



## Legislation Text

---

**File #:** ID 15-0332, **Version:** 1

---

Ordinance Amending the Comprehensive Plan Map Amendment- 5300 High Point Road

Department: Planning  
Council District: 5

Public Hearing: April 21, 2015  
Advertising Date/By: April 9 and 16, 2015/City Clerk

Contact 1 and Phone: Sue Schwartz, 373-2149  
Contact 2 and Phone: Mike Kirkman 373-4649

### **PURPOSE:**

Hold a public hearing to consider an amendment of the Generalized Future Land Use Map (GFLUM) of the 2025 Comprehensive Plan, as proposed for property located at 5300 High Point Road from Low Residential, Moderate Residential and Mixed Use Corporate Park to Mixed Use Planned Community.

### **BACKGROUND:**

A request has been made to amend the GFLUM as part rezoning request for properties located on High Point Road. The requested change to the GFLUM is as follows:

#### **From**

*Low Residential (3-5 d.u./acre):* This category includes the City's predominantly single-family neighborhoods as well as other compatible housing types that can be accommodated within this density range. Although there are some existing residential areas in the City developed on lots greater than 1/3 acre, future residential developments and "conventional" subdivisions should generally maintain a gross density of no less than three dwellings per acre, except where environmental constraints (e.g., the Watershed Critical Area) prevent such densities from being achieved. Compact developments that include clustered, small lots with substantial retained open space are encouraged.

*Moderate Residential (5-12 d.u./acre):* This category accommodates housing types ranging from small-lot, single-family detached and attached single-family dwellings such as townhomes to moderate density, low-rise apartment dwellings.

*Mixed Use Corporate Park:* This designation is intended for large tracts of undeveloped land near the City's fringe that are appropriate for well planned, larger scale business/employment parks with supporting uses such as retail, hotels, and residential. Primary uses such as office, flex office, technology research and development, light manufacturing, distribution, and assembly should be placed in a campus-like or "corporate park" setting with generous, linked open space to maximize value and to promote visual quality and compatibility with the surrounding area. Pedestrian-friendly features such as

buildings placed near the street, sidewalks, and trails leading to nearby uses such as retail and housing should be encouraged

**To**

*Mixed Use Planned Community:* This designation is intended for large tracts of undeveloped land near the City's fringe that are appropriate for larger scale, creatively planned residential, mixed with other uses such as supporting retail and small to medium scale office development. Compatibility among these uses and with the area's scenic character will be maintained through generous open space reservations and design standards that address the locations, character of, and relationships between uses, while affording greater development flexibility than provided by standard zoning district classifications. A traditional neighborhood development organized as a series of "neighborhood units" that have access to a "village center" with higher density residential, retail, and office uses is one example of an appropriate development form.

As part of the amendment process the Planning Board provides comments on the proposed amendment but does not make an official recommendation. These comments are included in the official staff report for consideration by the Zoning Commission and City Council. The Planning Board commented on this case at their February 18, 2015 meeting. The Board commented that a parcel of this size needed flexibility to accommodate a wide range of uses to make a development proposal work. They also commented that the map amendment appeared to fit well and allow for reuse of the parcel and its improvements. The Planning Board did raise concerns about impacts to adjoin properties, particularly to the northeast, and inquired as to the surrounding residents' awareness of the proposed change. The Board came to a consensus that the proposed change is consistent with the intent and purpose of the definition of Mixed-Use Corporate Park as found in Connections 2025.

The Zoning Commission voted 9 to 0 to recommend in favor of the associated zoning request at its March 9, 2015 meeting. City staff recommended approval of the GFLUM amendment request in conjunction with the zoning request.

**BUDGET IMPACT:**

There is no budget impact as a result of this request.

**RECOMMENDATION / ACTION REQUESTED:**

The Planning Department recommends **approval** of the proposed amendment to the Generalized Future Land Use Map.