



Date: April 13, 2022
To: City Council
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 a proposed comprehensive plan amendment to add a new future land use designation for uses that require site specific development standards to ensure land use and environmental compatibility. The proposed amendment adds a sixth future land use designation, Site Specific Plan, to Future Land Use Policy 1.1.6. to help the city plan for future growth and development.

As proposed, the uses that are allowed in the new future land use designation are any of the uses allowed in the City’s existing future land use designations. As also proposed, a request to designate a parcel as Site Specific Plan will require a simultaneous text amendment detailing, at a minimum, the specific allowable uses and densities/intensities.

The proposed policy also requires that development on property with this designation be rezoned to a new zoning district. The intent of the new zoning district is to ensure a well-planned development program that is compatible with adjacent land use, the environment, and public infrastructure through site specific design/development standards and architectural controls.

General language is also proposed to be added to this policy, applicable to all future land use designations, to provide an understanding that the listed densities/intensities are not an entitlement.

The Planning and Zoning Board (P&Z) discussed the proposed amendment at their April 4th board meeting. P&Z recommended transmittal of the proposed text amendment to the Department of Economic Opportunity (DEO), which is the initial step for eventual adoption. In addition, there was a consensus that the development needs to include smart growth development design, provide recreation space in employment as well as residential areas, and accommodate future infrastructure needs such as alternative energy sources. This discussion prompted a staff recommended change, which is included in the proposed ordinance as italicized text.

Suggested motion: Approval to transmit the proposed amendment to the DEO as proposed in the draft Ordinance No. 2022-03 included in the Council’s packet.