

AGENDA



Wednesday, June 18, 2008

Public Hearings and Possible Actions
RECOMMENDATION FOR COUNCIL ACTION

Item No. 98

Subject: Conduct a public hearing and consider an ordinance amending Chapters 2-1 and 25-2 of the City Code to amend the requirements and process for approving a planned unit development (PUD) district.

For More Information: Jerry Rusthoven, 974-3207; Robert Heil, 974-2330; Sylvia Arzola, 974-6448.

Boards and Commission Action: Recommended by Environmental Board and Planning Commission.

Prior Council Action: April 5, 2007 - Council directed the City Manager to recommend revisions to the PUD and PDA portions of the Land Development Code.

On April 5, 2007, the City Council approved a resolution directing the City Manager to provide staff support to a Council led stakeholder process to recommend revisions to the Planned Unit Development (PUD) and Planned Development Agreement (PDA) portions of the Land Development Code including recommendations concerning revisions to the provisions governing the process for considering PUD's and PDA's.

Planned Unit Developments and Planned Development Agreements are unique zoning categories that allow flexibility beyond conventional zoning and subdivision regulations, and have become a preferred tool for large mixed-use projects. However, recent zoning cases have demonstrated that the existing regulations in the Land Development Code may not be sufficient to consistently promote the core values of the City in all PUDs and PDAs.

During the past year a task force has considered revisions to the PUD and PDA zoning districts to better promote green building techniques, public open space, diverse housing opportunities, pedestrian friendly streetscapes, multimodal transportation, and other features that embody the values of sustainability, affordability, and environmental protection.