

WASHINGTON CITY
CITY COUNCIL MEETING
STAFF REVIEW

HEARING DATE: October 14, 2018

ACTION REQUESTED: Z-20-14, A request to Amend a portion of the Brio PCD, making changes to the Conceptual Site Plan Map, the Circulation Plan Map, and verbiage in section 3.1(A) Commercial land use summary of the Design Guidelines and Standards.

APPLICANT: Cole West / Reed Scow

OWNER: RREF-II JFH Brillo, LLC

ENGINEER: Horrocks Engineering

REVIEWED BY: Drew Ellerman, Community Development Director

RECOMMENDATION: Recommend approval

Background

The applicant is requesting approval to Amend portions of the Brio PCD project, as found in the Conceptual Site Plan Map (with associated densities table), Circulation Plan, and Land Use Summary (Commercial parcels).

More specifically:

Changes in Section 2, the conceptual site plan map (exhibit 2.1), circulation plan map (exhibit 2.3):

The amendment is to update the Brio PCD Conceptual Site Plan Map (2.1), Circulation Plan Map (2.3). Certain areas have been revised as follows:

- The proposal is requesting to amend the Circulation Plan Map (2.3) by removing the most northern portion of Rialto Parkway where it is proposed to tie into Washington Parkway. Due to the size and traffic volume that will eventually be placed on Washington Parkway, the Brio developer (and city staff) have decided that this particular intersection should be eliminated.
- The proposal is also requesting to re-assign the SFA (single family attached) Townhomes area currently shown in the northeastern portion of the project (southwest corner of Washington Parkway and Main Street), changing it to a SFD (single family detached - Patio Home (3))

designation.

- The proposal request also seeks to reduce the number of SFD (single family detached) units from the current 315 dwelling units to a proposed 289 dwelling units. This will be done by re-assigning the area at the northern end of Rialto Parkway (west side of the street) from the current SFD (single family detached) designation to a SFD (single family detached - patio home) designation.
- The proposal is also requesting to re-assign the SFA (single family attached) Townhomes area currently shown directly east of the Community Center, changing its designation to the SFD (single family detached - patio home).

With the proposed changes as stated above, the acreage and density changes are as follows:

Single Family Detached - Residential current acreage is 91.3, and density is 315 units. Proposed changes would have acreage at 84, and density at 289 units.

Single Family Detached - Patio Home current acreage is 33.5, and density is 203 units. Proposed changes would have acreage at 41.7, and density at 227 units.

Single Family Detached - Patio Home (3) currently does not exist. Proposed addition of this product type would have 9.5 acres with 69 dwelling units.

** just to note, the current stated residential (all types, excluding the apartment complex in the southeast portion) dwelling count is 856 units. With the proposed new changes, the dwelling count is projected at 805.

Change in Section 3.1(A) of the Design Guidelines and Standards section the PCD project plan, is proposing to change the language of the "Land Use Summary - Commercial. The current language states:

The commercial designated parcels at Brio categories: 1) Clinic or other similar use; 2) Assisted living and/or senior apartments or similar use.

The city ordinance in effect at the time the individual parcel development plan is approved will apply and set parking standards for the Brio Project.

The new proposed language states:

The commercial designated parcel at Brio will include such uses as retail sales (in conjunction with the city's C-2 zoning district), administrative / professional, mixed uses (horizontal or vertical, along with hobby caves may be appropriate).

Staff has reviewed the proposed changes and amendment, staff supports most of the proposal. The two items of concern is the new language in the commercial summary proposal as it relates

to mixed uses (horizontal or vertical, along with hobby caves may be appropriate). Staff feels that due to the location of this only commercial designated area that certain mixed uses and especially the hobby caves might not be harmonious with the surrounding area(s). Also, the language added to the Conceptual Site Plan directly under the Land Use table which states:

Note: Density may be moved from one land use to another land use as long as the overall density does not exceed 856 units.

Staff is not comfortable with this statement. Staff however, is more willing to accept the other added statement on the same map in the same area that states:

Dwelling land use acreages are approximate and may change depending on market conditions as long as the overall density does not exceed 856 total units.

The Planning Commission reviewed this request at their September 16, 2020 meeting.

Recommendation

The Planning Commission unanimously recommended approval of Z-20-14, for the zone change request, Amending portions of the Brio PCD project plan, to the City Council, with staff's considerations, 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 Brio PCD project plan.

Conditions

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

Commissioner Hansen motioned to close the public hearing
Commissioner Hollie seconded the motion.
Motion passed unanimously.

Commissioner Musso motioned to recommend approval to City Council with the findings and conditions of staff.

Commissioner Phetsomphou seconded the motion.

Motion passed unanimously.

8. ZONE CHANGE

- a. Public Hearing for consideration and recommendation to City Council a Zone Change request Z-20-14 to Amend the PCD Planned Community Development
 - 1) Amend the planned Single Family Attached (SFA) Townhomes to Single Family Detached (SFD) Patio Residential in Phase 3G and 5A.
 - 2) Amend a portion of the planned Single Family detached (SFD) Residential to Single Family Detached (SFD) Patio Residential in Phase 6.
 - 3) Amend language governing commercial use in the Commercial (Clinic) designated are to C-2 Service Commercial.

Applicant is Cole West.

Public comment for this item will be accepted at: washingtoncity.org/meetings, until the close of the public hearing by the commission.

Background

Drew Ellerman reviewed the report: The applicant is requesting approval to Amend portions of the Brio PCD project, as found in the Conceptual Site Plan Map (with associated densities table), Circulation Plan, and Land Use Summary (Commercial parcels).

More specifically:

Changes in Section 2, the conceptual site plan map (exhibit 2.1), circulation plan map (exhibit 2.3):

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- The proposal is also requesting to re-assign the SFA (single family attached) Townhomes area currently shown in the northeastern portion of the project (southwest corner of Washington Parkway and Main Street), changing it to a SFD (single family detached - Patio Home (3))

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- The proposal request also seeks to reduce the number of SFD (single family detached) units from the current 315 dwelling units to a proposed 289 dwelling units. This will be done by re-assigning the area at the northern end of Rialto Parkway (west side of the street) from the current SFD (single family detached) designation to a SFD (single family detached - patio home) designation.
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The new proposed language states:

The commercial designated parcel at Brio will include such uses as retail sales (in conjunction with the city's C-2 zoning district), administrative / professional, mixed uses (horizontal or vertical, along with hobby caves may be appropriate).

Staff has reviewed the proposed changes and amendment, staff supports most of the proposal. The two items of concern is the new language in the commercial summary proposal as it relates to mixed uses (horizontal or vertical, along with hobby caves may be appropriate). Staff feels that due to the location of this only commercial designated area that certain mixed uses and especially the hobby caves might not be harmonious with the surrounding area(s). Also, the language added to the Conceptual Site Plan directly under the Land Use table which states:

Note: Density may be moved from one land use to another land use as long as the overall density does not exceed 856 units.

Staff is not comfortable with this statement. Staff however, is more willing to accept the other added statement on the same map in the same area that states:

Dwelling land use acreages are approximate and may change depending on market conditions as long as the overall density does not exceed 856 total units.

Recommendation

Staff recommends that the Planning Commission recommend approval of Z-20-14, for the zone change request, Amending portions of the Brio PCD project plan, to the City Council, with staff's considerations, 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 Brio PCD project plan.

Conditions

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

Commissioner Hollie stated that there are two notes, are they the developers notes. Could they strike a note?

Mr. Ellerman answered yes.

Commissioner Hollie asked if the Hobby Cave is appropriate for this area.

Mr. Howell stated he agreed to stick the Hobby Caves out.

Commissioner Hansen asked if they know what is going there.

Mr. Howell stated that they just wanted to take the clinic out because there isn't an interest in doing a clinic in the area so they want to be able to market it as commercial C-2.

Commissioner Hollie asked what the acreage was.

Mr. Howell answered about 5 acres.

Commissioner Hansen asked what type of C-2 uses could go in there.

Mr. Ellerman answered that it is not a big box store. It also could be professional businesses.

Commissioner Hansen asked if closing the road to the parkway does it create a problem.

Mr. Ellerman stated that there are adequate accesses for emergency service. The fire station is next to the project.

Commissioner Smith opened the public hearing.

Tara Pentz stated there are two comments.

Commissioner Hansen motioned to close the public hearing.

Commissioner Hollie seconded the motion.

Motion passed unanimously.

Commissioner Smith clarified that the northern street that Barry Burnett is speaking of doesn't make sense to change it to a public street.

Mr. Howell stated that the smaller lots should be on private streets. The streets have been designated from the beginning so this isn't a surprise to the residents. He stated they did have an HOA meeting to discuss these changes.

Commissioner Hansen asked about the financial burden on the residents.

Mr. Howell explained that he understands the comment but there has always been within the project to have private streets. He stated that he met with Mr. Burnett to explain the HOA and the changes.

Commissioner Hansen asked Mr. Ellerman about the private streets.

Mr. Ellerman answered that people move in and then want the city to change the private street to public. He stated that in a PCD the people put in money in the HOA fee to maintain the streets. He stated that there are areas that he would rather not make roads private.

Commissioner Smith stated that some streets don't meet the cross section and the developer has to plan that out.

Commissioner Hansen stated he sides with the citizens because they bought into the project then things change.

Commissioner Hollie stated that when the construction is happening the streets take a beating. He stated he would like to see the streets stay public then turn private after the construction.

Mr. Howell stated that they keep the street upgraded and fixed. He stated that the private streets do have a different cross section. The streets that are private are narrower and will slow the traffic. He stated they are open to keeping it public in the northern area that Drew outlined.

Commissioner Musso asked about the patio product.

Mr. Howell stated that the difference is that the new area there is detached single family.

Commissioner Musso asked if they were going to be a single story.

Mr. Howell answered they are going to be a single story.

Commissioner Hansen asked if Mr. Burnett is speaking for himself or the HOA.

Mr. Howell answered he didn't know, Mr. Burnett is a board member so I think he is speaking for himself.

Commissioner Hansen stated he would not like it if something changed after he bought into a project and that change increased the HOA fees.

Mr. Ellemn stated it is a public road and now they are requesting to change it.

Tara Pentz read Mr. Burnett's comments.

Commissioner Hollie asked for clarification that the public roads are paid by the citizens.

Mr. Ellerman stated that the city pays for his road.

Commissioner Hansen stated he is concerned with changes that affect the citizens that bought into the subdivision.

Mr. Howell said he agrees with Drew on the two notes that Drew.

Commissioner Smith stated that they are requesting the change to private roads because it matches the product that will be built.

Mr. Howell stated that they agree that the north west road could stay public.

Commissioner Hollie asked if the speed limit would be 25 mph.

Brandon Wright stated that the private road cross section doesn't meet the public road criteria.

Commissioner Hollie motioned to recommend approval to City Council with the findings and conditions of staff striking the first note on the exhibit: Density may be moved from one land use to another land use as long as the overall density does not exceed 855 units. And to strike the language Vertical and horizontal and hobby caves from the notes.

Commissioner Smith stated that he would rather the street remain private.

Mr. Howell stated they didn't ask for the road to be private. They just wanted to change the land use and the request for the road wasn't part of the request. He stated that the Rialto Parkway to the north left corner on the plat be private.

Mr. Ellerman stated this is a discussion to have at the preliminary plat stage.

**Commissioner Hansen seconded the motion.
Motion passed unanimously.**

9. GENERAL PLAN AMENDMENT

- a. Public Hearing for consideration and recommendation to City Council a General Plan Amendment G-20-06 to change from LD (Low Density) to NCOMM (Neighborhood Commercial) located at approximately 2000 South Washington Fields Road. Applicant is Gregg McArthur.

Public comment for this item will be accepted at: washingtoncity.org/meetings until the close of the public hearing by the commission.

Background

Drew Ellerman reviewed the report: The applicant is seeking to amend the General Plan Land Use Map in the area located at approximately the southwest corner of Washington Fields Road and 2000 South. The requested area covers approximately 3.07 acres. The current Land Use designation is Low Density Residential (LD). The applicant is seeking approval to have the Land Use designation changed to Neighborhood Commercial (NCOM), for the possibility to rezone the parcel into a commercial designation.

The surrounding General Plan Land Use designations are (LD) to the north, east, south and west. The Neighborhood Commercial designation allows for the Administrative Professional (AP) and Community Commercial (C-1) zoning designations.

Staff has reviewed the requested change and finds that due to the specific location of the request