



Planning and Zoning Commission Planning Department Staff Report

Report Date: April 2, 2021
Case No: 2020-4-PUD
Project Planner: Michael Patroski, Planner

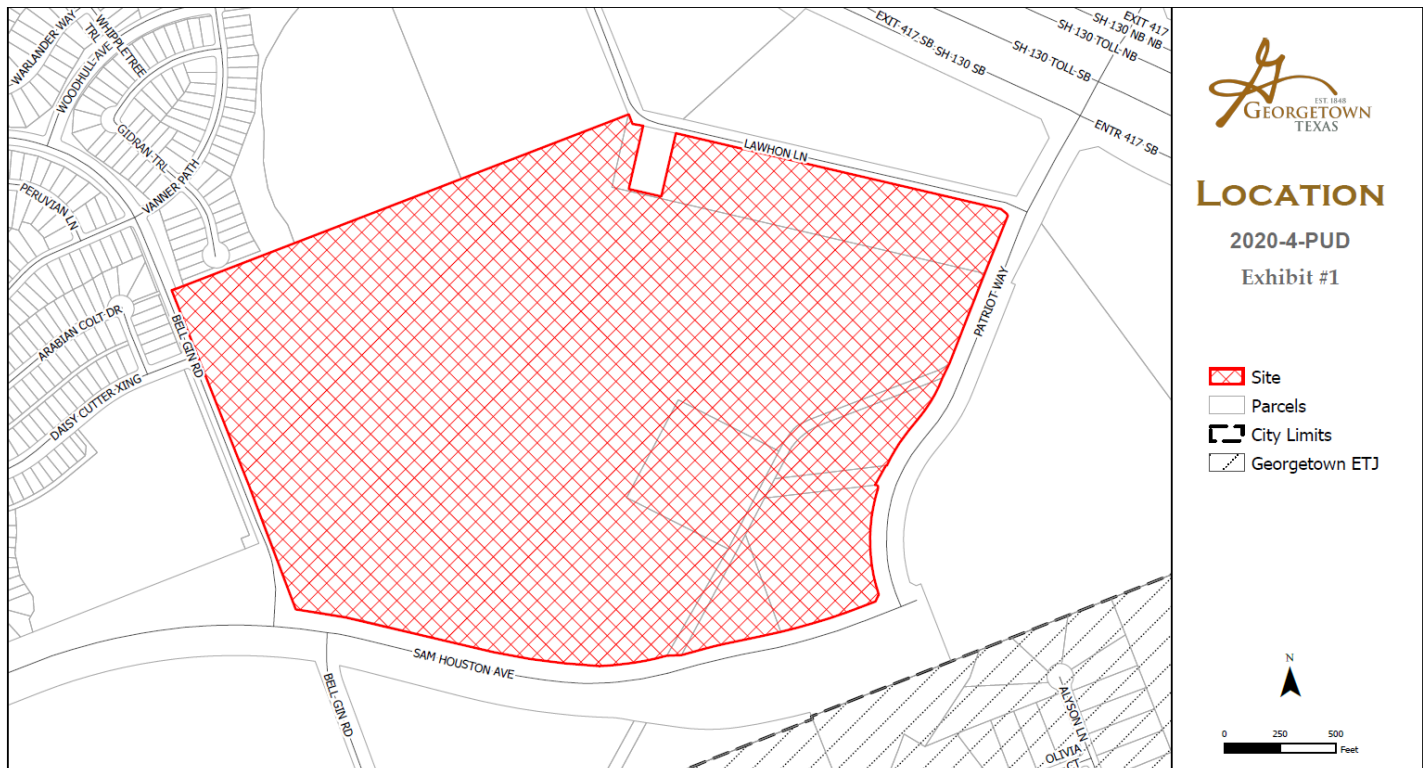
Item Details

Project Name: Lawhon Planned Unit Development (PUD)
Project Location: 2202 Patriot Way, within City Council district No. 7.
Total Acreage: 146.786
Legal Description: 146.786-acre tract of land out of the Woodruff Stubblefield survey, Abstract No. 556.

Applicant: SEC Planning, LLC
Property Owner: Trendmaker Homes, c/o John Stanley

Request: Zoning Map Amendment to rezone the subject property from **Agriculture (AG)** to a **Planned Unit Development (PUD)** with a base district of Residential Single-Family (RS), Low-Density Multi-Family (MF-1), and General Commercial (C-3).

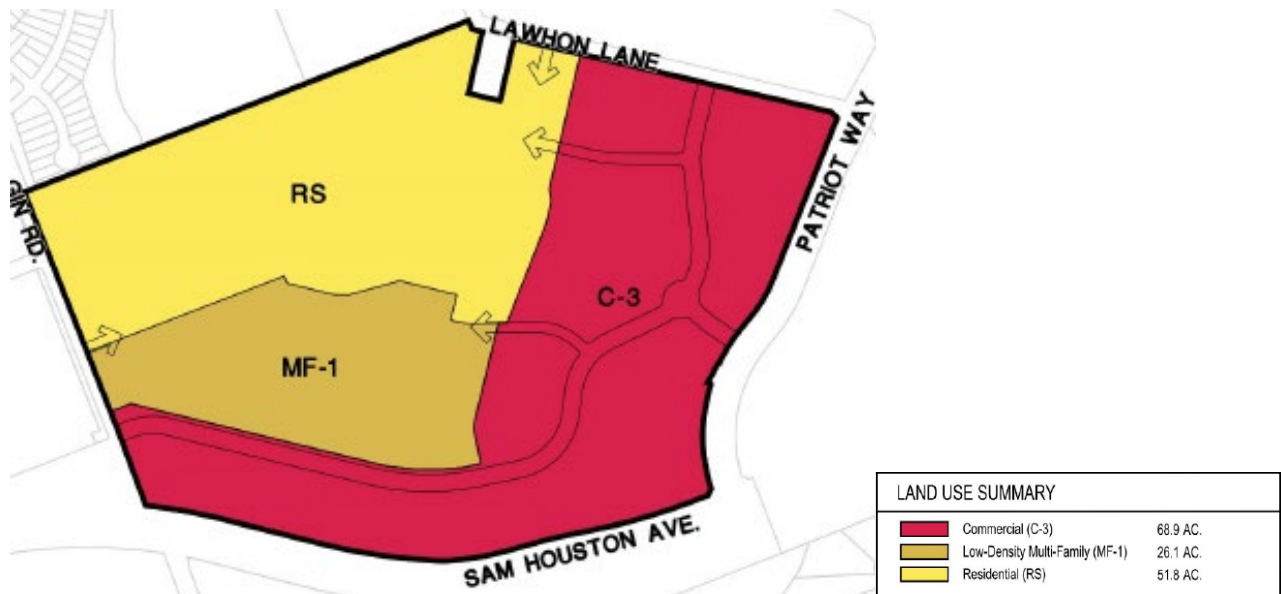
Case History: This is the first public hearing of this request.



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Overview of Applicant’s Request

The Applicant requests to rezone the Property to PUD with a mix of RS – Residential Single Family, MF-1 – Low Density Multi-Family and C-3 – General Commercial base districts. The applicant states that the PUD establishes the framework for a mix of residential housing opportunities along with a mix of retail and office uses.



Site Information

Location:

The subject project is located north of Sam Houston Ave between Bell Gin Road and Patriot Way.

Physical and Natural Features:

The subject property is generally flat with minimum tree coverage. There is an existing small farm and residential structure located in the southeastern portion of the property.

Future Land Use and Zoning Designations:

The subject property has existing Future Land Use designations of Community Center and Regional Center, and is currently zoned Agriculture (AG).

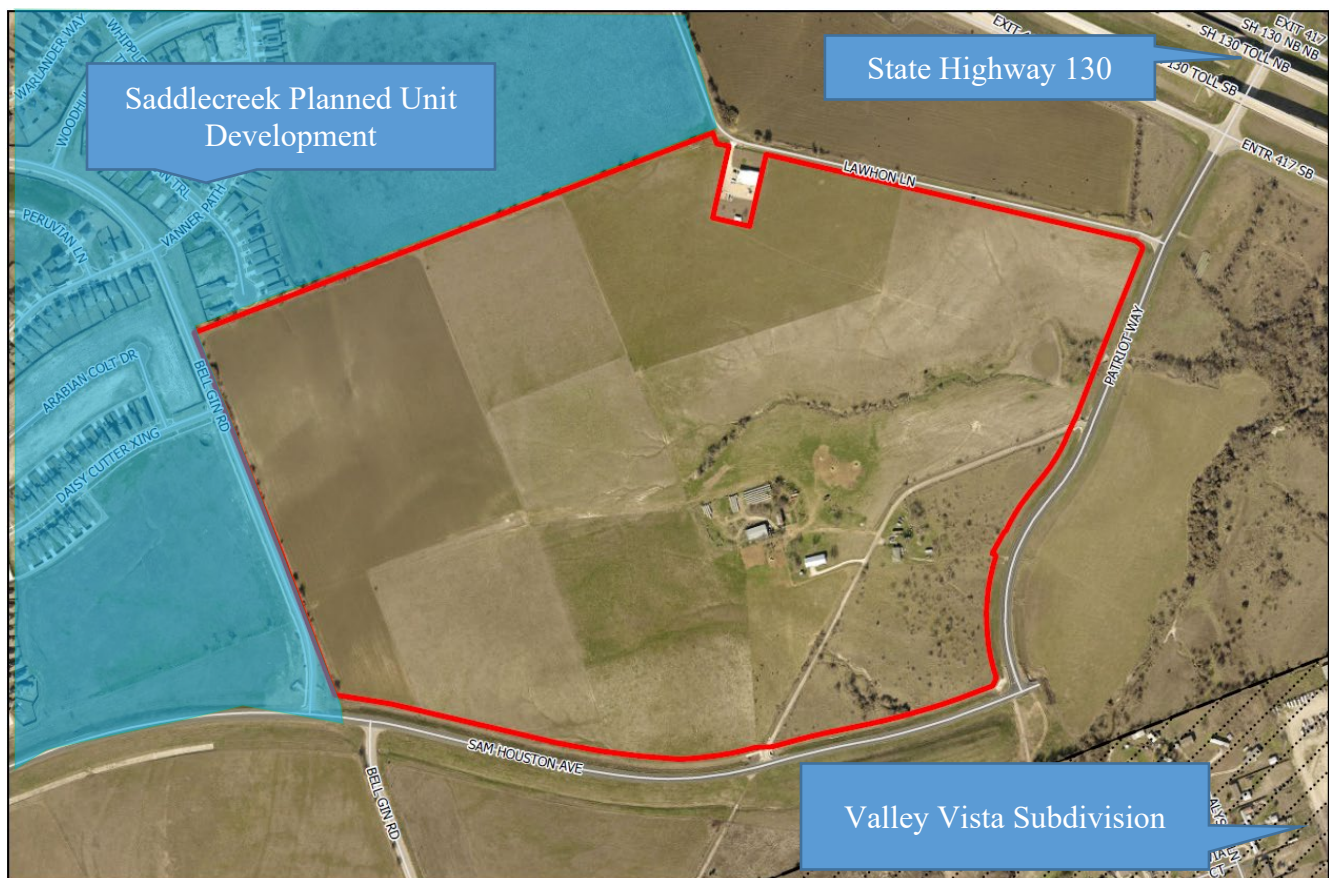
Surrounding Properties:

The subject property is directly adjacent to the Saddle Creek Planned Unit Development (Ord 2018-09) to the north and across Bell Gin Road to the west. To the south and east is vacant land zoned Agriculture (AG) that holds the Future Land Use designation of Regional Center. The subject property is located an estimated 500’ west of State Highway 130 Toll.

The current zoning, Future Land Use designation, and existing uses of the adjacent properties to the north, south, east and west are outlined in the table below:

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DIRECTION	ZONING DISTRICT	FUTURE LAND USE	EXISTING USE
North	Saddlecreek Planned Unit Development (Ord 2018-09) with a base of Residential Single-Family (RS) Low Density Multi-Family (MF-1) Business Park (BP)	Mixed Density Neighborhood (MDN) Regional Center (RC)	Single-Family Homes, vacant, detached multi-family (under construction)
East	Agriculture (AG)	Regional Center (RC) Community Center (CC)	Vacant, FEMA Flood Plain Zone A
South	Agriculture (AG)	Regional Center (RC) Community Center (CC) Open Space (OS)	Vacant
West	Saddlecreek Planned Unit Development (Ord 2018-09) Residential Single-Family (RS) Local Commercial (C-1)	Mixed Density Neighborhood (MDN) Community Center (CC)	Single-Family Homes, vacant



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Property History:

The subject property was annexed into the city limits in 2006 via Ordinance 2006-123, at which time it was given the base zoning district of Agriculture (AG).

In October 2019, the property owner requested to have 119 acres of the subject property change its Future Lane Use from Employment Center (EC) to Moderate Density Residential (MDR) (2019-5-CPA). At the applicant's request, this item was postponed from being presented to the Planning and Zoning Commission before being completely withdrawn.

Comprehensive Plan Guidance

Future Land Use Map:

Within the Regional Center category, developments may be configured as major shopping centers, standalone big-box retailers, or large-scale mixed-use developments, as well as supporting flex office space and office/warehouse development. These developments are typically automobile oriented with convenient access from major transportation routes and highway interchanges, however internal pedestrian connectivity is maximized and includes opportunities for pedestrian activity. Well-integrated residential developments, which encourage the interaction of residents and businesses, are appropriate and vertical mixed-use is encouraged.

The Community Center category is described in the 2030 Comprehensive Plan as areas typically configured as "nodes" of smaller scale at the intersection of arterial roads and other major thoroughfares. These developments provide local retail, professional office, and service-oriented businesses that serve the residents of Georgetown. While typically auto-oriented, pedestrian connections to the surrounding neighborhoods are provided. Well-integrated residential developments, which encourage the interaction of residents and businesses, are appropriate and vertical mixed-use developments are encouraged. To promote the interaction of integrated and adjacent residential development, these areas emphasize quality building and site design, such as enhanced architectural features, landscaping, and prominent pedestrian facilities.

Regional Centers (RC)

DUA: 18 or more

Target Ratio: 75% nonresidential, 25% residential.

Primary Use: Large retailers

Secondary Uses: Mixed-use, high density residential, chain restaurants, specialty retailers, professional office, and civic uses

Community Center (CC)

DUA: 14 or more

Target Ratio: 80% nonresidential, 20% residential.

Primary Use: Small to mid-size retailers.

Secondary Uses: Medium and high density residential, local restaurants, specialty retailers, professional office, civic uses.

Utilities

The subject property is located within the City's service area for wastewater. In addition, it is located within the Jonah Water SUD's service area for water, and the Oncor service area for electric. A Utility

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Evaluation may be required at time of Subdivision Plat and Site Development Plan to determine capacity and any necessary utility improvements.

Transportation

The subject property is adjacent to four roadways:

1. Freeways and Tollways- Sam Houston Ave, an estimated 2, 692 feet of frontage.
Freeways and Tollways are controlled access roadways that allow for the movement of traffic through and around the City. This classification includes interstate highways, state highways, tollways and loops. Direct property access is limited as access is not the intended purpose of these facilities. Design characteristics of these facilities include multiple travel lanes, limited access points, high traffic volumes and high traffic speeds.
2. Major Arterial- Patriot Way, an estimated 1, 855 feet of frontage.
These Arterial streets provide traffic movement through and between different areas within the city and access to adjacent land uses. Access is more controllable because driveway spacing requirements are much greater and, if safety dictates, overall access can be limited to specific turning movements. Minor Arterials connect lower functional classifications and major arterials and tend to be shorter in distance.
3. Major Collectors- Bell Gin Road, an estimated 1, 544 feet of frontage, Lawhon Lane, an estimated 1, 635 feet of frontage.
These streets are intended to balance traffic between arterial streets and local streets. These streets tend to carry a high volume of traffic over shorter distances, providing access and movement between neighborhoods, parks, schools, retail areas and the arterial street system.

A Traffic Impact Analysis (TIA) will be required at time of Site Development Plan and/or Platting for any development that generates more than two thousand (2,000) average daily trips based upon the latest edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual.

Proposed Zoning district

The PUD is a special purpose zoning district intended to allow flexibility in planning and designing for unique or environmentally sensitive properties and that are to be developed in accordance with a common development scheme. PUD zoning is designed to accommodate various types of development, including multiple housing types, neighborhood and community retail, professional and administrative areas, industrial and business parks, and other uses or a combination thereof. A PUD may be used to permit new or innovative concepts in land use and standards not permitted by zoning or the standards of the Unified Development Code (UDC).

The purpose and intent of this PUD zoning district is to develop a horizontally integrated mixed-use community with a mix of residential product types and non-residential uses. To accomplish this, the proposed PUD designates the property into 3 areas with the following development standards:

1. Residential Single-Family (RS) 51.8-acres, max 210 units:

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Item	PUD	UDC Standard	Change
Lot Width	47 ft	45 ft	+ 2 ft
Corner Lot Width	56 ft	55ft	+ 1 ft
Front Setback	15 ft house, 20 ft garage	20 ft house, 25 ft garage	-5 ft, -5 ft
Side Setback Min	6 ft	6 ft	None
Side Setback to Street	15 ft	15 ft	None
Garage access from Side	20 ft	25 ft	- 5 ft
Rear Setback	10 ft	10 ft	None
Height	35 ft	35 ft	None
Lot Area Min	5, 500 square feet	5, 500 square feet	None
Impervious Cover	52%, with waiver	45%	+ 7%

2. Low Density Multi-Family (MF-1) 26.10acres, minimum 175 units:

Item	PUD	UDC Standard	Change
Lot Width	50 ft	50 ft	None
Front Setback	10 ft	20 ft	- 10 feet
Side Setback Min	10 ft	10 ft	None
Side Setback to Street	UDC	15 ft	None
Rear Setback	10 ft	10 ft	None
Height	35 ft	35 ft	None
Lot Area Min	12, 000 square feet	12, 000 square feet	None
Impervious Cover	65%, with waiver	50%	+ 15%

3. General Commercial (C-3) 68.9-acres:

Item	PUD	UDC Standard	Change
Front/Street Setback	20 ft	25 ft	- 5 ft
Side Setback Min	10 ft	10 ft	None
Rear Setback	20 ft	10 ft	+ 10ft
Height	60 over 100' from RS 35' within 100' of RS	60 ft	Same Max height - 25 ft within 100' of RS
Lot Area Min	12, 000 square feet	12, 000 square feet	None
Impervious Cover	77%, with waiver	70%	+7 %

Intergovernmental and Interdepartmental Review

The proposed rezoning request was reviewed by all applicable City Departments to determine the appropriateness of the requested zoning on the subject property. After first review, staff scheduled a meeting with the Applicant to discuss major concerns and to gain a better understanding of the goals for the project. On July 20, 2020, staff received draft two of the proposed PUD Development Plan. Staff

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again shared its concerns and comments with the Applicant particularly as it related to the lack of housing types, large amount of residential included, inconsistency with the uses and character envisioned by the Comprehensive Plan, and lack of other services and amenities needed for this special district. In addition, the City Engineering Department has shared the following with the applicant:

1. The utility section of the PUD must be revised to state that the wastewater service for the project will be supplied by the developer building the master plan gravity line crossing SH-130 and the Master Plan regional lift station on the east side of SH-130.
2. The proposed impervious cover is believed to be too high.

On January 19, 2021, staff received draft 3, and the Applicant confirmed that they would like to proceed to the Planning and Zoning Commission despite remaining comments from staff. Staff completed its third review and on February 24, 2021, and scheduled the item for consideration by the applicable Boards.

The Parks Board approved the Parkland Dedication standards proposed in the PUD.

Approval Criteria

Staff has reviewed the request in accordance with the Unified Development Code (UDC) and other applicable codes. Staff has determined that the proposed request meets 2 and partially complies with 3 of the 5 criteria, criteria established in UDC Section 3.06.030, as outlined in the attached Staff Report.

ZONING MAP AMENDMENT (REZONING) APPROVAL CRITERIA	
1. The application is complete and the information contained within the application is sufficient and correct enough to allow adequate review and final action.	Complies
An application must provide the necessary information to review and make a knowledgeable decision in order for staff to schedule an application for consideration by the Planning and Zoning Commission and City Council. This application was reviewed by staff and deemed to be complete.	
2. The zoning change is consistent with the Comprehensive Plan.	Partially Complies
The subject property is located within two (2) Future Land Use designations, Community Center (CC) and Regional Center (RC). <i>Community Center</i> An estimated 42 acres of the subject property is located within the Community Center (CC) Future Land Use designation where this property abuts the intersection of Sam Houston Ave (a freeway) and Bell Gin Rd (a major collector). The entire Community Center (CC) node is an estimated 305-acres in size. These areas are typically configured as “nodes” of smaller scale at the intersection of arterial roads and other major thoroughfares, and aim to provide an area for local retail, professional office, and service-oriented businesses that serve the residents of Georgetown. The Community Center (CC) node has the targeted ratio of 80% non-residential to 20% residential. Should this Planned Unit Development (PUD) be approved, it will result in the Community Center (CC) node developing in the direct opposite of what is envisioned for this node with a ratio of 80% residential	

ZONING MAP AMENDMENT (REZONING) APPROVAL CRITERIA

and 20% non-residential development.

Regional Center

An estimated 104 acres of the subject property is located within the Regional Center (RC) Future Land Use designation. The entire Regional Center (RC) area is an estimated 374 acres in size generally extending from Sam Houston Ave and its intersection with SH 130 Toll, north to the Dove Springs residential neighborhood off the SH 130 Toll. The Regional Center designation provides for an area that may be configured as major shopping centers, standalone big-box retailers, or large-scale commercial and/or residential mixed-use developments, as well as supporting services, flex office space and office/warehouse developments. These developments are typically automobile oriented with convenient access from major transportation routes and highway interchanges (such as the Sam Houston Ave and Patriot Way, a major arterial); however, internal pedestrian connectivity is maximized to include opportunities for pedestrian activity. The Regional Center (RC) node has a target ratio of 75% non-residential to 25% residential. If this proposed Planned Unit Development (PUD) is approved, this particular Regional Center (RC) node will have the targeted residential portion capped at 25%. While this portion of the proposal is not in conflict with the 2030 Comprehensive Plan, this will result in the remaining 270-acre portion of the Regional Center (RC) being reserved for non-residential development, of which some property may not be feasible to be wholly developed as non-residential due to site constraints and access. This will result in any future residential proposal within the 270-acre Regional Center (RC) area to be generally in conflict with the 2030 Comprehensive Plan.

Furthermore, while the Community Center (CC) and Regional Center (RC) Future Land Use designation allows for 20% and 25%, respectively, residential development, these FLU categories specifically encourage High Density Residential. This is typically multi-family development with a maximum density of 24 units an acre. The Community Center (CC) Future Land Use designation also encourages Medium Density Residential. Medium Density Residential typically includes Multi-Family attached and detached with a maximum density of 14 units an acre. A substantial portion (51.8 acres) of the proposed Planned Unit Development (PUD) displays Residential Single-Family (RS) with a maximum build out of 210 units, averaging out to around 4 DUA. The portion proposed for Low Density Multi-Family (MF-1) is intended to be developed with detached multi-family units that are more in line with the size, scale and density typically seen in a residential subdivision, to be developed at a net area density between 10-14 DUA. Thus, displaying that roughly 52% of the subject property is proposing a land use that is not permitted or in line within either of the Future Land Use designations.

The remaining portion of the proposed PUD is intended to be developed with general commercial uses, including retail, personal services, office and other intense commercial uses typically seen in the General Commercial (C-3) zoning district, the City's most intense commercial district. This portion of the proposed PUD complies with the Comprehensive Plan by concentrating commercial development within appropriate Future Land Use designations and in the development of complete neighborhoods by assisting in the transition of uses by placing higher intensity development along major roadways.

ZONING MAP AMENDMENT (REZONING) APPROVAL CRITERIA	
3. The zoning change promotes the health, safety or general welfare of the City and the safe orderly, and healthful development of the City.	Partially Complies
<p>The Planned Unit Development (PUD) promotes commercial development along the high intensity roadway to the south, with residential uses designated interior to the project, displaying the proposed PUD promotes an overall orderly development within the subject property and surrounding area. Furthermore, both direct access roads to the Residential Single-Family (RS) portion of the PUD are taken from Major Collectors, which will assist in providing less intense roadways for travelers coming off of the Freeway Sam Houston Ave and Major Arterial Patriot Way.</p> <p>However, there are a few areas of the PUD that do not display an orderly transition of uses and intensity. The northern portion of the PUD displays the General Commercial (C-3) zoning district being directly adjacent to the Residential Single-Family (RS) zoning district providing no distinguishable transition in intensity. Furthermore, the Residential Single-Family (RS) zoning district is also directly adjacent to a portion of the Saddlecreek PUD with the base zoning of Business Park (BP). Generally it is considered good planning practice to have a gradual transition of uses as the land moves further away from major roadways and more intense zoning districts. In this case, this portion of the subject property transitions from high intensity commercial uses into low intensity residential back to moderate density business/office uses. There is also quite a tremendous shift in intensity for this area, with the commercial zoning intended for 18 or more dwelling units an acre (DUA) directly transitioning into a proposed residential development with an estimated 4 DUA. This dramatic shift in intensity does not assist in providing the safe orderly development of the area.</p>	
4. The zoning change is compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood.	Partially Complies
<p>The proposed commercial development within the subject property is compatible with the development/intensity of Sam Houston Ave as well as the entitled Multi-Family within the Saddlecreek development to the west across Bell Gin Road. Furthermore, the residential portion of the proposed Planned Unit Development (PUD) is compatible with the adjacent residential portion of Saddlecreek to the northwest. The proposed PUD is not however compatible with the non-residential entitled portion of the Saddlecreek Development along the northeastern portion of the property. Portion of this development along Lawhon Ave and the proposed Woodhull Ave is entitled for Business Park (BP), which permits intense commercial and light industrial uses including Manufacturing, Processing, and Assembly. The proposed single-family residential is not compatible adjacent to the intense commercial, business and industrial uses that are permitted within this zoning district.</p>	
5. The property to be rezoned is suitable for uses permitted by the District that would be applied by the proposed amendment.	Complies
<p>There is sufficient developable area within all three proposed zoning areas to develop the subject property with any of the permitted uses while being in compliance with all the development standards, including the standards proposed in this PUD.</p>	

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In addition to the rezoning criteria above, staff has reviewed the request and determined that the proposed request complies the criteria and objectives established in UDC Section 3.06.040 for a Planned Unit Development (PUD), as outlined below:

PLANNED UNIT DEVELOPMENT (PUD) APPROVAL CRITERIA	
1. A variety of housing types, employment opportunities, or commercial services to achieve a balanced community.	Partially Complies
<p>The proposed Planned Unit Development (PUD) provides 68.9 acres of General Commercial (C-3) zoning, displaying the PUD's compliance in providing potential employment opportunities and commercial services to the area in the future. This PUD also proposes single-family detached housing, and the proposed multi-family portion is to allow detached units on single lot that mirrors the scale, look and feel of a traditional single-family neighborhood. Within the single-family detached portion, the proposed PUD includes two (2) different lot sizes. However, due to the excess of existing and entitled single-family and detached multi-family residential development in the area, as well as the fact that low density single-family residential is not supported by the 2030 Plan, the proposed two (2) lot widths and the inclusion of detached multi-family to accommodate a condominium regime, does not provide for sufficient diversity.</p> <p>Because of this, the proposed PUD does not include sufficient standards to ensure a variety of housing types. Additional standards that may be included to ensure a variety of housing types include:</p> <ul style="list-style-type: none">- Minimum and maximum number of units for attached products; and- Including a menu board of options for housing characteristics, including but not limited to:<ul style="list-style-type: none">o A minimum size of 60 square feet for covered front porch or patio;o A side-entry or swing-in garage entry; ando A recessed garage door recessed from the primary front façade a minimum of four feet (for garage doors that face the front street)- A minimum of two wall planes on the front elevation, offset a minimum of 18 inches- Covered front porch or patio with a minimum size of 60 square feet- A side-entry or swing-in garage entry (for garage doors that do not face the front street)- A garage door recessed from the primary front façade a minimum of four feet (for garage doors that face the front street)- Enhanced garage door materials (wood, ornamental metal, decorative door, window inserts and hardware, painted or stained to match house)- Shed roof or trellis (at least 18" deep) above garage door for additional architectural detail <p>Considering the size of the of the planned residential area, providing similar housing requirements would better assist in ensuring a variety of housing types.</p>	
2. An orderly and creative arrangement of all land uses with respect to each other and to the entire community.	Partially Complies
<p>The proposed Planned Unit Development (PUD) designates General Commercial (C-3) uses along Patriot Way (major arterial) and Sam Houston Ave (freeway), then transitioning into Low Density Multi-Family (MF-1) and finally Residential Single Family (RS) moving away from the higher classification roadways. To help prevent land use conflict between the areas, the PUD displays a</p>	

PLANNED UNIT DEVELOPMENT (PUD) APPROVAL CRITERIA	
<p>height restriction of 35' for any commercial structure located within 100' of any residential area. In this regard, the proposed PUD is providing an orderly arrangement of land uses within the subject property.</p> <p>However, there does not appear to be a transition of uses from the Saddlecreek development to the north. The adjacent Saddlecreek PUD (Ord 2018-09) has three directly adjacent base districts: Residential Single Family (RS), Low-Density Multi Family (MF-1), and Business Park (BP). This will result in the land use intensity moving from high intensity general commercial uses, into low intensity single-family, then back to medium intensity multi-family and office/business/light industrial uses. In this regard, the PUD is not proposing orderly development throughout the entire community.</p>	
<p>3. A planned and integrated comprehensive transportation system providing for a separation of pedestrian and vehicular traffic, to include facilities such as roadways, bicycle ways, and pedestrian walkways.</p>	<p>Partially Complies</p>
<p>The proposed Planned Unit Development (PUD) appears to encourage both pedestrian and vehicular connectivity throughout the site, particularly where connections are proposed from the residential portions to the commercial portion, and between the two residential portions. However, the proposed PUD does not include specific development standards to ensure these connections take place, leaving the possibility for the connections to be removed in the future as the property develops.</p> <p>The applicant has provided a Conceptual Land Use Plan that displays three main drives that connect to Patriot Way, Lawhon Lane, and Bell Gin Road. These major drives are shown to provide internal connectivity throughout the community, connecting the residentially zoned areas to the commercial property. Additionally, the applicant has provided a fencing and signage plan for the entire PUD that will assist in the screening and transition of uses (Exhibit D, PUD).</p>	
<p>4. The provisions of cultural or recreational facilities for all segments of the community.</p>	<p>Partially Complies</p>
<p>The proposed Planned Unit Development (PUD) provides 9.6 acres of private parkland located centrally within the subject property. The PUD includes standards requiring that all public and private landscape and parkland areas will be maintained by a Homeowners Association (HOA). Per the Parkland dedication code in the UDC, the required parkland dedication for the single family would be a maximum of 2.625 acres. Typically, multi family provides parkland dedication through fee in lieu, but in this case the developer plans to join the parkland requirement for MF, which is 1.59 acres with the SF requirement for a total parkland requirement of 4.24 acres.</p> <p>The developer is proposing designate 9.6 acres for parkland. Due to the desire of the developer to have multiple ponds in the parkland, private parkland credit of 50% was suggested. This option gives the developer the flexibility to create a park space without the restriction of dedicating land around the ponds which will be used as wet ponds providing detention and water quality. The proposed park will also include a strong trails system linking the residential portions of the project with the non-residential elements. This proposal was accepted by the Parks Board at their February</p>	

PLANNED UNIT DEVELOPMENT (PUD) APPROVAL CRITERIA

11, 2021 meeting. In this regard the proposed PUD is meeting the criteria.

However, most of the language provided in the PUD pertaining to Outdoor Social Spaces and Parkland does not provide any assurance of development or any numerical/measurable description. Staff finds that there are insufficient standards pertaining to these sections of the proposed PUD that regulate how the open space areas and amenities will be designed and developed. The language described appears to be more theoretical than plan driven, which does not provide staff with clear regulations to future developers and staff at time of Site Plan Development review.

5. The location of general building envelopes to take maximum advantage of the natural and manmade environment.

Partially Complies

While the proposed Planned Unit Development (PUD) appears to centrally locate the private parkland and encourages maintaining view corridors, specific details have not been provided that would allow staff to understand the residential and commercial buildings have been located based on natural and manmade environment.

The PUD does not include an exhibit that addresses the placement of the buildings in relation to each other or surrounding properties; however, the PUD includes site design standards (such as setbacks) to maximize the uses on the property. The General Concept Plan provided by the Applicant depicts all three zoning district being established where the most intense uses would be located nearest to the most intrusive rights-of-way, assisting in an overall transition of subject property.

6. The staging of development in a manner which can be accommodated by the timely provision of public utilities, facilities, and services.

Does Not Comply

The staging of development is currently not in a manner which can be accommodated by the timely provision of public utilities. Currently, the City does not have wastewater capacity to service the proposed development. The proposed PUD includes standards that allows the developer to retain the right to determine if the required gravity wastewater line on-site will be private or public. However, to serve the proposed development the developer will need to build the master plan gravity line crossing SH-130 and the Master Plan regional lift station of the east side of SH-130 to service the project, both of which will be required to be dedicated and accepted by the City.

Furthermore, Utility Standards cannot be varied by means of a Planned Unit Development (PUD).

Based on the criteria listed above, staff finds that the proposal does not meet the requirements of a Planned Unit Development. This is based off the following concerns:

1. The proposed PUD is in direct conflict with the 2030 Comprehensive Plan and the City's vision for this particular corridor. The PUD is proposing land uses and ratio's that are not in line with the Future Lane Use designations of the area.
2. Approval of this PUD will hinder future residential development within the area and result in a complete reversal of the Community Center Future Land Use designations target ratio of land uses.

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3. There are several areas of the PUD that hold subjective language that reads more closely to a land use policy plan rather than an alternative zoning ordinance. A PUD is defined as a customizable zoning district, represented through an adopted development plan, per the regulations of this Code, which may provide for one or more main uses or structures on a single parcel or contiguous parcels of land controlled by a single landowner or development group, and which permits flexibility from specific Code provisions related to land uses, dimensional requirements, landscaping, design, and other similar regulations in return for assurances of a comprehensive plan for overall innovation and/or quality of development.

There are several areas of this PUD, that if approved, would not provide clear guidance for city staff at the time of Site Development Plan. Zoning Ordinances, including PUDs should have measurable terms to ensure compliance and accuracy to provide a clear framework of the intended development.

4. The PUD displays conflicting land uses with the adjacent property, in terms of intensity and transition of uses.
5. As Georgetown continues to grow and develop, the City has expressed its importance to preserved certain corridors for non-residential development. This particular corridor within the southeastern portion of Georgetown has continuously been identified as an area intended to withhold a commercial and employment service land use.

Meetings Schedule

February 11, 2021– Parks Board

April 6, 2021– Planning and Zoning Commission

April 27, 2021 – City Council First Reading of the Ordinance

May 11, 2021 – City Council Second Reading of the Ordinance

Public Notification

As required by the Unified Development Code, all property owners and registered neighborhood associations within a 300-foot radius of the subject property were notified of the Zoning Map Amendment request (28 notices), a legal notice advertising the public hearing was placed in the Sun Newspaper (March 21, 2021) and signs were posted on-site. To date, staff has received 0 written comments in favor, and 0 in opposition to the request.

Attachments

Exhibit 1 – Location Map

Exhibit 2 – Future Land Use Map

Exhibit 3 – Zoning Map

Exhibit 4 – Design and development standards of C-3, MF-1, and RS

Exhibit 5 – Letter of Intent

Exhibit 6 – PUD Development Plan