



Date: December 13, 2022
To: City Council
From: Ellen Hardgrove, City Planning Consultant
XC: Sandy Riffle, City Clerk
Drew Smith, City Attorney
Re: Proposed Comprehensive Plan Amendment – Site Specific Future Land Use Designation

This agenda item is for consideration of transmitting a proposed comprehensive plan amendment to add a new future land use designation, Site Specific Plan, to the Department of Economic Opportunity (DEO) for State review. This is the same amendment that was denied by Council in July 2022; however, based on new input, Council agreed to reconsider the amendment

Recapping, the proposed new designation would allow the consideration of a use that would require specific development standards to ensure land use compatibility with adjacent uses. Any use allowed in any of the other future land use designations could be considered consistent with the Site Specific Plan future land use designation.

The new policy requires that a proposed future land use map amendment to this new designation must be simultaneous considered with a correlated comprehensive plan policy specifically detailing, at a minimum, the allowable uses and densities/intensities for that parcel. Given the specific densities/intensities will be detailed in the required new policy, staff is recommending one change from the previously considered amendment; i.e., removal of the density/intensity caps from the proposed policy (reference lines 109-110 of the proposed ordinance).

~~The maximum density allowed shall be 16 units per acre for residential and 1.0 floor area ratio for nonresidential.~~ Simultaneously with establishing this designation on the Future Land Use Map, a policy amendment shall be approved that details the development program for the property including, at a minimum, specific permitted uses and maximum density/intensity.

The proposed amendment also requires that development on property with the Site Specific Plan designation be rezoned to a new Planned Development zoning district.

In addition to the new future land use designation, the proposed amendment includes general language applicable to all future land use designations that is intended to provide an understanding that the listed densities/intensities are not an entitlement.

The Planning and Zoning Board supports the amendment. Staff recommends Council approve transmittal to the DEO with staff's recommended change to the text as noted above.

END