

Canyon del Rio

Zoning Map Amendment





Schedule

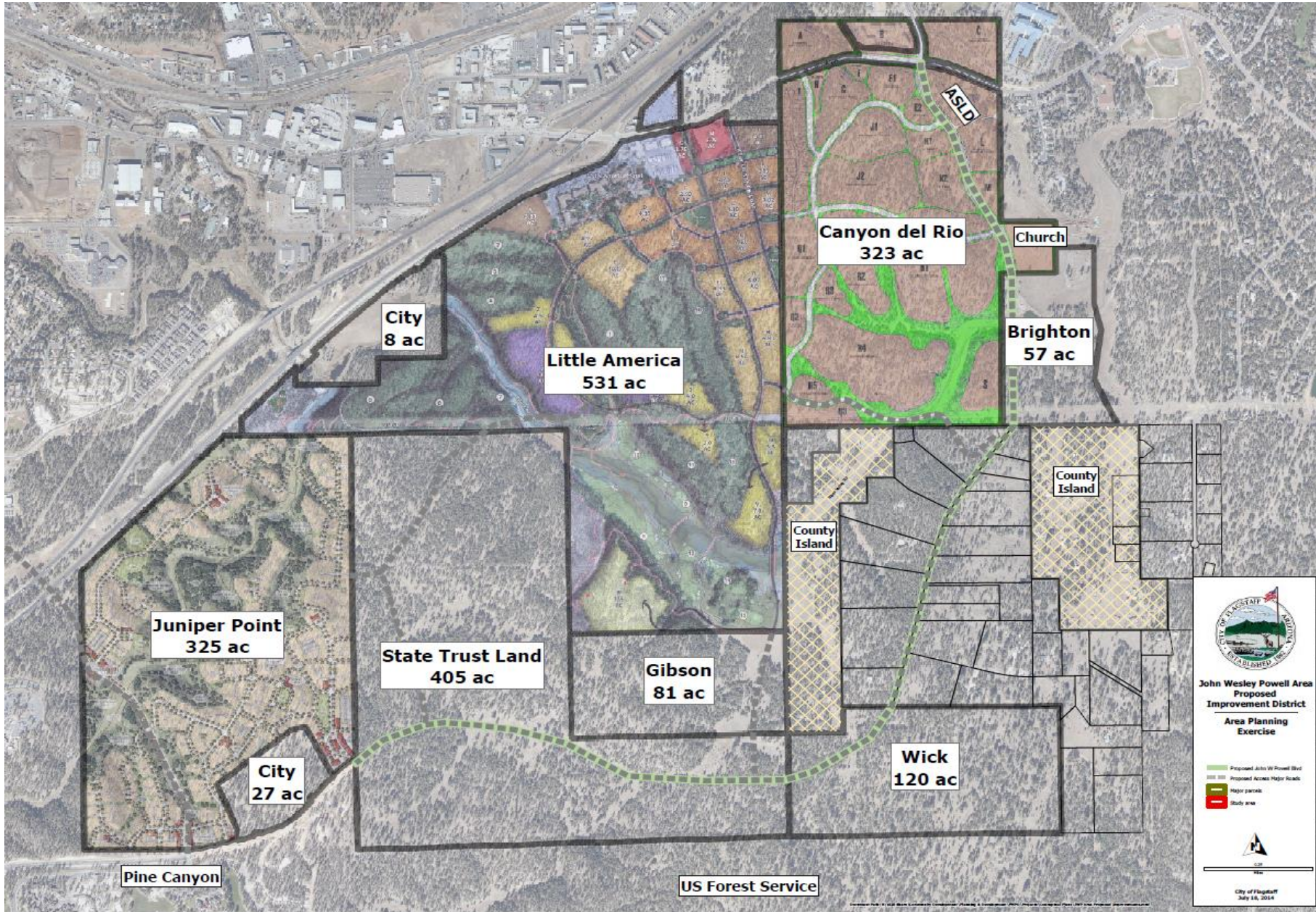


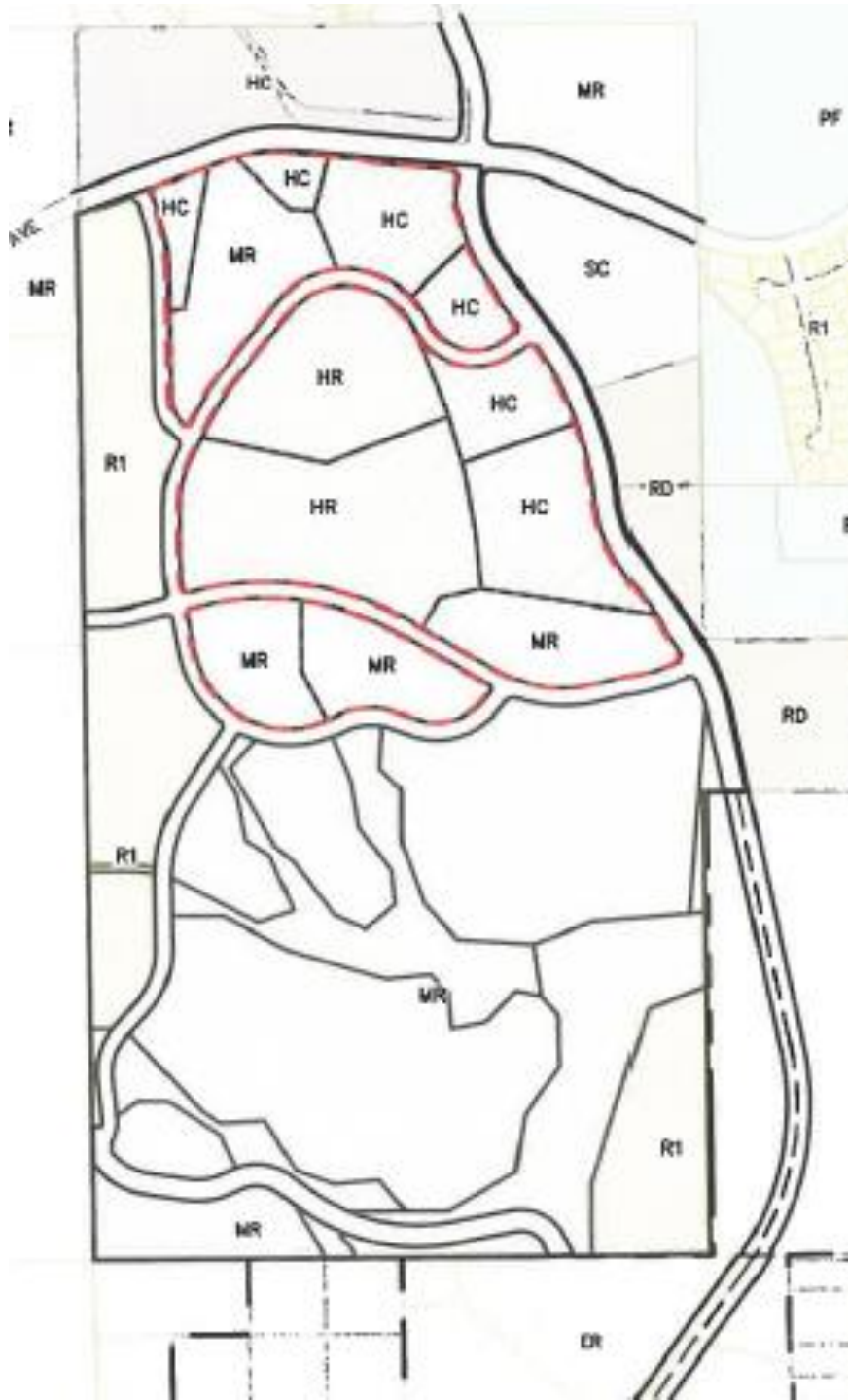
April 10, 2019 first review by P&Z Commission of the Concept Zoning Map Amendment (CZMA)

April 24, 2019 P&Z Commission recommends that the Council approve (vote 5-0) to approve the CZMA and the Preliminary Block Plat (P-plat)

May 21, 2019 Council review of the CZMA and first reading of the ordinance

June 4, 2019 Council review and second reading of CZMA, review of the P-plat and consider resolution approving the Development Agreement





The Concept Zoning Plan proposes the following development:

Highway Commercial 25.9-acres
225,000 sq. ft. of development.

High Density 30-acres parcels
672 residential units

Medium Density 27.9-acres
180 attached residential units

Findings



Finding 1 Conformance with the General Plan

- A. Commercial zoning along Butler and 4th Street corridors supports the Activity Center (S18)
- B. MR & HR zones support a mix of uses and minimum density (14 units/acre) within the pedestrian shed of the Activity Center
- C. HOH plan supports higher densities at this location but does not exceed 29 units/acre
- D. HOH indicates this location will have low impact to existing low-income neighborhoods
- E. Development supports arterial connection to the south (JWP Boulevard), FUTS and non motorized connections.
- F. 58-acres of Open Space supports Environmental Planning & Conservation and Open Space and Water Resources goals through dedication of Rio de Flag
- G. Affordable Housing parcel donation supports Neighborhoods, Housing and Urban Conservation goals of the Regional Plan.

Findings



Finding 2 Community Benefits and Public Good

- A. Affordable Housing property donation per the terms of the Settlement Agreement; Incentive to subsequent developers to provide Affordable Housing
- B. Higher density and intensity of development supports regional transit system; reduces trips with closer destinations and fewer travel miles with neighborhood commercial development
- C. Increased density and intensity at CDR implements the Regional Plan development patterns which reduces impacts to water demand, fuel consumption and is supported by the Climate Action and Adaptation Plan

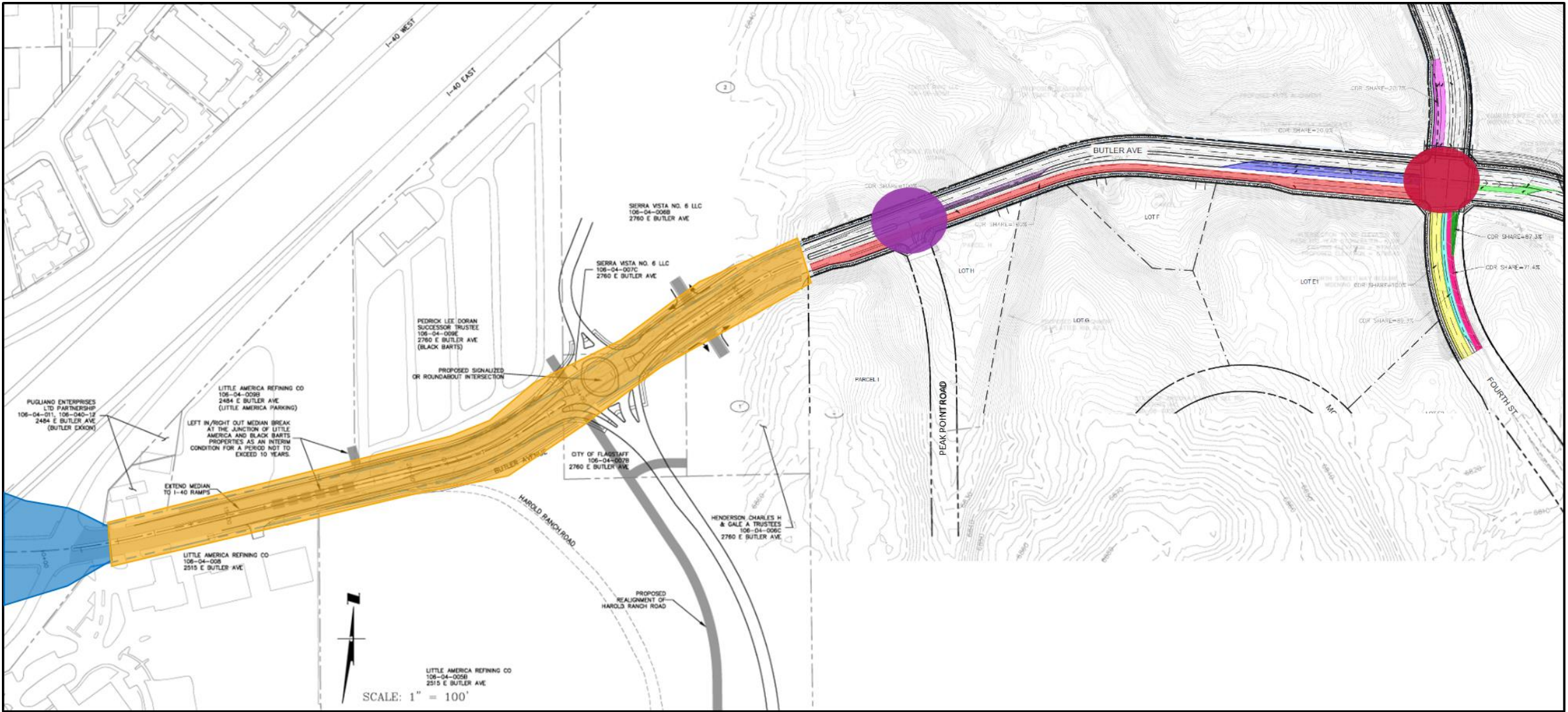
Findings



Finding 3 Site is Physically Suitable

- A. Adequate transportation infrastructure is being provided to support public and emergency services on- and off-site.
- B. Potable water, sewer and franchise utilities needs have been evaluated and required improvements have been identified and will be provided
- C. Solid waste removal and capacity to accept waste at the landfill is available

The Proposed zoning districts are in compliance with the Regional Plan designations and the proposed land uses are in conformance with the proposed zoning designations. It is not anticipated that this proposal will result in land uses that will jeopardize or constitute a hazard to this site, the neighborhoods or the community.



Other City Projects in the Area





Proportional Roadway improvements

Regional Roadway Projects

	<i>Roadway Projects</i>	<i>CDRI's Obligation</i>	
1	Butler Avenue Half Street	\$698,295	} First Final Plat or Site Plan Approval
2	Fourth Street SB Dual Right	\$21,927	
3	Offsite Butler Avenue - Little A to CDR	\$219,893	
4	Butler / Fourth Signal	\$123,391	
5	Butler / Fourth EB Dual Left	\$38,092	
6	Butler / Fourth WB Left	\$35,541	
7	Butler / Peak Point Left Turn Lane	\$60,177	
8	Fourth Street South Half Street	\$211,527	
9	Fourth Street NB Left Turn Lane	\$62,600	
10	Fourth Street NB Intersection Transition	\$42,175	
11	Butler / Peak Point Signal	\$250,000	} Peak Point Traffic Exceeds 1,000 vpd
12	Butler / I-40 Interchange Improvements	\$698,112	
	TOTAL	\$2,461,730	



Utility Improvements



- New secondary water line 1.3-million dollar contribution
- New 1-million gallon zone B water storage tank, proportion share \$667,943
- Donation of up to 2 well sites within Canyon del Rio



Recommendation

- Planning & Zoning Commission unanimously (5-0) recommends the City Council approve the Concept Zoning Map Amendment for Canyon del Rio subject to conditions.
- Read Ordinance 2019-14 for the first time this evening
- Read Ordinance 2019-14 for the second and final time on June 4, 2019