



Date: January 20, 2023

To: Planning and Zoning Board (P&Z)

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 adopting the pending proposed comprehensive plan amendment to add a new future land use designation: Site Specific Plan. This is the final step in the comprehensive plan amendment process: transmittal to the Department of Economic Opportunity (DEO), DEO and applicable agency review, then adoption. DEO and the other applicable agencies reviewed the proposed amendment and had no comments.

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 amendment will require 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.

The proposed amendment also requires that development on property with the Site Specific Plan designation be rezoned to the proposed Comprehensive Plan 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.

Staff recommends P&Z recommend that Council approve the proposed amendment.

END