizing the PUD process to achieve flexibility in lot size and setbacks while ensuring compatibility with adjacent neighborhoods through perimeter landscaping, and walls.

##### **c. Exceptions to the underlying zoning regulations being requested and why they are necessary;**

The PUD seeks modest exceptions from the G-N standards to allow for a more efficient and attainable neighborhood design. These include:

- Minimum lot size 2,700 sq. ft. (vs. 4,000 sq. ft. required).
- Lot depth: 60 ft. (vs. 90 ft. required).
- Side yard setback: 4 ft. (vs. 10 ft. required).
- Rear yard setback: 10 ft. (vs. 20 ft. required).



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These adjustments are necessary in the PUD to:

- Provide a broad range of housing types on smaller lots, consistent with General Plan goals of supporting attainable and diverse housing opportunities.
- Achieve a more efficient subdivision layout while preserving required parking, private yard space, and open space.
- Enable the project to contribute additional land and resources toward public benefits (park, landscaping, street and infrastructure improvements).

**d. Public benefit provided that justifies exceptions to underlying zoning standards;**

The project provides multiple, tangible public benefits that offset the requested zoning exceptions:

1. Open Space (1.14 acres) of open space with two gazebos that will be in the preserved open space adjacent to retention basin
2. Van Buren Street Improvements (665 frontage linear feet, Total Improvement length 1,060 feet) – Half-street improvements including new pavement, curb, gutter, undergrounding of existing overhead utilities, full street section striping, new streetlights, and a detached 6-foot sidewalks and landscaped parkway.
3. Provision of four parking areas to prevent front yards from being cluttered.
4. Provision of 10-foot Access Easement to Coral Mountain Academy
5. Stormwater Infrastructure – Construction of an above-ground retention basin adjacent to Van Buren Street to capture and retain 100% of off-site stormwater flows, providing a local benefit that supports future growth beyond the project site.

Collectively, the open space, street improvements, off-site stormwater facilities, and enhanced landscaping exceed the baseline requirements. These improvements represent substantial public benefits that justify the requested deviations from the base zoning and demonstrate compliance with the purpose and intent of the City's Planned Unit Development ordinance.