

Promontory Preliminary PUD, Areas M&N, 1st Amendment

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NORTH

Promontory Planned Unit Development - 1st Amendment to Areas F, L, and M

TRI-POINTE

**Mixed Use Development
Conceptual Master Plan**
merement to the Tri-Points Planned Unit Development
Submitted for Westfield Development Company

Zurbing Motion

[illegible]

Planned Unit Development Criteria

The Do-Nothing PPD Amendment of 10/10/2002 is in accordance with the first and only amendment version of the existing Do-Nothing PPD.
These general instructions are being sent either from a user's e-mail address or another device by email or other means.

Silicon 1.000

care took is detailed in this table, as compared to the other identified sites. We used the findings of this PhD as a starting point to develop a number of findings, and the drawing experience facilitated bringing it across and was able to illustrate it for the first time of the research project.

[illegible]

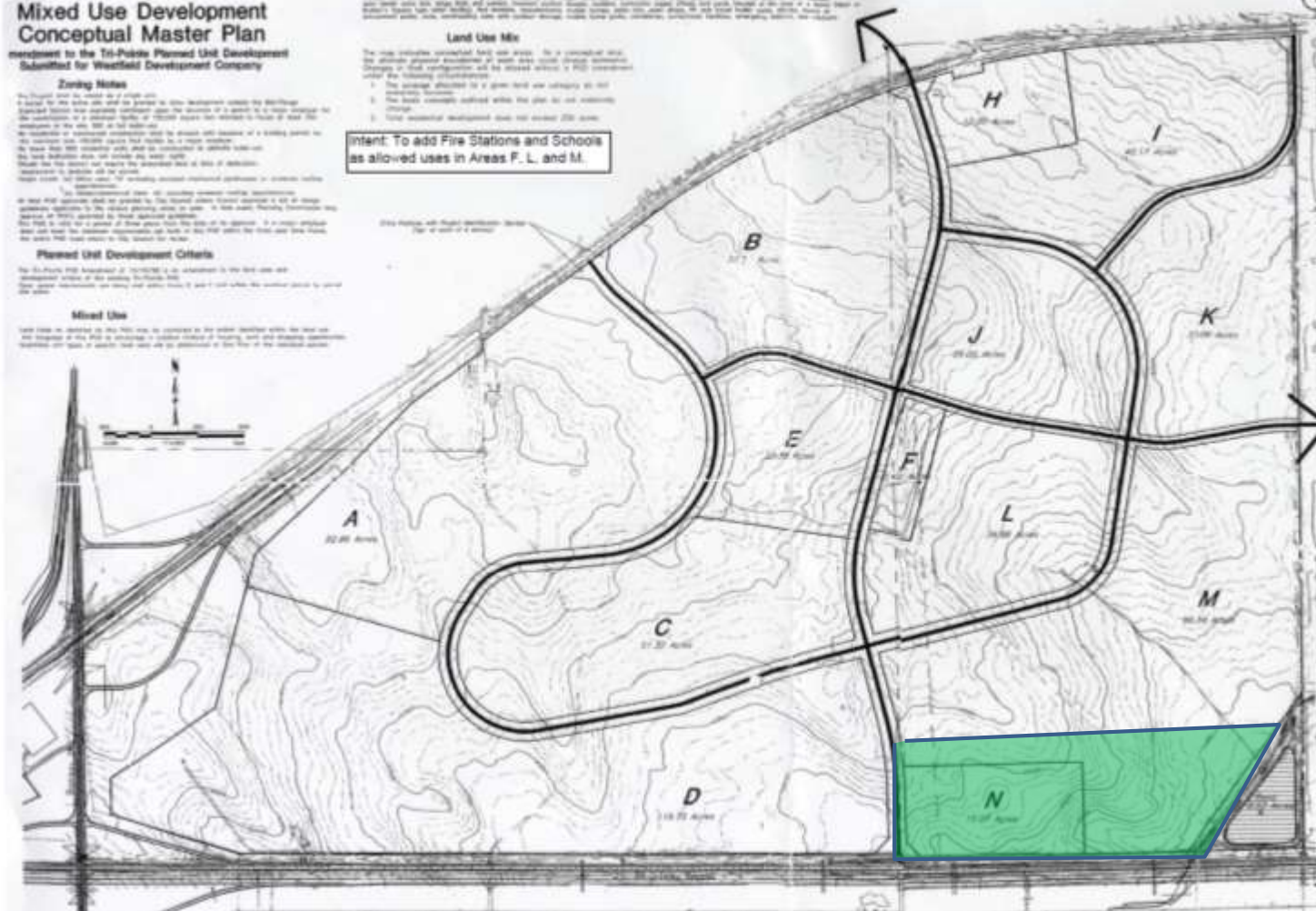
Land Use Mix

The three variables considered here are given in a convenient way. The observed grouped frequencies in each class must follow multinomial sampling. In the following, the results will be obtained under the following assumptions:

1. The average described in a given class are subjected to no systematic variation.
2. The local sample applied within the plot is not extremely large.
3. Total numerical description does not exceed 250 items.

intent: To add Fire Stations and Schools as allowed uses in Areas F, L, and M.

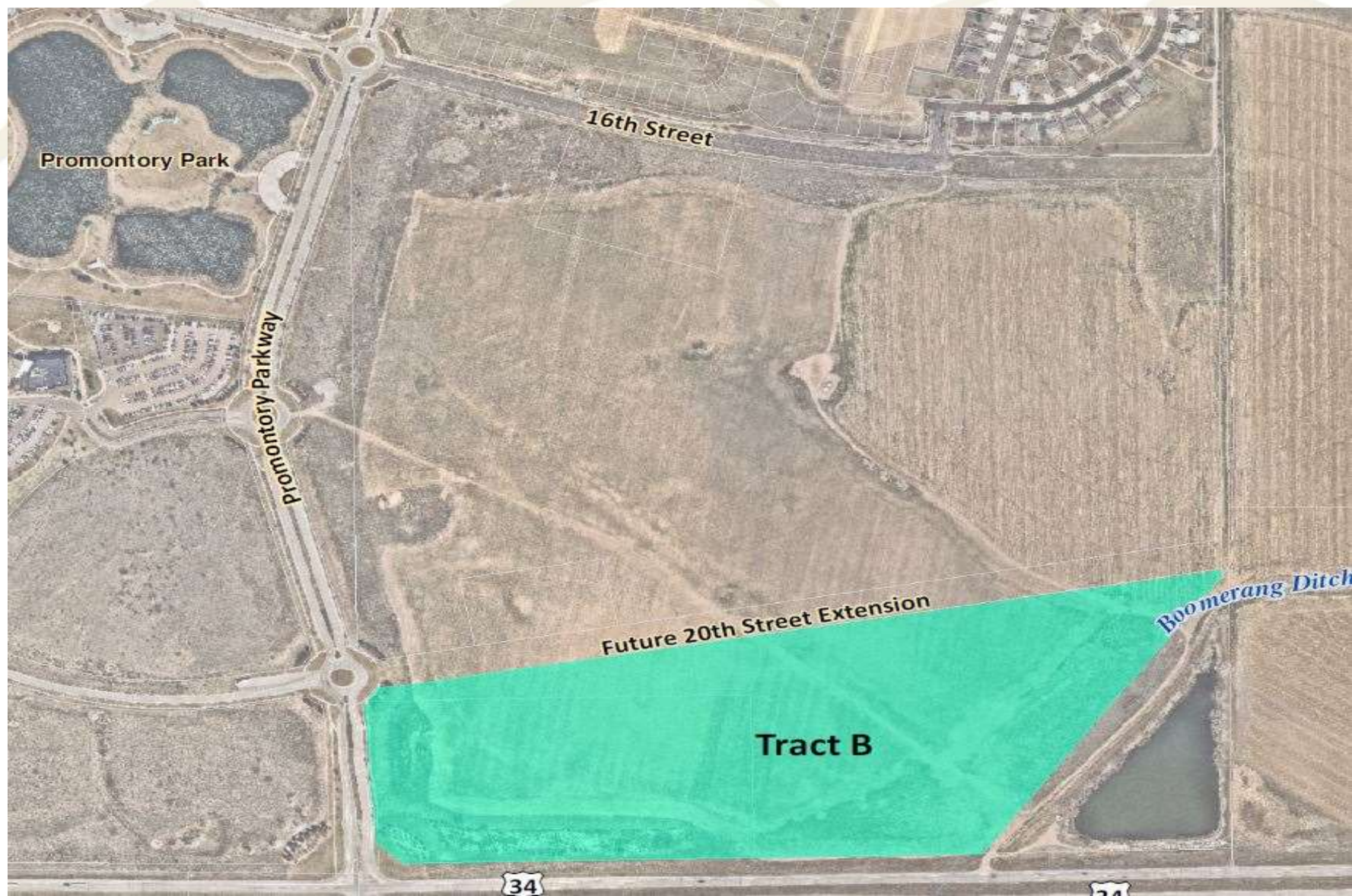
Allowed Land Uses by Type



- **Stress** = state of tension, strain, strain of mind
- **Stressors** = things that cause stress
- **Stress response** = state of mind, body, and behavior that results from stress
- **Stress management** = techniques for reducing stress
- **Stress management techniques** = techniques for reducing stress
- **Stress management techniques** = techniques for reducing stress

[illegible][illegible]


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Allowed Uses in Area N

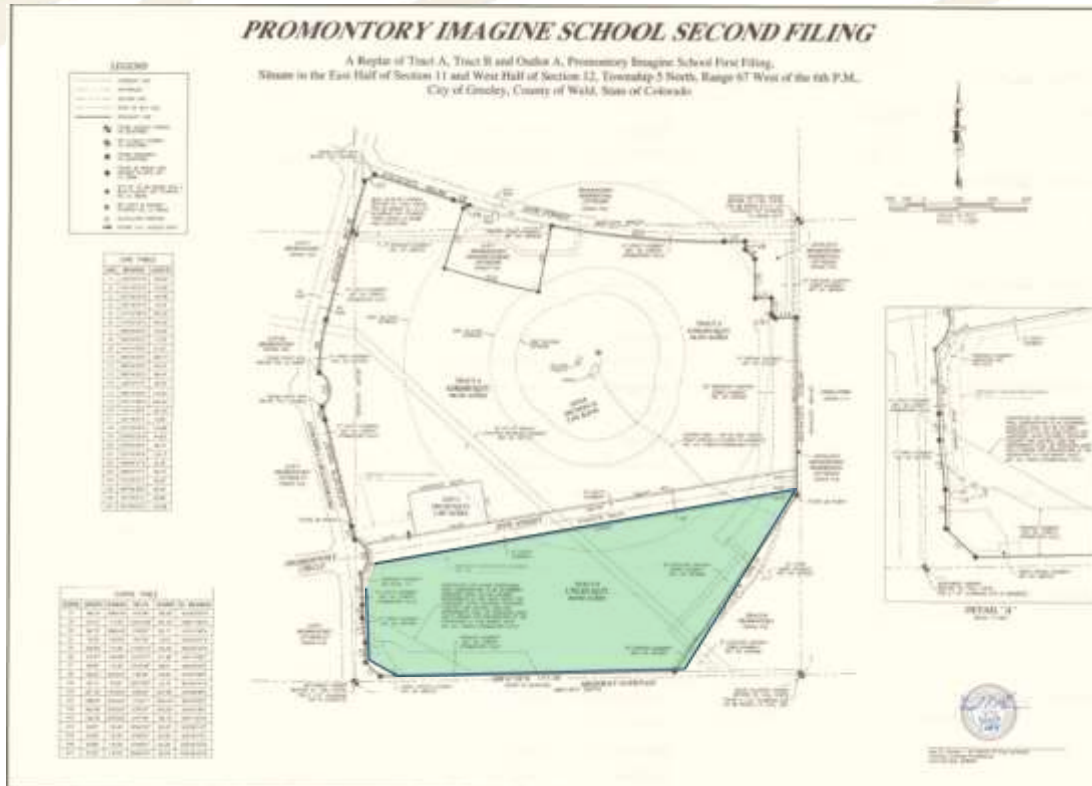
- Animal uses – veterinary clinics (no outdoor runs)
- Art, dance, photo studios, galleries
- Auto uses, car wash
- Banks, savings and loan, financial institutions, ATM's, drive-up windows
- Bars, taverns, nightclubs, lounges
- Bowling alleys
- Brew pub
- Convenience stores with or without gas sales
- Dry cleaning (no cleaning on-site)
- Gas stations
- Gas stations with repair, lube and tire shops
- laundromats
- Personal service shops (beauty, barber, tanning and nail salons, shoe repair, similar
- Pet stores
- Printing, copying shops, mail centers
- Membership clubs, health clubs, marital areas studios
- Restaurants – Cafes, and other eating establishment (including outdoor seating eating areas). Drive up windows
- Retail sales – under 3,000 square feet, 3,000 to 40,000 square feet, large retail (over 40,000 square feet)

Allowed Uses in Area M

- Single family dwellings
- Multi-family dwellings
- Two family dwellings
- Townhouse dwellings
- The following uses, not to exceed 15% of the acreage contained within each Planning area:
 - Banks, savings and loan, financial institutions, ATM's, drive-up windows
 - Medical and dental offices and clinics
 - Hotel, motel
 - Office
 - Recreation uses – Community recreation buildings, indoor, outdoor extensive (skating rinks, bowling alleys, video arcades, tennis courts, swimming pools, etc.), membership clubs, health clubs, open space, parks (pocket), park (neighborhood), park (community / regional)
 - Restaurants
 - Retail sales not to exceed 40,000 square feet
 - Fire Stations, schools, recreation uses – Added 9/17/2019*



Request



- **Rezone Tract B – Areas M and N only**
- **Allow all C-H (Commercial High Intensity) and R-H (Residential High Density) uses**
- **Remove commercial acreage cap**
- **Tract B only, Tract A not included in the rezone request**

**View from site to
looking northwest**



Site Photos

**View from
north looking
south**





View from 20th
Street looking
north and east

Site Photos



View from 20th
Street looking
south



Development Code Criteria: (Section 24-625)	
Yes	a. Has the area changed to such a degree that it is in the public interest to rezone the property to encourage development?
	➤ The subject properties undeveloped for over 22 years; the applicant has stated that the limitation of land use options has impacted the developability of the lots.
Yes	b. Has the zoning been in place for at least 15 years and does the zoning appear to be obsolete?
	➤ The subject site has been zoned for nearly 22 years, without any development. The current zoning is not obsolete. Adding uses would provide further development opportunities.
N/A	c. Are there clerical errors?
	➤ There are no clerical or technical errors to correct.
N/A	➤ d. Are there detrimental environmental conditions?
	➤ There are no known detrimental environmental conditions.
N/A	e. Is the rezoning necessary to provide land for a community related use?
	➤ The rezone request is not necessary to provide land for community related uses.



Yes **f. What is the potential impact of the rezoning upon the immediate neighborhood and the City as a whole?**

- **City services should not be impacted, since the surrounding area is already served by municipal services such as water and sewer. Police and Fire already serve this area.**

Yes **g. Is there clear and convincing evidence that the proposed rezoning will be consistent with the policies and goals of the City's Comprehensive Plan and comply with applicable zoning overlay requirements?**

- **Complies with policies EH2.4, EH4.2 & GC2.5**
- **The proposed additional uses within the PUD would allow potential use(s) to develop within the area of the PUD, which would provide more options, within walking or biking distances for the residents.**

Yes **h. Impact on approved Zoning Suitability Plan?**

- **The existing Zoning Suitability Map showed that the property can be developed in accordance with the Development Code Standards.**



Development Code Criteria: (Section 24-663)

Yes	Area Requirements: minimum size of 2 acres
	<ul style="list-style-type: none">• The site contains 40.92 acres
Yes	Is the proposed Preliminary PUD Consistent with the Land Use Chapter of the Comprehensive Plan
	<ul style="list-style-type: none">• Complies with policies EH2.4, EH4.2 & GC2.5• The proposed additional uses within the PUD would allow potential use(s) to develop within the area of the PUD, which would provide more options, within walking or biking distances for the residents.



Notice & Feedback

- **Notice letters were mailed to 7 property owners within 500 feet of site**
- **Sign was posted on the site & newspaper notice was published**
- **No citizen input received**

RECOMMENDATION

- **Planning Commission recommends approval of the
Rezone Request**



