



Planning and Zoning Commission Planning Department Staff Report

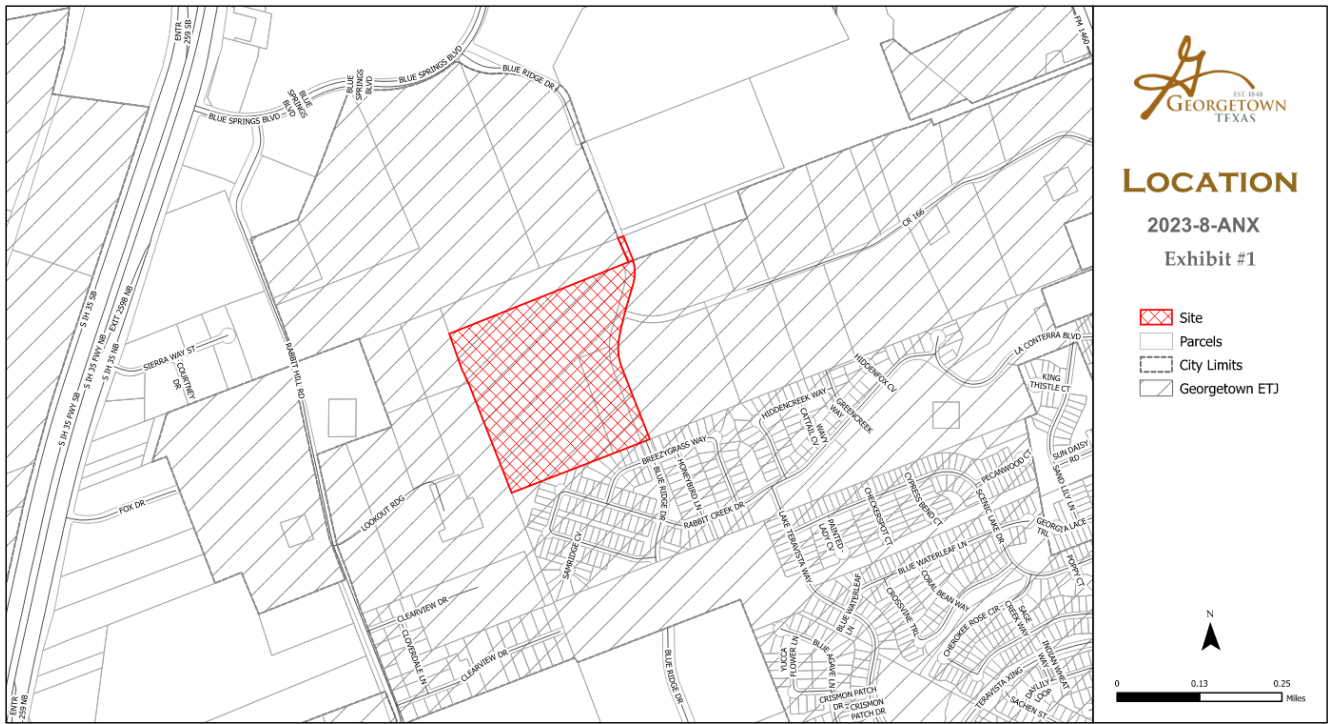
Report Date: March 1, 2024
Case No: 2023-8-ANX, 2023-8-PUD
Project Planner: Travis Baird, Assistant Planning Director-Current Planning

Item Details

Project Name: Lookout Ridge
Project Location: Blue Ridge Drive North of Breezygrass Way within City Council district No. 1.
Total Acreage: 40.99 acres
Legal Description: 40.99 acre tract of land situated in the Frances A. Hudson Survey, Abstract 295, Williamson County, Texas

Applicant: Cooley Capital Companies, LLC, c/o Matt Marshall
Representative: N/A
Property Owner: Lookout Ridge, LLC, c/o Drew Hall

Request: Annexation with Initial Zoning Map to Planned Unit Development (PUD)
Case History: This is the first public hearing of this request.



Planning Department Staff Report

Overview of Applicant's Request

The applicant is requesting to annex 40.99 acres of property into the city, and to provide the property with a PUD zoning. Within the PUD, the applicant proposes a number of alterations to the code, including:

- The redefinition of TF zoning to allow for multiple unit development exceeding two units on one lot. The applicant proposes to develop property with 330 units, and to do so on one lot, using an attached development type reminiscent of two-family in form, but substantially different in execution. Multiple changes are made to standards, and various standards adopted into the PUD, across the TF and MF-1 traditional zoning districts including:
 - private drive aisles, with reductions in width from UDC standard;
 - the substitution of yard tree requirements for street trees;
 - inclusion of specific dimensional standards for a screening wall along the Blue Ridge collector;
 - alley loading of product.

See *Exhibit 5* for complete tabling and assessment of Code modifications.

Site Information

Location:

The property is located west of the terminus of CR 166, and between the current termini of Blue Ridge Drive south of Blue Springs and North of the Teravista. The property is located within the City of Georgetown's ETJ.

Physical and Natural Features:

The property is generally flat, sloping down towards the north side of the site to a significant grade change on the Williamson County property which gives the tract its name. There is also a large stock tank on the site.

Future Land Use and Zoning Designations:

The subject property has a Mixed Density Neighborhood and is not currently zoned as it is located in the ETJ.

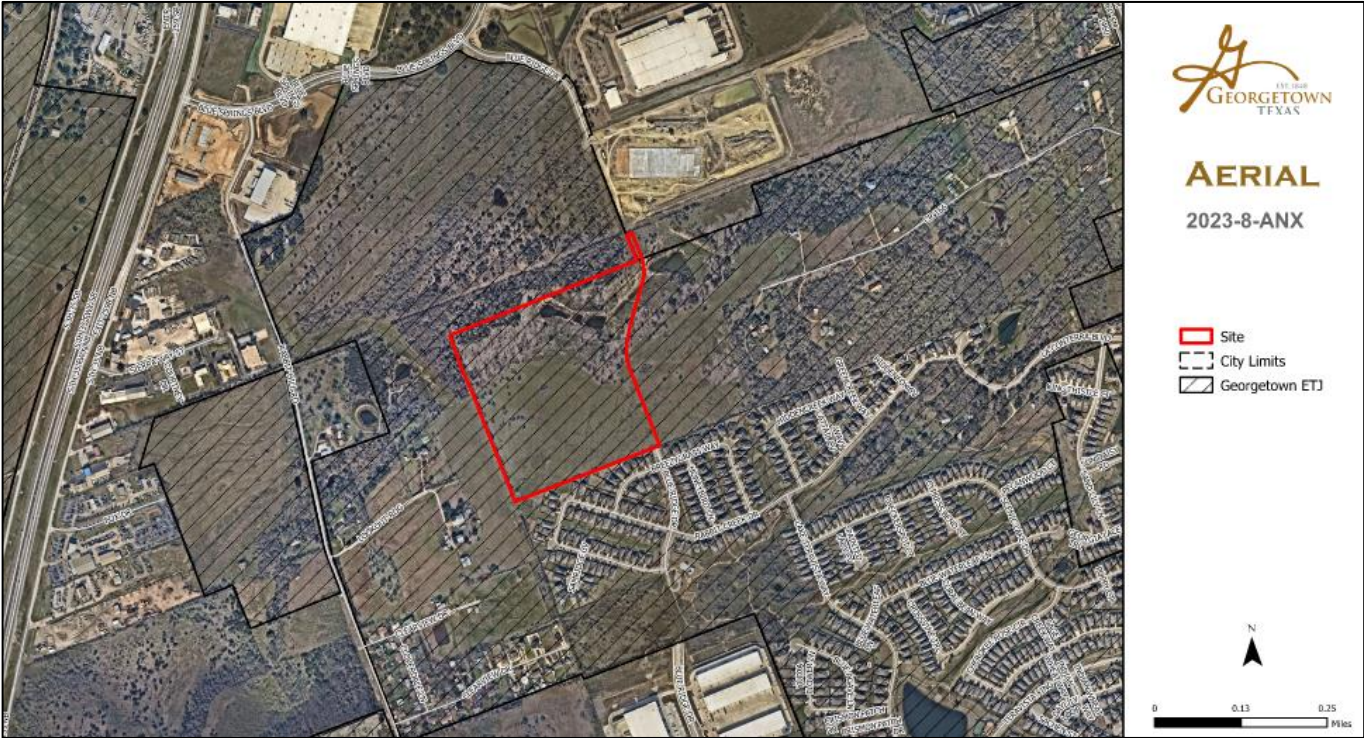
Surrounding Properties:

Property to the north and west is largely undeveloped. The property to immediately to the east is also undeveloped, beyond which is a rural residential type subdivision along CR 166. To the south is located the Teravista MUD, which a residential subdivision, the portion immediately adjacent to the subject tract being similar to a standard single-family type of subdivision.

The current zoning, Future Land Use designation, and existing uses of the adjacent properties to the north, south, east and west are outlined in the table below:

Planning Department Staff Report

DIRECTION	ZONING DISTRICT	FUTURE LAND USE	EXISTING USE
North	Business Park/ETJ	Employment Center	Currently Undeveloped
East	ETJ	Mixed Density Neighborhood	Undeveloped/Rural Residential
South	ETJ/MUD	Mixed Density Neighborhood	Teravista Single-Family
West	ETJ/BP	Mixed Density Neighborhood	Undeveloped, Rural Residential



Property History:

This is the first request for this property. Prior to the request for annexation filed in 2023, no other requests are known to have been made.

Comprehensive Plan Guidance

Future Land Use Map:

This category includes a range of single-family and medium-density housing types. Medium-density housing options are consistent with and complementary to the traditional single-family neighborhood with an emphasis on connectivity. This Future Land Use area supports a variety of different housing types in a compact network of complete, walkable streets that are easy to navigate by car, bike or on foot with access to neighborhood amenities including schools and parks (see Objective 2.3 of the Parks and Recreation Master Plan). Development standards for medium-density housing and any nonresidential uses are in place to ensure compatibility through increased setbacks for taller buildings, architectural designs that are consistent with the neighborhood, location of more intense uses and development nearer to the edge of developments, and enhanced landscaping. Additionally, any nonresidential uses are located primarily at arterials and other major roadway intersections and include appropriate buffering and pedestrian elements to support the surrounding residents.

DUA: 5.0 minimum

Target Ratio: 25% detached residential (5-7 units)

45% moderate density residential (townhomes, duplexes, cottage court)

30% non-residential

Primary Use: Variety of single-family home types (detached, duplex, townhome), small lot single-family detached homes, townhomes, and duplexes

Secondary Uses: Limited neighborhood-serving retail and service uses, office, civic, institutional, parks, and open

Other Master Plans

None Applicable to the Property

Utilities

The subject property is located within the City's service area for water and wastewater. Additionally, it is located within the Oncor and Georgetown service areas for electric. It is anticipated that there is adequate capacity to serve the subject property at this time. A Utility Evaluation may be required at time of subdivision plat to determine capacity and any necessary utility improvements.

Transportation

Blue Ridge Drive-Neighborhood Collector

Blue Ridge Drive is a proposed collector according to the FMP. These streets are intended to balance traffic between arterial streets and local streets. These streets tend to carry a high volume of traffic over shorter distances, providing access and movement between neighborhoods, parks, schools, retail areas and the arterial street system.

Blue Ridge will provide the sole access for residents of the development into and out of the area. Residents may either proceed north on Blue Ridge to Blue Spring and IH-35/SE Inner Loop; or, they may travel south on Blue Ridge to the neighborhood streets of Teravista and on to FM 1460 or Westinghouse. This project will dedicate one half of the right of way for the Blue

Planning Department Staff Report

Ridge connection to its current terminus near Blue Springs. The remaining half of the roadway will have to be dedicated by, or acquired from, Williamson County at a future date. Future extensions of Blue Ridge south, and a east collector north of the subject tract, will provide additional connectivity. These are not currently programmed.

This property will be subject to our Transportation Impact Fee Assessment according to UDC Chapter 12.

Proposed Zoning district

The proposed zoning district is Two-Family. The definition for traditional TF zoning is provided below. However, it should be noted that the applicant has proposed to redefine the TF zoning district. As proposed, TF zoning under the PUD *would not* require individual lots, public streets, or public sidewalks.

Two-Family (TF)

The Two-Family (TF) zoning district is intended for two-family dwellings that are located on one lot. The TF District also includes single-family attached and single-family detached development and associated uses. Two-family and single-family dwellings are permitted on individual lots, but the lot, dimensional and design standards are intended for two dwellings in one structure on a single lot. The TF District is a moderate density District that may be used to separate residential areas zoned RE, RL, or RS from higher density residential and commercial areas.

Permitted land uses with the district include group homes with six residents or less, detached single-family, attached single-family, two-family, and minor utilities. Schools, churches, family home day cares, and neighborhood amenity centers, among other uses, are permitted subject to specific design limitations to ensure compatibility with the surrounding properties. Other uses such as accessory dwelling units, bed and breakfasts with events, group day cares, and general office may be permitted subject to approval of a Special Use Permit (SUP). *Exhibit 4* contains a comprehensive list of TF district permitted uses and development standards.

Intergovernmental and Interdepartmental Review

The proposed rezoning request was reviewed by all applicable City Departments to determine the appropriateness of the requested zoning on the subject property. All comments have been resolved, or are incorporated into this request.

Approval Criteria

Staff has reviewed the proposed rezoning request against the criteria established in UDC Section 3.06.030 for a Zoning Map Amendment, as outlined below:

Planning Department Staff Report

ZONING MAP AMENDMENT (REZONING) APPROVAL CRITERIA

<p>1. The application is complete and the information contained within the application is sufficient and correct enough to allow adequate review and final action.</p>	<p>Complies</p>								
<p>An application must provide the necessary information to review and make a knowledgeable decision in order for staff to schedule an application for consideration by the Planning and Zoning Commission and City Council. This application was reviewed by staff and deemed to be complete.</p>									
<p>2. The zoning change is consistent with the Comprehensive Plan.</p>	<p>Does Not Comply</p>								
<p>The project is located along the he Blue Springs between more intensive uses to the north and less intensive to the south. It has ample opportunity to provide the change in density for which the Comprehensive Plan is looking while also allowing for proper transition and buffering of uses. The primary concerns facing the property are density of development relative to neighboring tracts, lack of immediately available commercial services, and limited transportation networking. These issues can be mitigated by selecting the correct zoning district to allow for proper networking in the area.</p>									
<p>Though much of the analysis area is located outside of the City limits, a significant portion is within the Teravista MUD. This is an area which has fully developed and its character is well established. Relatively little of the Analysis area is undeveloped once the subject tract is extracted. The area is primarily single family. The PUD creates a complicated condition, unnecessarily redefining the base zoning to selectively apply standards from Two-Family and MF-1 districts. This fails to develop a coherent set of standards which support the Comprehensive Plan.</p>									
<p>Future Land Use (FUTURE LAND USE)</p>									
<p>Note, the northern portion of the property lies within the Employment Center Use. This use was set based on the former path of an east west collector (CR 166). This collector was moved north with the FMP update. Based on that change, and the general topography of the property, we have analyzed this property solely within the Mixed Density Neighborhood Future Land Use</p>									
<p>The Future Land Use criteria and description for Mixed-Density Neighborhood was recently updated, after the original submittal of this application. However, the changes to the plan did not alter aspects which were considered relevant to the case as presented and so the currently adopted Future Land Use is utilized for the purposes of this analysis.</p>									
<p>The MDN calls for a ratio of moderate density residential (up to 45%) including townhome style products. This request does purport to provide that product through its use of the term “Townhome” in its base zoning. However, the density for this development is in fact higher.</p>									
<table border="1"> <tr> <td></td> <td>TF (Traditional)</td> <td>TF (Lookout Ridge)</td> <td>Difference</td> </tr> <tr> <td>Dwelling Units/Acre</td> <td>4.66-6.22</td> <td>8.68</td> <td>2.46-4.02</td> </tr> </table>		TF (Traditional)	TF (Lookout Ridge)	Difference	Dwelling Units/Acre	4.66-6.22	8.68	2.46-4.02	
	TF (Traditional)	TF (Lookout Ridge)	Difference						
Dwelling Units/Acre	4.66-6.22	8.68	2.46-4.02						

Planning Department Staff Report

ZONING MAP AMENDMENT (REZONING) APPROVAL CRITERIA

Total Units (38 acres)	177-236	330	94-153
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When reviewing these numbers against known examples of TF in the City, they largely bear out:

	Northwood	Teravista View*	Kimberly Street	Davidson Ranch	Oak Lane	Smith Branch
Size (acre)	7.87	7.38	4.02	11.2	1.38	5.64
DUA	6.68	5.96	6.96	6.25	5.79	7.8

*area measurements include adjoining local roadways and driveways.

The significant change in elevation at the north end of the property creates a natural transition and potential buffering effect. Therefore, the primary concern would be the relation to development to the south. While the purpose of Two-Family zoning is to provide a transition from less intense to more intense zoning districts, this increase could be quite jarring in its implementation through the use a higher density than is intended for TF.



From Exhibit C, Development Plan

The overall structure of the development more similar to the MF-1 zoning category of the code, as written. The primary differentiator in this instance is the placement of the units all within one lot utilizing the definition of Two-family which the applicant proposes in the PUD. This allows one to avoid of platting public streets/sidewalks and individual lotting of the properties. When considering the overall density and the structural elements of the PUD, this project falls well within the MF-1 base zoning per the current construction of the Unified Development Code. The project, therefore, would not be considered within the primary or secondary uses of the MDN Future Land Use.

The PUD seeks to circumvent this concern through the redefinition of Two-Family, at once

ZONING MAP AMENDMENT (REZONING) APPROVAL CRITERIA

avoiding the platting issue and traditional neighborhood form (including streets), while then fitting the project back into the preferred Future Land Use. This tactic has numerous impacts across this analysis....within Future Land Use analysis, it creates a different reality for both these residents and nearby residents which will be discussed throughout the analysis. In general, the manipulation of the zoning category in order to achieve both ends, the avoidance of street dedication and the matching of the Future Land Use category, provides what appears to be an overly complex solution which could have ramifications well beyond the project.

Land Use Policies

Land Use Policy 3 “Complete neighborhoods”. This development has opportunity to support LU 3 through the provision of new or underutilized housing types. However, as proposed it doesn’t currently appear to do so. Georgetown has many well designed and maintained neighborhoods. Well maintained and stable neighborhoods provide a high quality of life for residents. New neighborhoods include a variety of housing options and price-points, access to neighborhood serving commercial, and recreational and cultural amenities. This development, within itself, proposes to provide one type of product (two-family type attached dwellings). While Two-Family is present in the analysis area, and MF-1 is not, Two-family is generally underrepresented across the city while MF-1 is well represented. Additionally, low density MF-1 products similar to this are becoming ever more popular and have been approved in several locations within the City including along Sam Houston and Williams Drive. There appear to be many reasons for this, and a single lot type product is not necessarily rental. However, the majority of those permitted recently are expected to be rental products. Ultimately, while these products can transition to single ownership through condo regimes, it requires an all or none solution. Alternatively, a traditionally platted TF development, with individual lots, allows for that ownership/rental determination to be made incrementally and to change easily, allowing for a more diverse mix within the development and easier transitions in and out of owner occupation without the need to create additional legal frameworks.

Ultimately, the project appears to provide very little diversity of type, and therefore is less likely to provide diversity of price point. There is no access to neighborhood serving commercial. It is more likely to limit such access through the limitation of the City’s roadway and sidewalk network connections to Rabbit Hill thus requiring more circuitous trips to future area development.

- **Land Use Policy 11** “Encourage innovative forms of compact, pedestrian-friendly development and a wider array of affordable housing choices through provisions and incentives.” This policy states that “ *connectivity is prioritized within a subdivision and to surrounding properties....through an interconnected street network.*”

The proposed development in a very physical sense provides significant opportunity to meet and support this land use policy through the focus on a more dense product than single family, but less dense than garden style multi-family. As proposed it is not within the ¼ to ½ mile which distance of non-residential uses would support this type (see page 40, 2030 Comprehensive Plan). Those supportive uses are developing in the area, but development of such services to the

ZONING MAP AMENDMENT (REZONING) APPROVAL CRITERIA

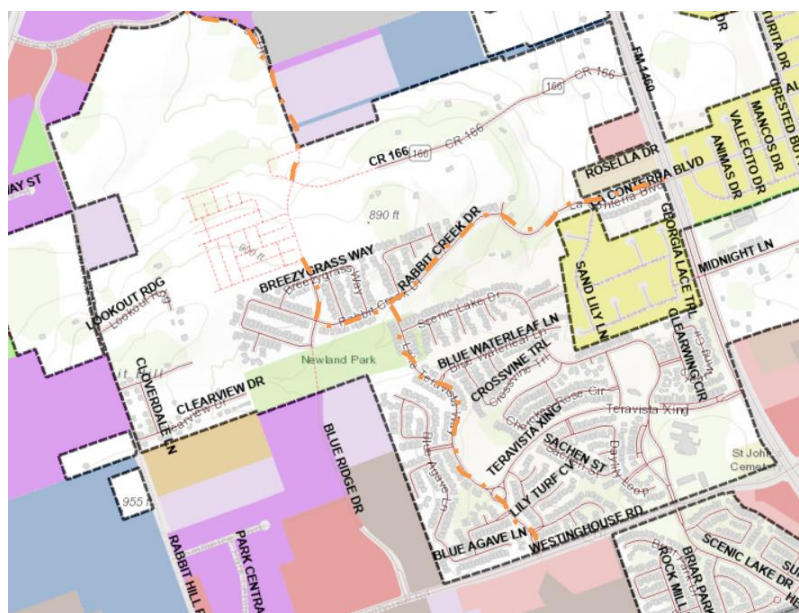
Housing Policies

In reviewing the Housing Policies within the comprehensive plan, the proposed PUD provides insufficient enforceable criteria to consider it compliant with those policies. There is no notation of age restriction to support seniors, nor has the City’s process for dedicating the project to workforce housing been initiated by the applicant. It could be considered as providing a “mixture of housing types and densities” in accordance with H.10. However, the level of modification to the code does not appear to be necessary in order to achieve support of that policy, the policy could be well supported either with traditional Two-family or Townhome zoning district in this area.

<p>3. The zoning change promotes the health, safety or general welfare of the City and the safe orderly, and healthful development of the City.</p>	<p>Does Not Comply</p>
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The onsite standards provide opportunity for an attractive and vibrant community, though homogenous. However, the redefinition of the Two-family district serves to undermine success in two ways: 1. It creates, in effect, a multifamily type of development. The single lot type does not allow for future connections to the west, and so focuses traffic on 3 main points, Blue Ridge/Westinghouse, Blue Ridge/Blue Spring, and Blue Ridge/Future Ridgeline. Limited access will drive traffic from this subdivision immediately towards other developments without providing for opportunities to network more passively to Rabbit Hill and widening choice--- either as a pedestrian or a car traveler.

The development does seem to avoid some of the impacts of more intensive products neighboring SF through the limitation of height. It does not truly capitalize on opportunities to mitigate impact of density to neighbors in the long term by securing alternative routing for these residents and neighbors or providing an expansion of the City’s sidewalks. As discussed, this development will serve to block future networking west to Rabbit Hill. Additionally, upon development, it will serve to focus the traffic of all 330 units in two directions.



Dashed line show routes to arterial level streets available now or at time of this development.

ZONING MAP AMENDMENT (REZONING) APPROVAL CRITERIA

One, north on Blue Ridge (a collector), will bring travelers to Blue Spring and the opportunity to travel to IH-35 (Freeway), Rabbit Hill (Arterial), or SE Inner Loop (Arterial). All of these intersections are currently unsignalized. The second option is to travel South on Blue Spring to Rabbit Creek and La Conterra to FM 1460. Both Rabbit Creek and La Conterra are outside of the City Limits, but their 50' cross-sections would generally classify them as Local Streets and are developed generally as neighborhood roadways. These neighborhood roadways would be the most immediate path for PUD residents until the construction of either the Ridgeline Collector or CR 166.

Other impacts of the proposed standards of the PUD include:

- Use of the single lot development limits the future use properties by residents, tying them to site development plan standards which can be difficult to amend or manage for the minimal changes typical of individual homeowners.
- The use of the single lot development creates confusion regarding alignment and protection of public utilities. Public rights of way and PUEs are not provided. Therefore, additional easement work needs to be undertaken, as well as licenses to encroach be obtained where the public utilities are intersecting with now private driveways. This introduces an added layer of complexity to operations and maintenance.
- Attention to initial design standards and environmental enhancements including street trees
- Building design
- The redefinition of the TF zoning district introduces a number of known, and perhaps unknown impacts. Zoning permeates the code, and altering fundamental aspects of zoning rather than specific standards introduces the opportunity to unintended consequences through almost every aspect of the development process from here on including platting, utility extension, metering, and building permitting.
- Bufferyards to the south would no longer be required. There is a small space shown on the PUD with some limited tree plantings, but that area is below what would be expected for a traditional zoning district such as MF-1, which is considered closer to the proposed district than traditional TF. While the PUD seeks to emulate in some ways the development in Teravista the reality is it is much more dense. As an example, the 9 homes backing to the property west of Blue Ridge will back up to approximately 18 units within the PUD.

ZONING MAP AMENDMENT (REZONING) APPROVAL CRITERIA



This is the area of the 18 southern units superimposed on the 9 adjoining Teravista Units.

- The PUD does give specifications for street trees and lays specific requirements. Upon inspection, this appears to be a reduction from what would otherwise be expected. The street trees appear to replace the front yard trees otherwise required in TF, and provide a distance of 65' for planting. This leads to greater distance and less expected canopy cover than the 1 tree per 50' of street frontage require in UDC 8.03.020. Street trees are also provided along Blue Ridge. This would be considered an enhancement as they are not required within the code.
- The PUD provides a higher density, but selects a lower tree protection standard. Under this PUD, removal of Protected Trees would not be regulated. Per the tree survey provided, this would be approximately 175 trees (95% of 185 trees above 12 inches and less than 26 inches in size).

These are all lost with the move the change to the TF zoning district. Additionally, MF-1 requires tree preservation standards for both Heritage and Protected Trees on the site.

Overall, this development has significant potential. However, the drastic changes to fundamental components of the code undermine this potential. Generally speaking, it does not appear that the level of alterations and code adjustments proposed is necessary, and the redefinition of an entire zoning district to create this product certainly undermines future orderly development of the City through creation of unknown impacts to nearby properties and the potential for proliferation of this tactic across the city.

4. The zoning change is compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood.

Does Not Comply

If this was zoned and developed in compliance with the traditional TF standards in the UDC, the property would provide an increase in density appropriate to move from SF towards more intense uses, especially given the additional buffering provided by the drastic elevation change to the north.

ZONING MAP AMENDMENT (REZONING) APPROVAL CRITERIA

However, this is more an MF lite product. The use of the single lot development strategy similar to MF-1 creates a 40 acre unit across which only residents have the opportunity to move. Additionally, those same residents would only have the option exit the property in one direction. The propose PUD therefore creates the same type of network blocking effect as MF-1, ie the lack of sustained and guaranteed transportation networking through the site. By redefining the TF zoning district, aspects of the MF-1 district which would protect neighboring properties, such as lighting standards, higher tree preservation standards are lost. The PUD does make an effort to provide buffering to the south, providing a tree planted every 50' along the southern border. However, this is significantly less than the high level bufferyard which would otherwise be required for zoning of similar

With the proposed PUD, this development, where the PUD does not set specific standards, would default to the residential design standards in Chapter 6 of the UDC. This means that lighting standards would not be applied to the property. Additionally, MF-1 requires tree preservation standards for both Heritage and Protected Trees on the site. With this proposed modifications within this PUD, Protected Trees as defined by the code would not be regulated. Per the tree survey provided, this would be approximately 175 trees (95% of 185 trees above 12 inches and less than 26 inches in size).

Buffering is an important part of locating different uses adjacent to each other. In this case, the adjacent Teravista neighborhood is not zoned, but has developed in single-family manner. The density of the section of Teravista immediately south of the subject property is approximately 3.31 DUA.



~74 units in 22.3 acre area.

*This density increases once the ROW for Blue Springs is extracted to nearly **8.6 DUA** (assuming an approximately 38 acre area aside from Blue Spring).*

Planning Department Staff Report

ZONING MAP AMENDMENT (REZONING) APPROVAL CRITERIA

	Lookout Ridge	Teravista	Two-Family
DUA	8.68	3.31	6.5*
Total units	330	74	247
Size	38	22.3	38

*average of the densities in the below TF zones.

	Northwood	Teravista View*	Kimberly Street	Davidson Ranch	Oak Lane	Smith Branch
Size (acre)	7.87	7.38	4.02	11.2	1.38	5.64
DUA	6.68	5.96	6.96	6.25	5.79	7.8

Moving from that 3.2-4 DUA to a density of 8+, with little buffering would not considered a preferred transition and provides a potentially jarring effect. This represents more than a doubling the density as one moves from one neighborhood to the next. This impact is magnified through the use of the TF zoning district, which eliminates the use of bufferyards and open space to create some distance, and thus provide a transition from one neighborhood to the next. This concern is supported by the purpose statement within the UDC for which the proposal most closely aligns, MF-1 Zoning. *“Appropriate in areas designated on the Future Land Use Plan as high density residential or one of the mixed-use categories, and may be appropriate in the moderate density residential area based on location, surrounding uses, and infrastructure impacts”.* (UDC 4.04.010.F)

5. The property to be rezoned is suitable for uses permitted by the District that would be applied by the proposed amendment.	Complies
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There are no physical characteristics undermining development. There appear to be sufficient utilities in place now, or as will be extended as part of this project, to service the proposed project.

In addition to the rezoning criteria above, staff has reviewed the request and determined that the proposed request complies the criteria and objectives established in UDC Section 3.06.040 for a Planned Unit Development (PUD), as outlined below:

PLANNED UNIT DEVELOPMENT (PUD) APPROVAL CRITERIA

1. A variety of housing types, employment opportunities, or commercial services to achieve a balanced community.	Does Note Comply
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The immediate area is largely made up of standard single-family houses and large lot residences located outside of Georgetown City Limits. There is a smaller development, within the city limits, zoned as SF. Additionally, there is a small townhome style development consisting of approximately 40 units located in the ETJ (FM 1460 and La Conterra Blvd). as well as the property adjacent to the duplex development being zoned as Two-Family (TF). The PUD describes the intended housing types to be rear loaded two-family attached homes and front loaded two-family

PLANNED UNIT DEVELOPMENT (PUD) APPROVAL CRITERIA

attached all developed on a single lot utilizing private driveways.

The intended product would increase the subject area’s variety of housing and aid in achieving a more balanced community. The request would not create any additional employment opportunities or commercial services for the area. The Mixed-Density Neighborhood Future Land Use area describes a target ratio of 25% detached residential, 35% moderate density residential (detached, duplex, townhomes), and 30% nonresidential, and with the area being overwhelmingly single-family, the request would appear to aid in moving the further into compliance with the comprehensive plan. However, as noted elsewhere, the density of this development and method proposed within the PUD pushes the PUD more towards a multi-family (MF-1) development type. Per the Comprehensive Plan, that zoning type is not considered a primary or secondary use within the MDN.

Additionally, within the development, there appears to be little diversity. Front loaded product is provided along the development’s perimeter to minimize impact to neighboring tracts. Otherwise, the same formula is follow for all 330 units across the tract.

Definition of the type becomes critical and the PUD leaves that somewhat unclear given the extensive work to realign and redescrbed fundamental aspects of the base zoning district. Overall, the proposal provides limited variety of form in the product it provides, and no variety of the actual housing types within the property. It does bring some variety to the immediate area, but that appears to be achievable without the use of a PUD.

2. An orderly and creative arrangement of all land uses with respect to each other and to the entire community.

Does Not Comply

Substantial consideration has been given to the relation of the various components of this property to itself, including the relationship of open space and amenity areas, and the use of alleyways. Additionally, these alleyways have been excluded from the perimeter showing and understanding and concern for neighboring properties and ensuring a more positive transition.

Use of multi-family single lot design type focuses all access onto and off of Blue Ridge. While stub outs are provided, these are private drive aisles. There is no commitment to future extension or access on the west side of the property which would eventually allow transit to Rabbit Hill. This means that all travel to the site must come from Blue Ridge through Teravista or Blue Spring (with potential future access from the planned Ridgeline Collector to the north).

PLANNED UNIT DEVELOPMENT (PUD) APPROVAL CRITERIA



Note: stubs on westside of the property are private, future connection or extension not required as proposed.

This has significant real world impact. While there is no guarantee of future extension to the west if this property were to develop under traditional Two-Family, standard development practices and platting would certainly increase the likelihood by ensuring the City had some opportunity to require extension as part of those development applications through its Chapter 12 regulations. Without the opportunity to exercise Chapter 12, property owners to the west not only may not be required to extend the roadways, but *could not* extend the roadways. This would be a standard of development for a TF zoned product. Generally, such a development would be required to provide 6 connections to existing and future streets according to UDC 12.05.010 B (see table below). However, despite defining itself under a TF zoning district, the PUD proposes to utilize a multifamily zoning standard by providing just three connections to the Blue Springs collector.

Minimum Lots/Units	Minimum Connections to Existing or Future Streets
5	2
80	3
150	4
200	5
300	6
500	7

Required connection table per UDC Chapter 12.05.010.B

PLANNED UNIT DEVELOPMENT (PUD) APPROVAL CRITERIA

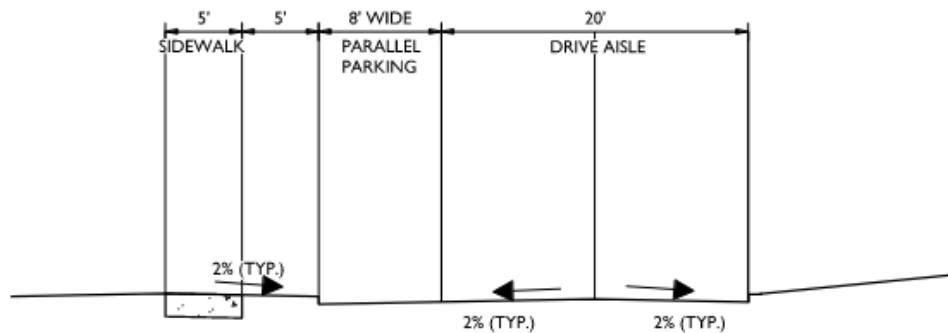
Nothing within the proposed PUD provides easements or access rights to the public or to neighboring property owners which could be enforced during the development process to allow for connection to the driveways within this development. Therefore, we must consider these to dead end passages offering no benefit to the public at large, nor any more benefit to residences beyond access to their driveways from Blue Ridge.

3. A planned and integrated comprehensive transportation system providing for a separation of pedestrian and vehicular traffic, to include facilities such as roadways, bicycle ways, and pedestrian walkways.

Does Not Comply

The PUD’s proposed transportation standards for vehicular and pedestrian circulation are lesser than the standard requirements of the UDC for TF as well as MF. The proposed drive aisles in the development are 20’ in width with the potential for 8’ wide parallel parking spots. For pedestrian circulation, they are only proposing 5’ sidewalks along alley-loaded units, and not along any front-loaded units, leaving many of the units without sidewalks. While MF zoning does not require a specific minimum width or directly require sidewalks along drive aisles, the UDC still requires that every building has an unobstructed pedestrian accessway to the public sidewalk network. This PUD will result in less drive aisle space for cars and potentially less pedestrian pathways than any zoning district.

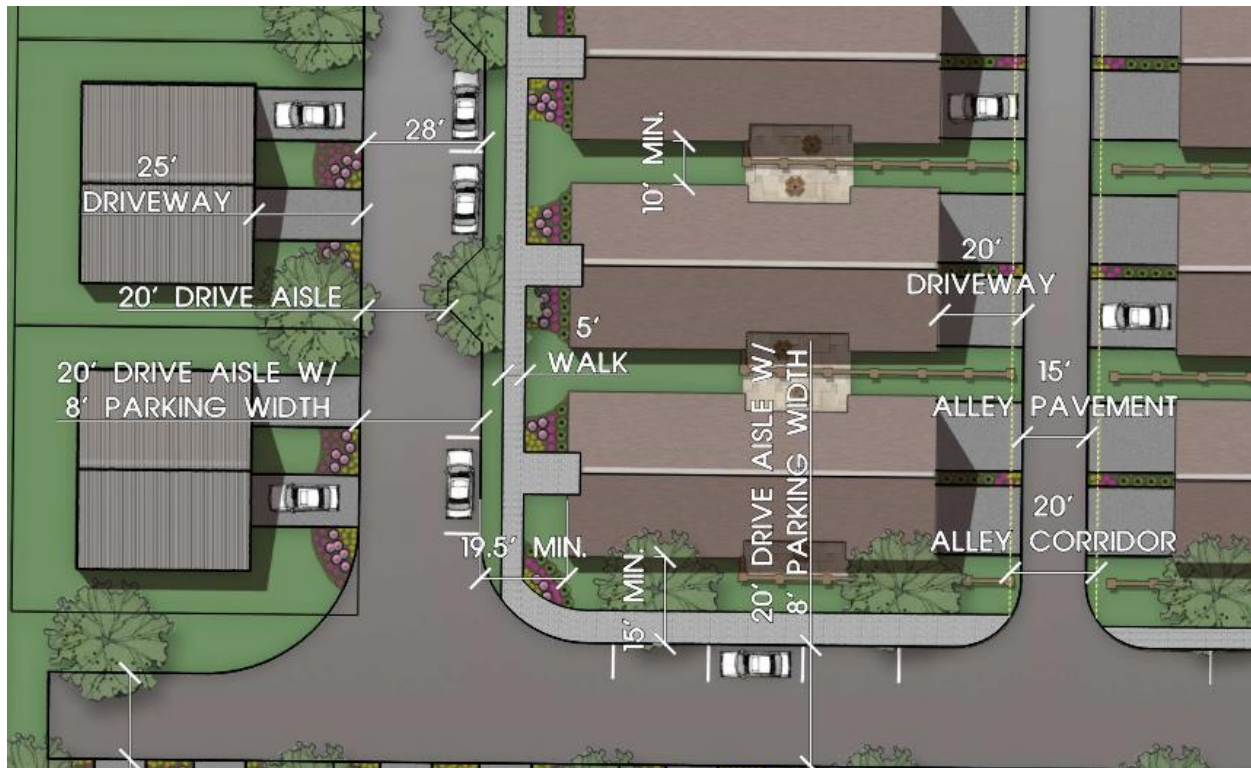
Zoning District	Drive Aisle Width for on-street parallel parking	Sidewalks
Proposed PUD	20’	5’, only on alley-loaded units
Two-Family	30-32’	5’ on both sides of street
Multi-Family	26’	Accessway for all buildings



SECTION A2-A2
NOT-TO-SCALE

Source: Exhibit I, Development Plan

PLANNED UNIT DEVELOPMENT (PUD) APPROVAL CRITERIA



Source: Exhibit E, Development Plan

In addition to the reduction in standards for drive-aisle/street widths and sidewalks, the connectivity requirements will not integrate with the surrounding area in any meaningful way. All vehicular traffic is forced to Blue Ridge drive and the use of private driveways in a one-lot configuration largely excludes future networking opportunities to the east. Additionally, there are no pedestrian connections to neighboring properties other than at Blue Ridge drive. Therefore, one could not conclude that the overall network effectively separates these traffic types, but rather appears to force them back together at the collector roadway for any travel other than “on property”.

4. The provisions of cultural or recreational facilities for all segments of the community.

Does Not Comply

The PUD does provide a series of amenities and some limited park area. Additionally, within Section N of the PUD, commitments are made for a minimum of 5 of 6 listed improvements to the park space which will be “non-exclusive, public amenities”. Though considered open to the public, the space described appears to be the 0.68 park located at the center of the development.

No parking is identified within the PUD for this park other than parallel parking on one side of each of the streets. Additionally, there does not appear to be any representation that the parking would be publicly available. Finally, all access ways to the park are via private sidewalks and driveways. There are no easement dedication requirements, nor regulatory hurdles to obstructing access to the park in the future. Given the parks location within the center of the development, it is

Planning Department Staff Report

PLANNED UNIT DEVELOPMENT (PUD) APPROVAL CRITERIA

considered unlikely that area residents would become aware of the existence of these public amenities, let alone utilize them. This coupled, with the ability of the property owner(s) to erect barriers, both physical and regulatory (from entrance gates to on-site parking restrictions), make the practical value to the entire community (ie beyond the PUD area) of these improvements appears to be minimal and directed primarily towards residents.

The site does also include trails. However, these trails do not integrate with the City's Master Trail Plan, nor connect to the surrounding properties. Rather, the trail appears only to have one connection point to public sidewalk on the north end of Blue Ridge.

5. The location of general building envelopes to take maximum advantage of the natural and manmade environment.

Complies

The development appears to take maximum advantage of naturally occurring features including unique pond and elevation changes on and off site. As discussed, it has sought to maximize utilization of the property and density thereon, though the methodology is questionable. The property is well situation in relation to proposed Blue Ridge for access to area roadways.

6. The staging of development in a manner which can be accommodated by the timely provision of public utilities, facilities, and services.

Complies

There is no proposed phasing of the project. Wastewater and water utilities would be extended to and through the site as part of the extension of Blue Ridge proposed with this project. There were no noted concerns with immediately available utilities and services. Transportation facility concerns are as noted elsewhere in this analysis.

Ultimately, staff found that of 11 Criteria overall:

1. Complied with 4
2. Partially Complied with 0
3. Did Not Comply with 7

	UDC 3.06.030 (Rezone)	UDC 3.06.040 (PUD)	Overall
Complies	2	2	4
Partially Complies	0	0	0
Does not Comply	3	4	7

The proposal complied with 2, and did not comply with 4, of the 6 PUD criteria.

Staff analysis has identified little evidence to support that the proposed development could not achieved by focusing on the adjustment of individual standards rather than the redefinition of fundamental terms, and intensive menu-style selection of standards, within the UDC. The current proposal undermines future networking, substantially increases density immediately adjacent to the neighboring tract, and significantly complicates permitting requirements moving forward. Opportunities to achieve this project through a traditional base zoning districts of TF, Townhome (TH) districts, or through utilization of the Housing Diversity Development standards do not appear to have been meaningfully explored.

Planning Department Staff Report

The redefinition of an entire zoning district, rather than specific standards, has serious and concerning implications. The replication of this methodology could be expected to amplify the current difficulty which PUDs can create in regulating property use by introducing far more uncertainty with each effort as PUDs move from places of varying standards to completely different foundational definitions.

Meetings Schedule

March 5, 2024 – Planning and Zoning Commission
March 26, 2024 – City Council First Reading of the Ordinance
April 9, 2024 – City Council Second Reading of the Ordinance

Public Notification

As required by the Unified Development Code, all property owners and registered neighborhood associations within a 300-foot radius of the subject property were notified of the Annexation and Zoning Map Amendment request (46 notices), a legal notice advertising the public hearing was placed in the Sun Newspaper (Sunday, February 18) and signs were posted on-site. To date, staff has received 0 written comments in favor, and 29 in opposition to the request (Exhibit 8, this number may update after publication of the report).

Attachments

Exhibit 1 – Location Map
Exhibit 2 – Future Land Use Map
Exhibit 3 – Zoning Map
Exhibit 4 – Design and development standards of the TF & MF
Exhibit 5 – Table of Proposed Code Amendments/Changes
Exhibit 6 – Development Plan
Exhibit 7 – Letter of Intent
Exhibit 8 – Public Comments