

Date: February 15, 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: New Zoning District to Implement New Future Land Use Designation: CP PD

This agenda item is the first reading for the new zoning district, CP PD, that will be used to implement the Site Specific Plan Future Land Use designation. The intent of this new regulation is to provide a coordinated development approval process (City, developer, adjacent property owners, other stakeholders) to ensure adjacent land use compatibility. The highlights of the regulation are as follows:

- A Simultaneous Process/One Application for a Comprehensive Plan Future Land Use Map Amendment to “Site Specific Plan”, a Comprehensive Plan Policy detailing the use(s) and density and/or intensity, and a rezoning to CP PD.
  
- The Approval Process
  - *Application Submittal*
  - *Distribution for Staff Review*
  - *Staff/Applicant Meeting/Initial Review Comments*
  - *Community Meeting*
  - *Staff Report for P&Z*
  - *Planning and Zoning Board Hearings*
  - *City Council Hearings*
  
- Required Application Submittals
  - Proposed FLU Policy detailing uses/density/intensity and narrative justification for the change
  - Compatibility Mitigation Plan addressing visual impacts, on-site operational impacts and impact to public services and facilities
  - Site Plan
  
- Other Notable Development Standards
  - Maximum Height will be determined during application review.

- Parking quantity shall be consistent with code standards unless competent and substantial evidence demonstrates a reduced quantity is appropriate.
- Landscaping must exceed the minimum code standards of Chapter 114.
- Open Space is required at a minimum of 25% of the gross land area, with 50% of that required to be used along the boundaries for land use compatibility.
- A development agreement is required to document conditions, restrictions, design standards, and maintenance of the building and site to ensure enduring land use compatibility.

The second reading for the new district will be March 15<sup>th</sup>.

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