

# PICERNE AT PALM VALLEY REZONE



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- 17.55 acres
- Palm Valley Phase VIII PAD
- MF-18 uses permitted (315 units max)





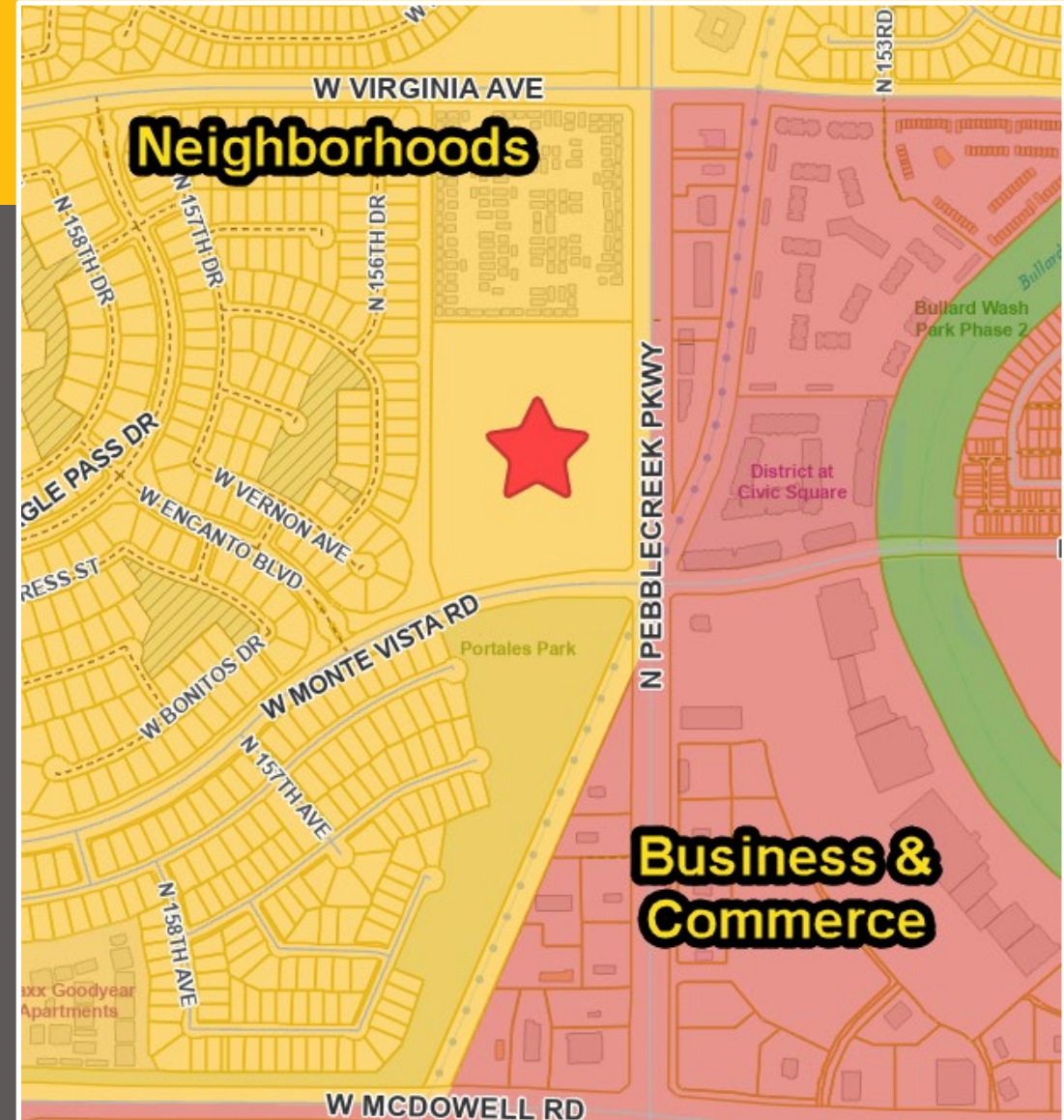
## PICERNE AT PALM VALLEY **REZONE**

- Rezone to PAD with underlying MF-24 with PAD Overlay
- Overlay will modify some MF-24 standards; establish additional standards
- 383-unit multi-family development (21.8 units per acre)



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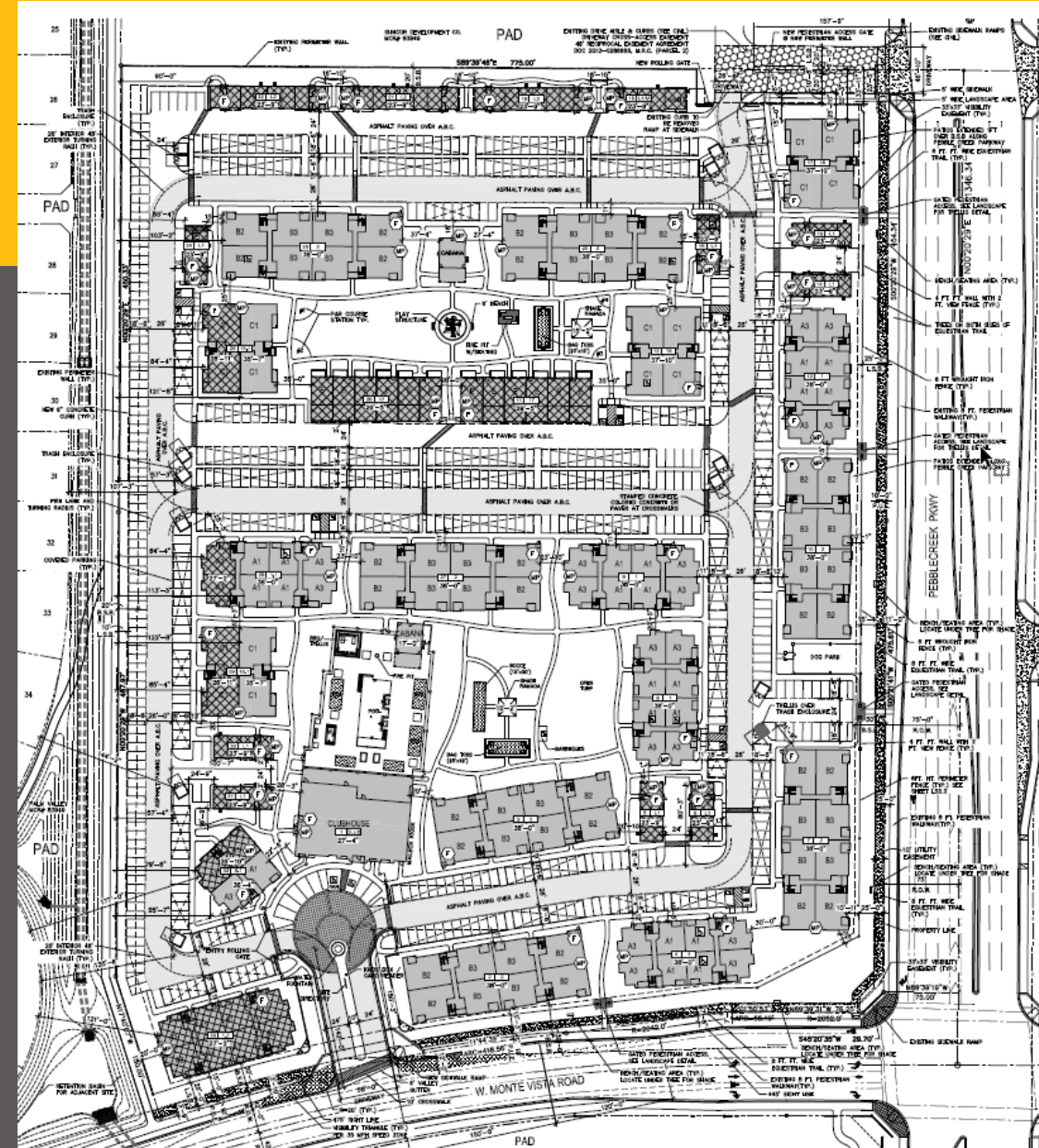
- General Plan land use designation is Neighborhoods
- Compatible with densities up to 18 units/acre, or higher in certain overlays
- Site is under 20 acres, so General Plan Amendment not required





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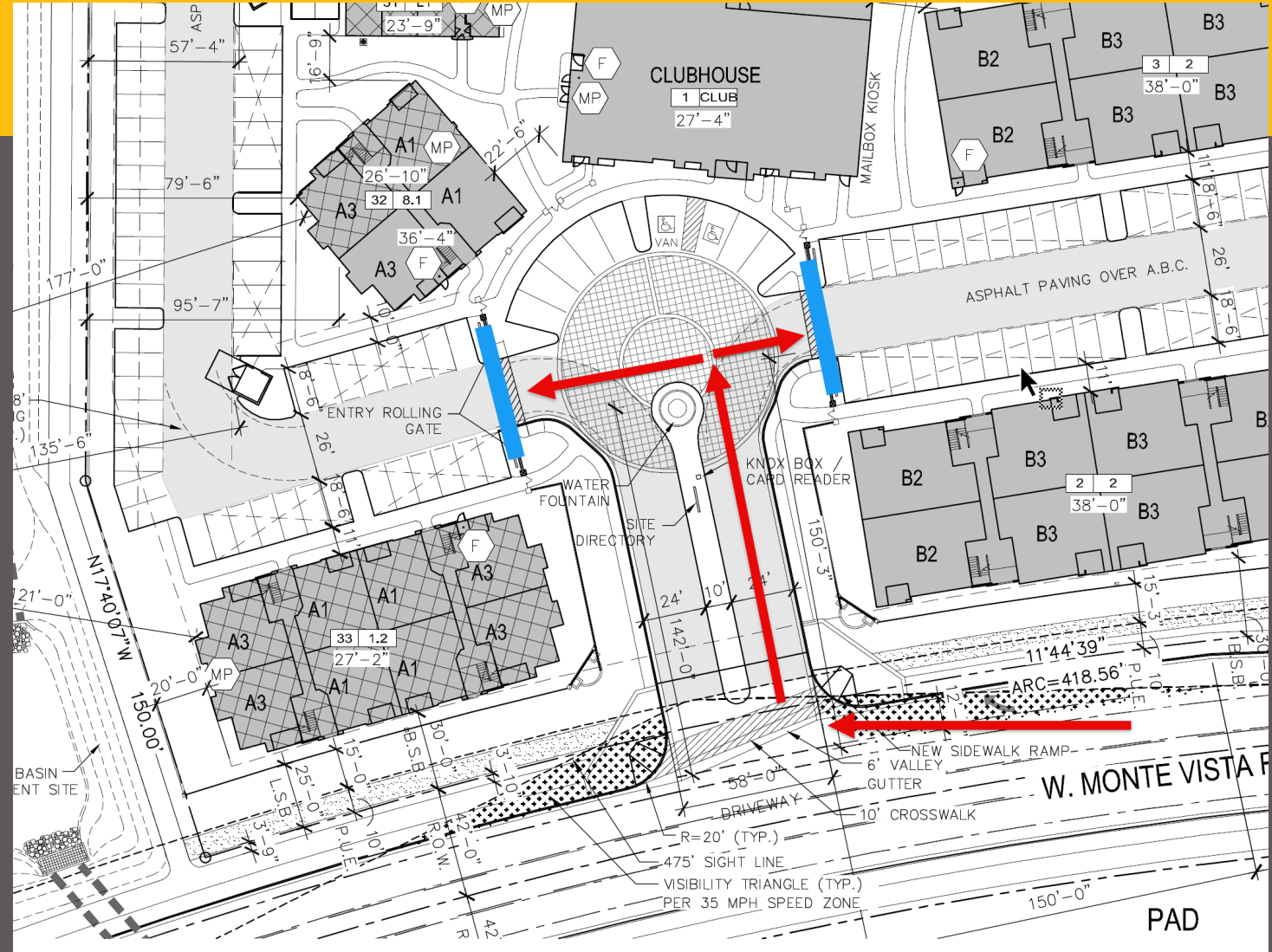
- Conceptual site plan for 383 units (21.8 units/acre)
- 746 parking spaces (733 required)
- Ingress & egress from both frontages



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## Monte Vista entry

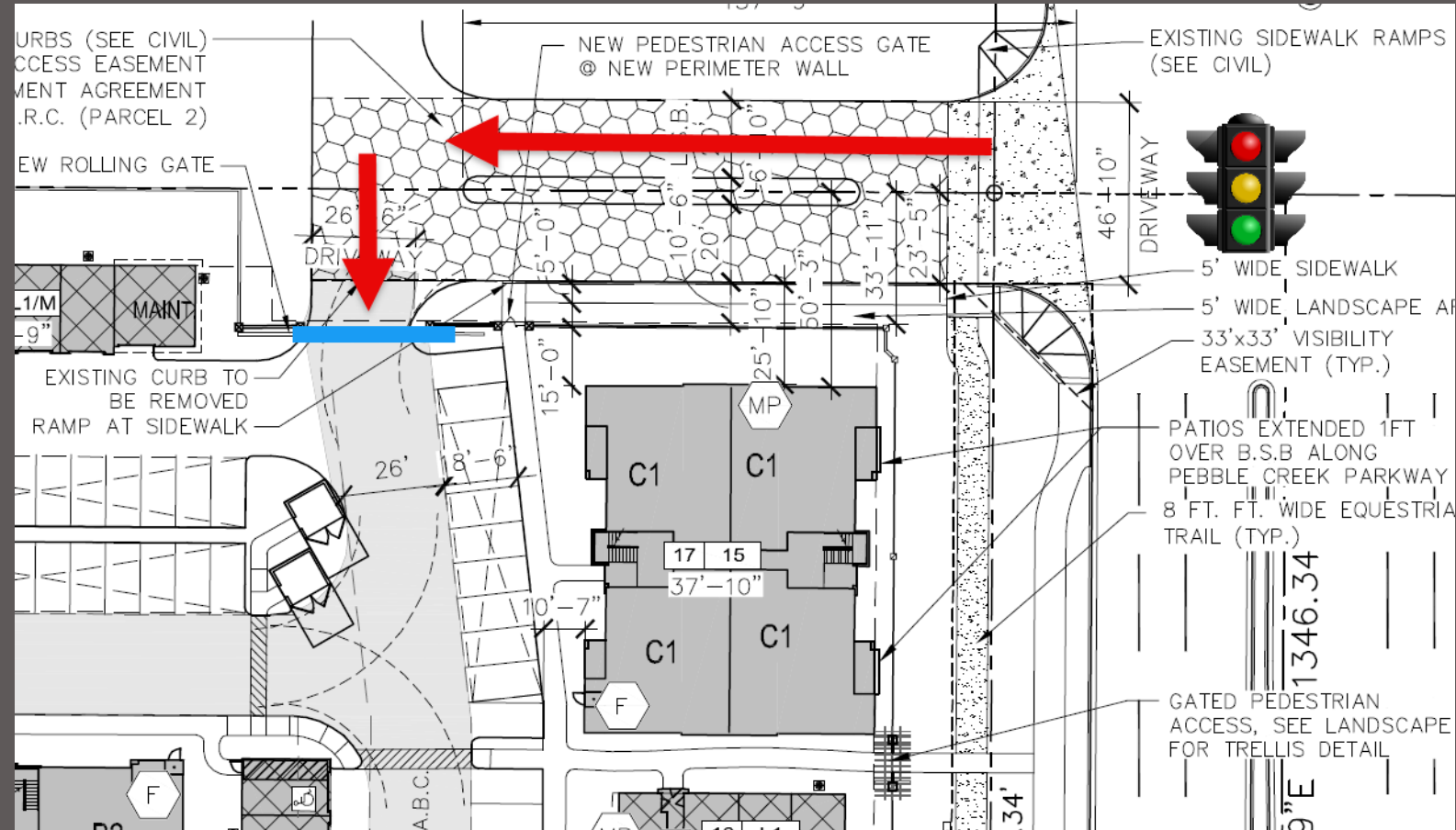
- Main ingress & egress for development
- Deceleration lane



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## PebbleCreek entry

- Ingress for residents & emergencies
- Egress for all
- Signalized



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## Setbacks and Building Heights

- Reduced north (rear) building setback
- Restrictions on building heights near north and west property lines
- Restriction on building height in southwest corner of site



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## Landscaping and Open Space

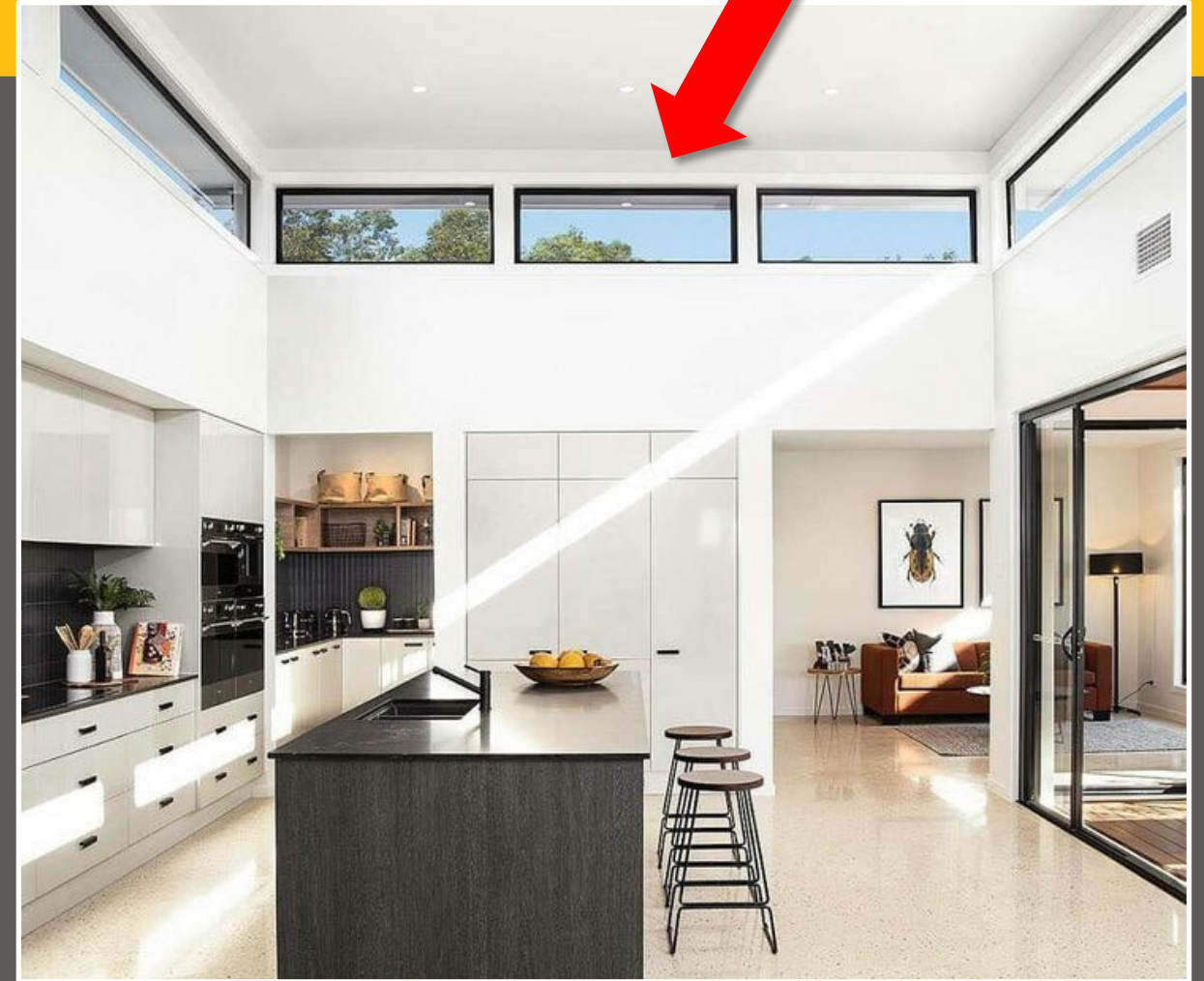
- Landscape buffer along west property line
- Reduced private open space; increased shared open space
- Programmed amenities & public trail



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## Window Standards

- Anti-glare treatments in certain circumstances
- Clerestory windows in certain circumstances





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## Public Participation

- Neighborhood Meeting - February 28, 2024
- School district notification
- Postcards, site signage, legal advertisement, and website posting, per legal requirements



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## Recommendation:

Approval of the requested rezone from Planned Area Development (PAD), to PAD with underlying MF-24 and a PAD Overlay, subject to stipulations