



Date: October 20, 2022  
To: Planning and Zoning Board (P&Z)  
From: Ellen Hardgrove, City Planning Consultant  
XC: Sandy Riffle, Interim City Clerk  
Brett Sollazzo, Administrative Assistant  
Drew Smith, City Attorney  
Re: Proposed Comprehensive Plan Amendment – Site Specific Future Land Use Designation

This agenda item is for review and recommendation of a proposed comprehensive plan amendment to add a new future land use designation: Site Specific Plan. This proposed comprehensive plan amendment was reviewed and recommended for approval by P&Z in April 2022, but Council voted to not adopt it in July. Council agreed to reconsider the amendment at their October meeting, which requires re-start of the process.

To recap what was proposed last time P&Z reviewed it, 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.

If adopted as currently proposed, 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; however, approval of the new future land use designation on a parcel requires simultaneous approval of a correlated comprehensive plan policy specifically detailing, at a minimum, the allowable uses and densities/intensities for that parcel.

The proposed amendment also requires that development on property with the Site Specific Plan designation be rezoned to a new Planned Development zoning district, which is also on P&Z's agenda.

Also in the proposed amendment, which was included in P&Z's April review, is general language applicable to all future land use designations in order to provide an understanding that the listed densities/intensities are not an entitlement.

END