

WASHINGTON CITY  
CITY COUNCIL MEETING  
STAFF REVIEW

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**HEARING DATE:** May 22, 2019

**ACTION REQUESTED:** Z-19-05, A request to Amend a portion of the Stucki Farms PCD, making changes to the Specific Site Plan Map.

**APPLICANT:** South Landing Development, Karl Larson

**OWNER:** Groves LLC

**ENGINEER:** Civil Science

**REVIEWED BY:** Drew Ellerman, Community Development Director

**RECOMMENDATION:** Recommend partial approval

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**Background**

This item was tabled during the city council meeting of April 24, 2019 at the request of the applicant, who was seeking time for land transactions to be completed before moving forward with the zone change request.

The applicant is requesting approval to Amend portions of the Stucki Farms PCD project, as found in the Specific Site Plan Map (with associated densities table) of the PCD Project Plan.

More specifically:

Changes proposed on the specific site plan map are:

- Change the use of Village 11 from low density residential to medium high Density residential.
- Change the overall size and configuration of Village 24, through the elimination of Villages 22 & 23 and adding that acreage to Village 24. Also, as part of this proposed alteration of Village 24, two (2) acres is being taken out of Village 15 (a commercial designated village) and adding it to the newly revised Village 24. This new realigned village would now cover 43.0 acres. The purpose of this request is to combine all this area into one village for uses associated with ball fields and park area.

A new zoning comparison chart will also be made part of this amendment to the PCD.

\*\*\* the applicant wishes to point out that the overall residential unit count is remaining the same as the original PCD approval \*\*\*

Staff is split on the proposed changes as requested in this amendment. This requested combination of Villages 22, 23 and 24 (resulting in a larger village 24) are supported by staff. The request to change Village 11 from low density, all the way the density scale to medium high density is not supported by staff. This would result in possibly a 3-4 hundred percent increase in density in Village 11. I will also note that Village 11, while represented and made part of Stucki Farms PCD, actually sets on the other side of the major ridge in the northwest corner of the development, separating it in many ways from the project as a whole. This increase would greatly affect the area in that part of our city.

The Planning Commission reviewed this request at their April 3, 2019 meeting.

### **Recommendation**

The Planning Commission unanimously recommended a partial approval of Z-19-05, for the zone change request, Amending portions of the Stucki Farms PCD project plan, to the City Council. The Planning Commission did not recommend approving the density change of Village 11 from low density to medium high density.

The Planning Commission's recommendation of approval for the new reconfiguration of Village 24 request is based on the following findings and subject to the conditions below:

### **Findings**

1. That the requested zoning amendment conforms to the intent of the land use designation of the General Plan.
2. That the requested zoning amendment will be compatible with surrounding developments.
3. That no other changes (only those as outlined above) are implied to the remaining Stucki Farms PCD project plan.

### **Conditions**

Only the amendments as outlined above (with associated exhibits/ maps), are made part of this amendment to the Stucki Farms PCD project plan.