



Date: March 1, 2023
To: City Council
From: Ellen Hardgrove, City Planning Consultant
XC: Sandy Riffle, City Clerk
Brett Sollazzo, Administrative & Permitting Manager
Drew Smith, City Attorney
Re: Second Reading of New Zoning District Implementing New Future Land Use Designation:
CP PD

This agenda item is the second reading for the new CP PD zoning district that will be used to implement the Site Specific Plan Future Land Use designation. The attached ordinance is a revision from that presented at the first reading. The revisions are based on Council’s discussion and are shown as highlighted text on the attached ordinance and summarized below.

- Line 85 Removed the examples for mitigating the visual impacts, operational impacts, and impact to public services and facilities.
- Line 135 Related to utility information that needs to be provided, the method of connection was added to avoid a situation such as that which occurred at Mecatos.
- Line 144 Related to traffic analysis, the text was revised to always require the analysis.
- Line 174 Related to replacement trees, the text was completely replaced with the City’s Landscape Architect’s updated recommendation.
- Line 217 Related to the required development agreement, the text was revised to clarify it was a draft agreement that was required to be submitted prior to P&Z hearing.
- Lines 247 and 284 Related to notice of public hearing, the text was completely revised replacing the 1,000 feet with the City’s current distance of 500 feet, BUT the distance applies to subdivisions, not parcels within the 500 feet; the intention is that if one lot of a subdivision is within 500 feet of the subject property’s boundary, then all the property owners of that subdivision are noticed.
- Line 310 Related to amendments to an approved CP PD plan, the text was revised to make any change to a building design or location within 300 feet of a property boundary a substantial change.

Non-substantive changes were also made throughout the first reading draft to increase clarity.

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