Watermark Rezone ZON2021-0019

City Council

June 7, 2022 Brittany Hathaway, Development Review and Civil Inspection Manager



Request & Site Background

Rezone 23.48 acres from PUD (Planned Unit Development – Centerplace) to MU-H (Mixed-use High Intensity)

 Proposed mixed-use development to include a multi-family apartment complex use and an adjacent lot restricted to commercial uses

The existing zoning has been in place since 2000 with an update in 2015

- 2015 update restricted development in the area to a degree the site has remained vacant
 - Restrictions included gas stations and auto uses, lodging, veterinary services, all residential uses, day cares, etc.
- Intention was for a big box development that did not proceed with construction



Location

- South of Centerplace Drive at 38th Avenue
- Surrounding Land Uses:
 - North: Creekstone Apartments and vacant land
 - South: US Highway 34 Bypass
 - East: Longview Townhomes and car dealership
 - West: Commercial and commercial big box (TJ Maxx, Hobby Lobby, Best Buy etc.)





Photos

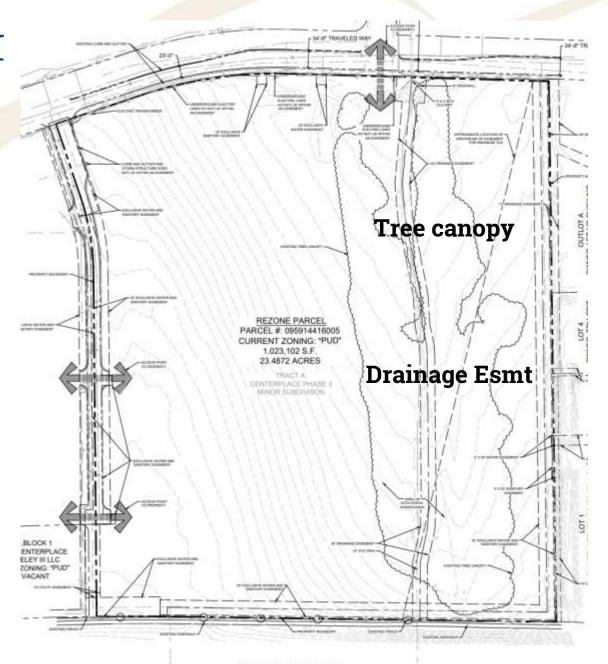




Existing Conditions & Site Analysis Map

- Vacant lot
- Drainage channel
- Ecologically significant area (in clouded area)





U.S. HIGHWAY 34 BYPASS

Zoning Suitability Map

- Commercial lot (2 acres) on northwest corner
- 2 open space areas
- 1 park area
- 11 acres for residential



Approval Criteria

 The proposed rezone is consistent with the Code criteria (Section 24-204) as outlined in the staff report

Notification

- 156 notice letters were mailed to property owners within 500 feet
- Sign posted on the property
- No comments received to date

Recommendation

 Planning Commission provided a recommendation of approval at the April 26, 2022, meeting

