

Amendment to Pine Canyon Development Agreement

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Planning Development Manager

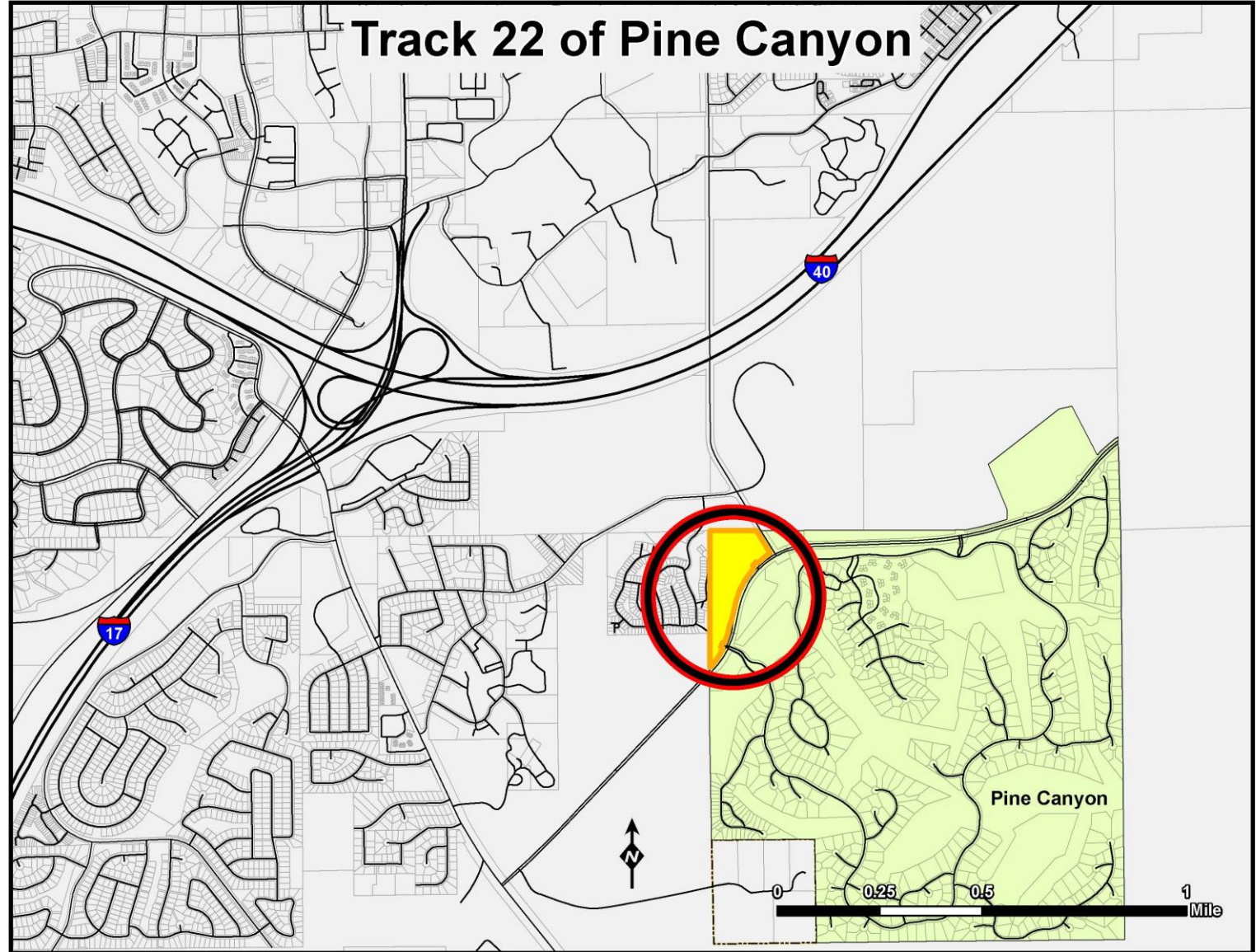




Amendment to Pine Canyon D.A.



Vicinity Map





Amendment to Pine Canyon D.A.

Background

- June 2000, City Council approved rezoning request and development agreement for Pine Canyon
 - Project contemplated by the development agreement:
 - 210 multi-family units (tract 22)
 - 125 (min.) affordable housing units
 - 311 estate townhouses
 - 524 estate home sites
 - The multi-family units were proposed in order for the development to achieve the minimum allowed density

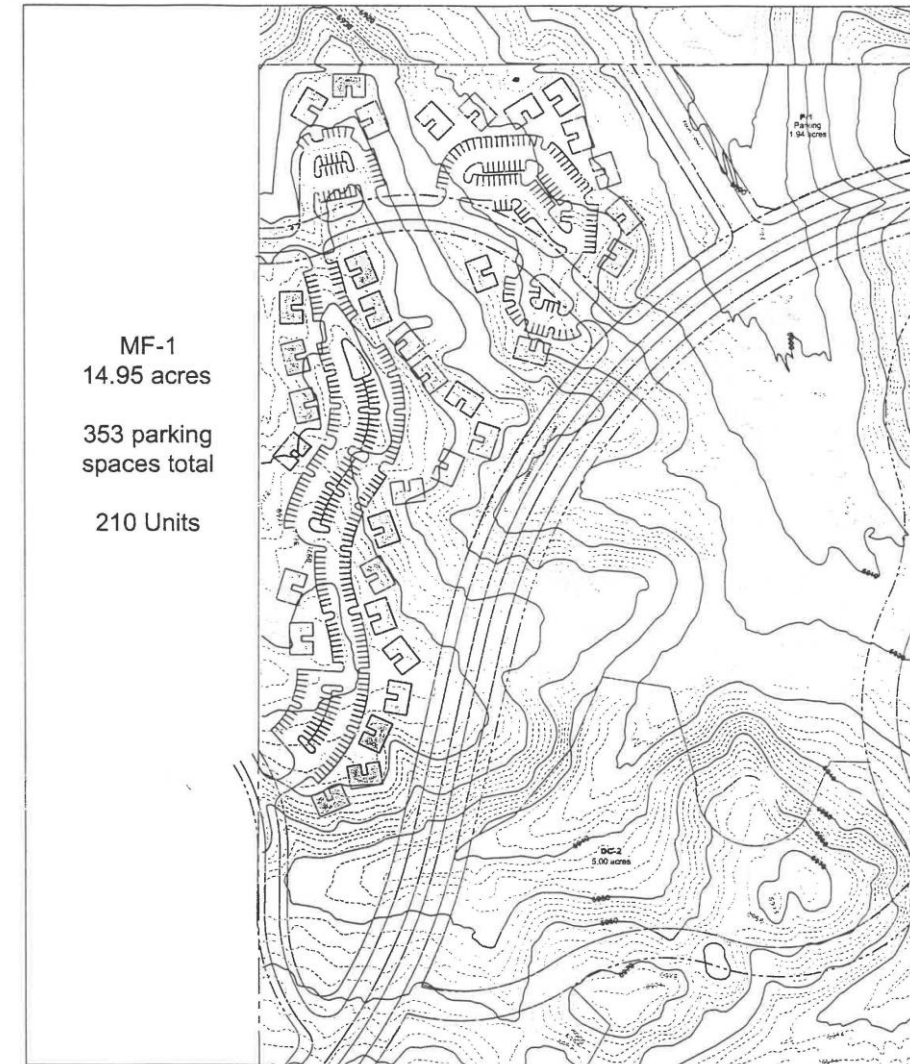


Amendment to Pine Canyon D.A.



2000 Concept Plan

- Tract 22
- 210 units
- Identified as Multi-Family
- Plan shows interior drives with surface parking and 35 smaller buildings
- 353 parking spaces





Amendment to Pine Canyon D.A.



2000 Concept Elevation



FLAGSTAFF
APARTMENT COMPLEX

ELEVATION

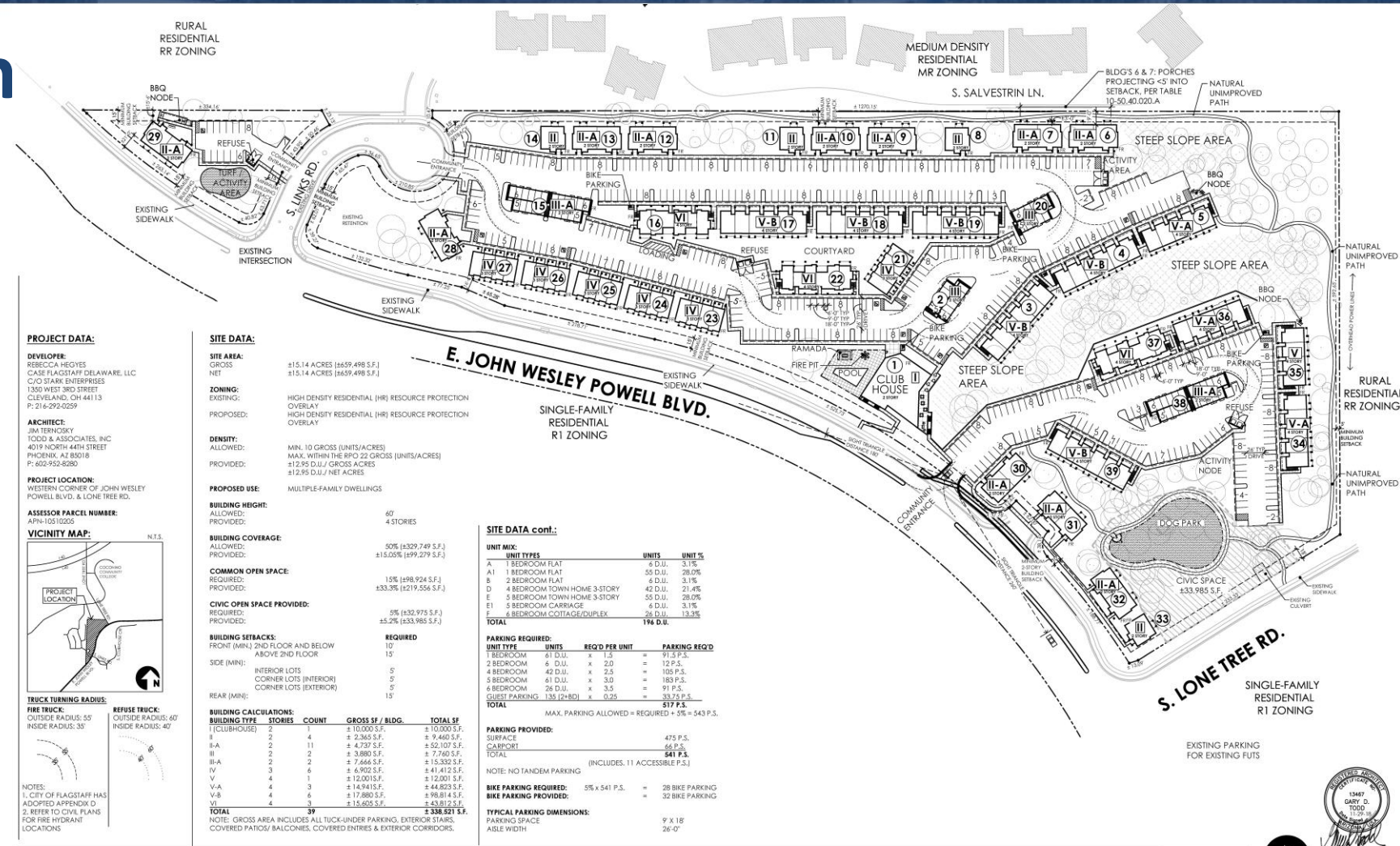
COX.JAMES ARCHITECTS
2-22-00 3/32"=1'-0"



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2018 Concept Plan

- Tract 22
- 196 units (702 beds)
- Plan shows interior drives with surface parking and 38 smaller buildings
- 541 parking spaces



CONCEPTUAL SITE PLAN





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D.A. Inconsistencies

- Section 3(e): “the development of the multi-family dwelling units (condominiums)... shall conform substantially to the individual conceptual site plans and elevations that were reviewed and approved by the City Council, and which are filed within the Community Development Department.”
- Section 4: “development of the Property shall be governed by the City’s ordinances, rules, guidelines and official policies controlling permitted uses of the property, the density and intensity of the uses, the maximum height and size of the buildings...”
- Section 7: only refers to the proposed development on tract 22 as “210 multi-family units”



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Condominiums vs. Apartments

- Condos are “for sale”, apartments are “for lease.” This is a difference in ownership, not use.
- The zoning Code regards both as Multi-family Dwelling, a permitted use in the High Density Residential zone.
- Both types of ownership would be required to meet the same standards (building form, density, landscaping, lighting, parking, and resource protection) and have the same impacts (specifically water, sewer, and traffic.)



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Council Discussion

- Opportunity to discuss proposed development agreement amendment
- Vote scheduled for February 5th