



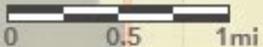
CPA-01-20

A request for a large scale Comprehensive Land Use Amendment on approximately 92 acres with associated text amendments to the Springhills Activity Center Policies.

Gerald Brewington, Senior Planner

SITE MAP

SITE





AERIAL PHOTO

SITE





EXISTING LAND USE DESIGNATIONS

SITE

Office

Warehouse/Distribution

Warehouse/Distribution

Institutional

Institutional

Medium Density
(>4-8d.u/acre)

6234-5

6233-12-1

6233-8

6233-14-4

6233-14-1

6233-14

-14-3

6233-14-2

6233-14-5

6233

6233-20

6234-1

UNIT E -2

6234-2-1

6234-2-2

6234-5

6234-20

6233-14-6

15

14

13

12

11

10

9

8

7

6

5

4

3

2

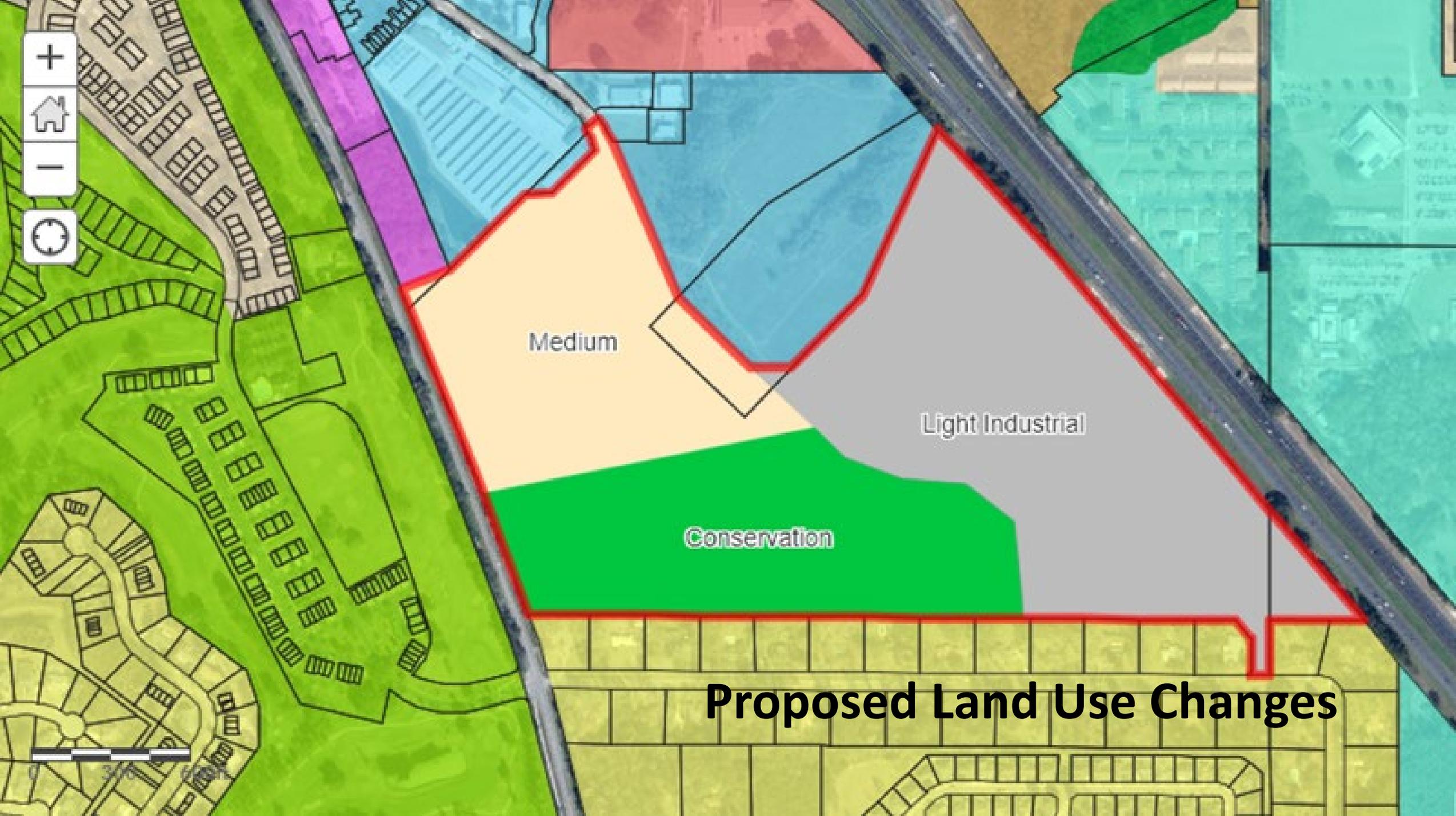
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HAUFLER BROTHERS ESTATES UNIT I

NW 27th Pl

NW 27th Pl

PB G PG 69



Medium

Light Industrial

Conservation

Proposed Land Use Changes

Background

The approximately 92 acre parcel that is the subject of this request is within the Springhills Activity Center although not a part of the area designated as a transit-oriented development (TOD). It is located in the southwest quadrant of the activity center and is presently undeveloped. To the north of the parcel lie various offices and warehouse development with some limited commercial uses located on 39th Avenue. To the south of the site is the Haufler Estates single family subdivision.



Applicant Request

The applicant is requesting to amend the land use designations on the parcel from Warehousing, Institutional and Office to Medium-Density residential, Conservation and Light Industrial. The Medium-Density residential land use would allow 4-8 dwelling units per acre and would also permit alternate residential development such as an assisted living facility. The Light Industrial land use would permit warehousing, some office uses and job-based industrial uses such as laboratories or a technology park.

Applicant Request

The Conservation Land Use designation would limit any development. This area includes significant uplands and would be included as part of an overall 25% set aside requirement for the parcel. An area along the southern parcel boundary proposed for conservation land use by the applicant is instead being recommended to function as a 100 foot wide buffer within the Light Industrial land use designation with implementing language being included in the proposed text amendments.

Staff Analysis

Analysis of the proposed land use changes as shown in your staff report takes into account the various proposed land use amendments (Medium-Density Residential, Light Industrial and Conservation) and the policies contained therein as well as any applicable policies for the Springhills Activity Center. A detailed analysis of each of these is found in the staff report. In general, the proposed land use amendments are consistent with the Springhills AC policies as well as the Plan as a whole.



Staff Analysis

Staff has also reviewed proposed text changes to the Springhills policies found in the Future Land Use Element of the Plan. These are noted in the staff report and take into account staff recommended changes and additions to language proposed by the applicant. These policies changes are needed to ensure consistency with surrounding land uses and include the addition of a 100 foot wide buffer along the parcel boundary with Haufler Estates.

Staff Recommendation

As shown in your staff report, staff finds the proposed request consistent with the policies found in the Springhills Activity Center section of the FLUE, The Industrial and Medium-Density Residential policies of the FLUE, Conservation Policies found in the Conservation and Open Space Element of the Plan as well as the Plan as a whole. Staff recommends that the Commission adopt the proposed Ordinance (Ordinance 20-xx) approving the large scale land use and text amendments.



