

WASHINGTON CITY  
CITY COUNCIL MEETING  
STAFF REVIEW

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**HEARING DATE:** October 28, 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

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**Background**

The two week holdover is now completed, this item is ready for City Council action.

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.