

STAFF REPORT



SUBJECT: Case No.: PD2020-003, PD2020-004 and PD2020-005
Steve Emmons, applicant for the above referenced Planned Development and representing Spectra Student Living, will be providing an update to the Commission in regards to the PD pursuant to Section 154.08 of the zoning code.

DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen

RECOMMENDATION:

The recommend the City Council extend the Planned Development Schedule.

BACKGROUND:

Steve Emmons, with Spectra Student Living, will provide an update on the Planned Development located in the 2200 Blk of Tarleton and provide an updated development schedule pursuant to requirements of the zoning code, Section, 154.08 (see excerpt below).

Although the update is prior to the one year anniversary, the PD was approved with a condition that the single family infrastructure for the PD would be completed by April 1, 2021.

8.E Development Schedule.

(1) An application for a Planned Development District shall be accompanied by a development schedule indicating the approximate date on which construction is expected to begin and the rate of anticipated development to completion. The development schedule, adopted and approved by the City Council, shall become part of the Planned Development Ordinance and shall be adhered to by the owner, developer and their assigns of successors in interest.

(2) Annually, upon the anniversary date, or more frequently if required, the developer shall provide a written report to the Planning and Zoning Commission concerning the actual development accomplished as compared with the development schedule.

(3) The Planning and Zoning Commission may, if in its opinion the owner or owners of the property are failing or have failed to meet the approved development schedule, initiate proceedings to amend the Official Zoning map or the Planned Development District by removing all or part of the Planned Development District from the Official Zoning Map and placing the area involved in another appropriate zoning district. After the recommendation of the Planning and Zoning commission and for good cause shown by the owner and developer, the City Council may extend the development schedule as may be indicated by the facts and conditions of the case.

ALTERNATIVES

- 1) Recommend the City Council extend the development schedule.

- 2) Recommend the City Council initiate proceedings to amend the Official Zoning map of the Planned Development District by removing all or part of the Planned Development District from the Official Zoning Map and placing the area involved in another appropriate zoning district.