



# CITY OF KING CITY COUNCIL

**MEETING DATE:**  
**JULY 7, 2025**

## PART A

<b>Subject:</b>	SET DATE FOR A PUBLIC HEARING TO AMEND CHAPTER 32, ARTICLE IV, SEC. 32-196 AND SEC. 32-198; CHAPTER 32, ARTICLE V, ADD SEC. 32-248.1
<b>Action Requested:</b>	Set a new public hearing for August 4, 2025, to review and approve or deny the request.
<b>Attachments:</b>	

**Todd Cox**

Todd Cox, Int. Planner/Zoning Officer

**This abstract requires review by:**

**City Manager**

**City Attorney**

## PART B

### Introduction and Background:

We have an applicant, Arden Homes, who is proposing a text amendment that would add a second and new PUD-CM (Planned Unit Development – Commercial Mixed Uses) to the zoning ordinances (Sec. 32-248.1). We currently have in Sec. 32-248 Planned Unit Development (PUD), and it mainly applies to residential uses. In the past, our PUDs have consisted of single-family, multi-family apartments or townhomes with up to 15% of the total tract that could be used for business-type uses that would service the residential uses.

The new PUD would apply to commercial uses only, with apartments being the only residential type of use. Most apartment uses are residential by building code and some zoning codes, but are treated as commercial uses because they are not owner-occupied and owned by a corporation. So, in the new PUD-CM, use would include various types of commercial, light-industrial, and residential apartment uses. It would allow for a similar type of setbacks and dimensional requirements.

### Discussion and Analysis:

This public hearing was originally scheduled for July 7, 2025, but it was withdrawn by the project engineer from the Planning Board meeting in June. The Planning Board will have this item on their agenda on July 28, 2025. Therefore, this item will be continued on the August 4, 2025, City Council agenda.

### Budgetary Impact:

### Recommendation:

Staff recommends holding the public hearing on August 4, 2025, for the city council's regular meeting, with the planning board reviewing and making a recommendation to the council on the proposed amendment at their regular meeting on July 28, 2025.