

The property remains unplatted. Portions of Tracts 1 and 2 are currently platted as Lot 1, Block 8 of Southtowne Estates. Covenant restrictions for this parcel are in conflict with the development proposed by PUD-260.

The property is designated as Levels 2, 3, and Greenway/Floodplain in the Comprehensive Plan. RS-3 zoning is considered to be in accordance with Comprehensive Plan in Level 2 and possible in Level 3. According to the Comprehensive Plan, RS-3 zoning is in accordance with the Comprehensive Plan when it is an extension of an adjacent RS-2 or RS-3 district and would not preclude access to a potential higher intensity use from an arterial street. The portion of the property located in Level 3 abuts Jasper Street on the south and will be adjacent to RS-3 on the north. Therefore, the development regulations proposed with PUD-260 are in accordance with the Comprehensive Plan.

The Planning Commission, in their meeting of April 27, 2017 reviewed and recommended approval (4-0 vote) of PUD-260, subject to the following conditions recommended by staff.

1. Property being platted.
2. The residential portion of the property that is located outside the 100-year floodplain shall be designated as RS-3, the commercial area shall be designated CN, and the portion of the property that is located inside the 100-year floodplain shall be designated as FD.
3. Lot 1, Block 8 of Southtowne Estates, which has been included in PUD-260, shall be removed from that plat or the covenants and restrictions of the plat shall be modified to allow this lot to be included within PUD-260.

Six people from the audience, spoke regarding this application, voicing concerns about traffic, property value, flooding, access points, screening fence design and commercial development on the corner. One speaker presented a powerpoint presentation which has been provided with this Staff report.

Cost: \$0

Prepared By: Amanda Yamaguchi, Staff Planner

Reviewed By: Development Services Department
Assistant City Manager, Operations
Legal Department

Approved By: Michael L. Spurgeon, City Manager

Attachments: 1-Fact sheet from Planning Commission
2-Case map
3-Aerial photo
4-Comprehensive Plan
5-PUD 260 design statement
6-Conceptual Site plan and exhibits
7-Southtowne Estates recorded plat
8-PDF of Powerpoint presented Virgil VanDusen at Planning Commission

Recommendation:

Approve PUD-260, Aspen Crossing, as recommended by the Planning Commission and Staff.

LRC: ALY