

McCoy Site Planned Unit Development 2021-12-PUD

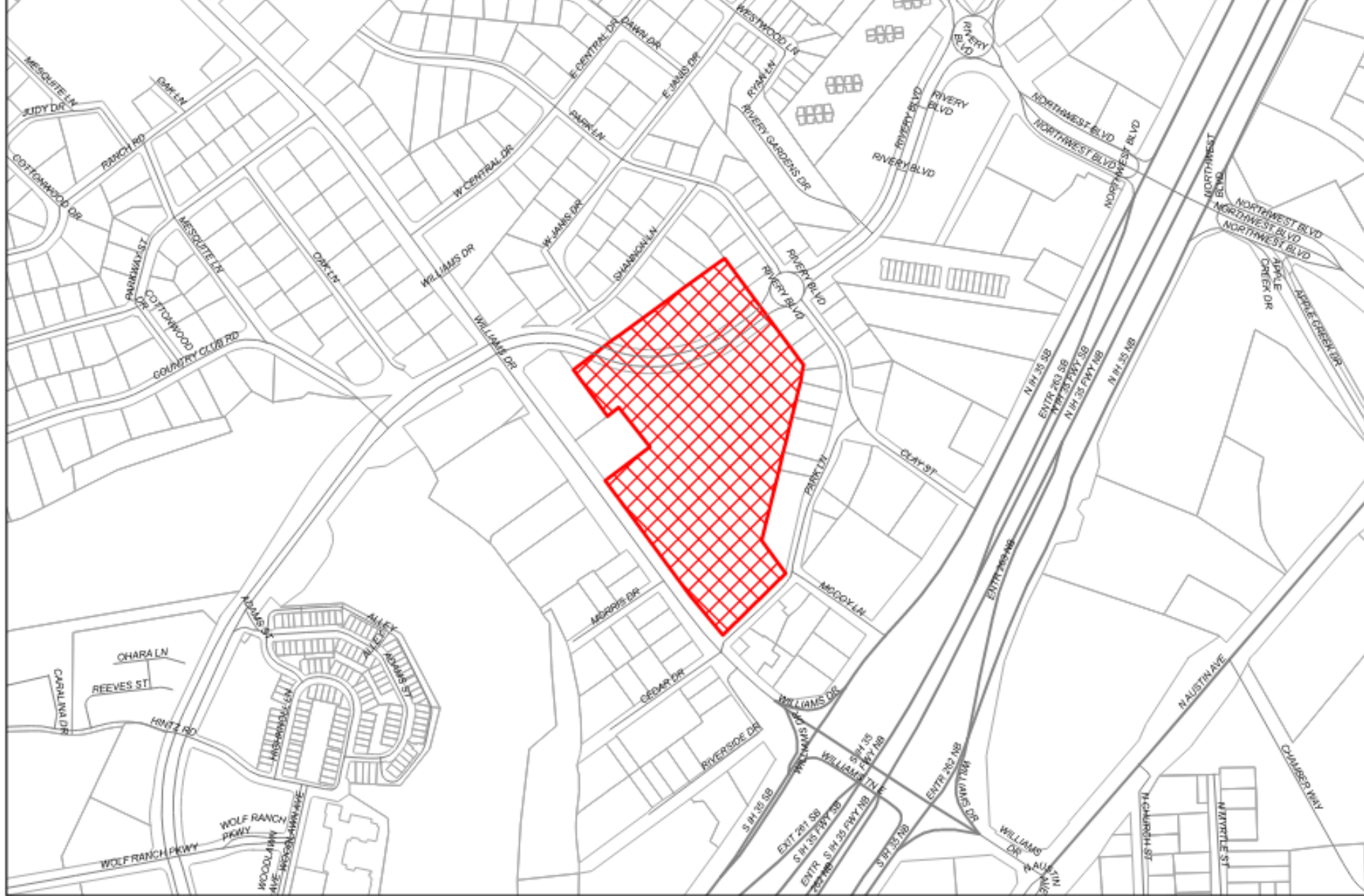
Planning & Zoning Commission

August 2, 2022

Item Under Consideration

2021-12-PUD

- Public Hearing and possible action on a request for a Zoning Map Amendment to rezone a 12.695 acre tract and 2.010 acre tract known as parts of Lot 1 of the McCoy School Subdivision, from the Residential Single-Family (RS) zoning district to a Planned Unit Development with the General Commercial (C-3) and High-Density Multi-Family (MF-2) base zoning districts, for the property generally located at Williams Drive and Rivery Boulevard (2021-12-PUD). Travis Baird, Assistant Planning Director – Current Planning



LOCATION

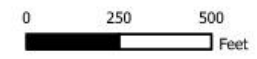
2021-12-PUD

Exhibit #1

-  Site
-  Parcels



0 250 500 Feet





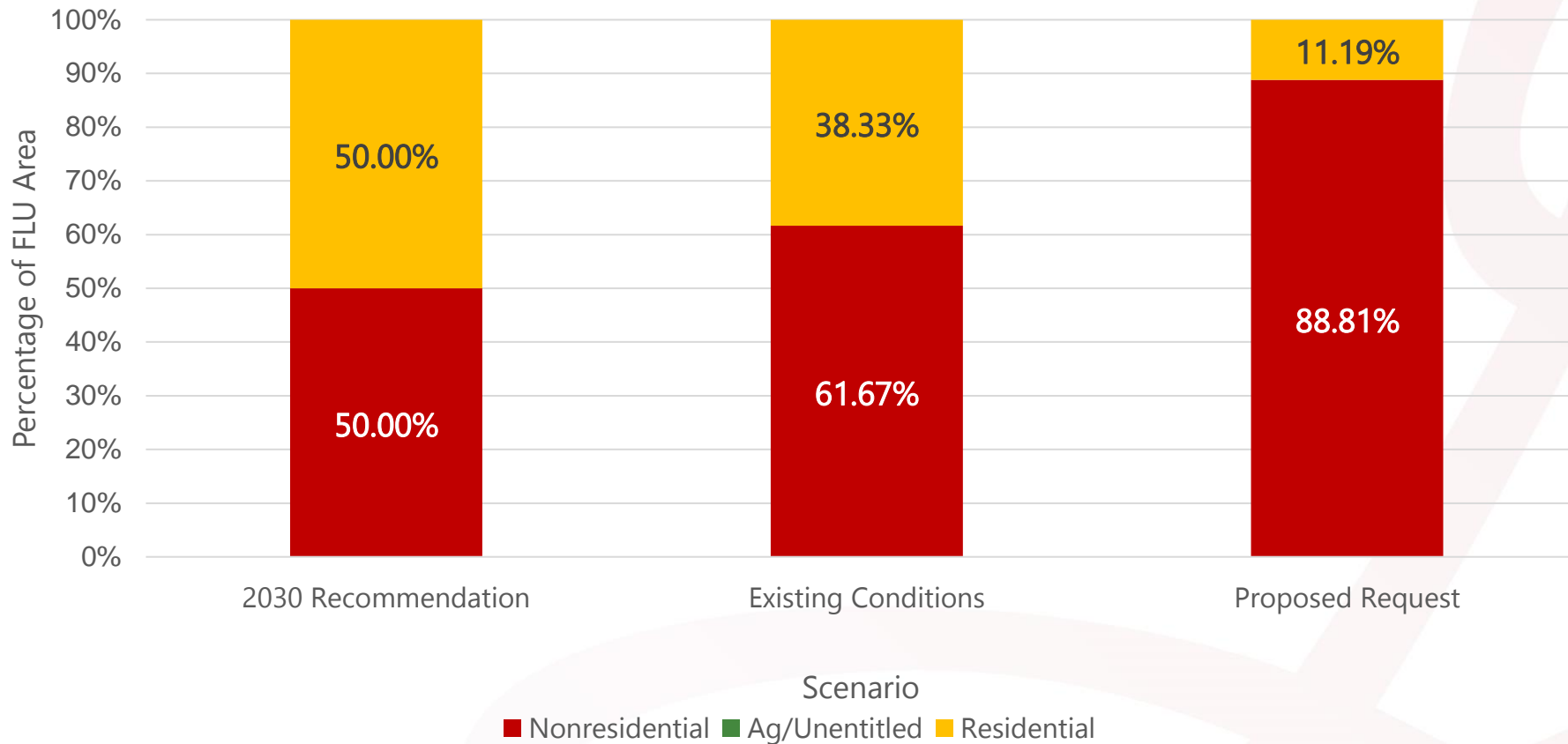
Offices and Personal Services

Urban Mixed-Use

- Dense, pedestrian-friendly urban environment that supports a mixture of residential and nonresidential uses
- Acceptable uses include townhomes, apartments, assisted living facilities, lodging, offices, medical offices, retail, and restaurants

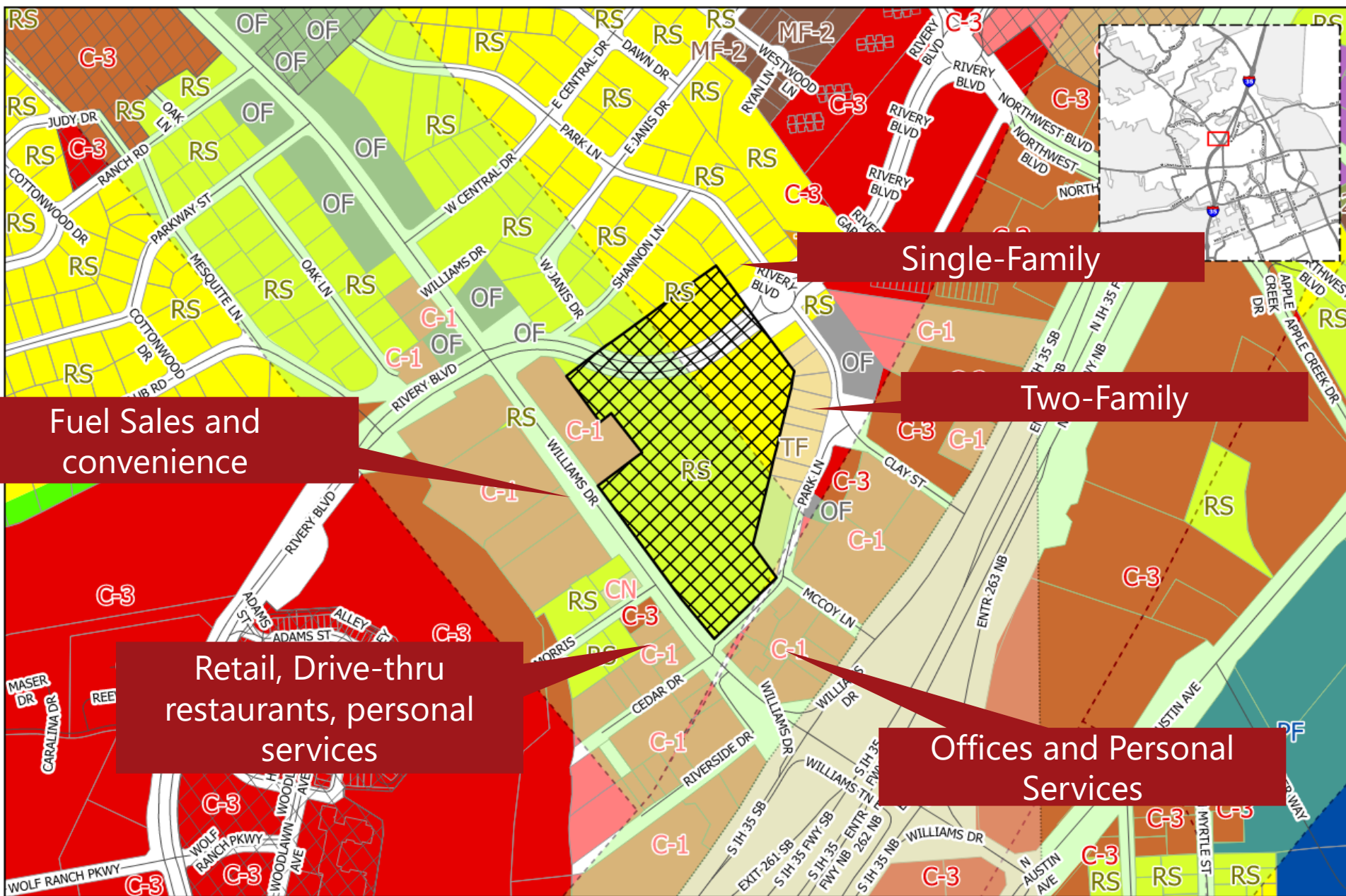
- **DUA:** 18 or more
- **Target Ratio:** 50% nonresidential, 50% residential
- **Primary Use:** High density residential
- **Secondary Uses:** Neighborhood-serving retail, office, institutional, and civic uses

Land Use Ratios – (FLU designation)



Total Area:
29.84 acres
100%

Area of Subject Property:
14.705 acres
49.28%

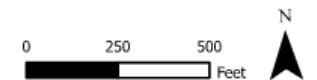


ZONING

2021-12-PUD

Exhibit #3

- Site
 - PUD
 - Courthouse View Overlay
 - Old Town Overlay
 - Historic Overlay
 - Downtown Overlay
 - SPO Overlay
 - Gateway Overlay
 - Parcels
- Zoning**
- AG - Agriculture
 - BP - Business Park
 - C-1 - Local Commercial
 - C-3 - General Commercial
 - CN - Neighborhood Commercial
 - IN - Industrial
 - MF-1 - Low-Density Multi-family
 - MF-2 - High-Density Multi-family
 - MH - Manufactured Housing
 - MU-DT - Mixed-Use Downtown
 - OF - Office
 - PF - Public Facility
 - RE - Residential Estate
 - RL - Residential Low-Density
 - RS - Residential Single-Family
 - TF - Two-Family
 - TH - Townhouse

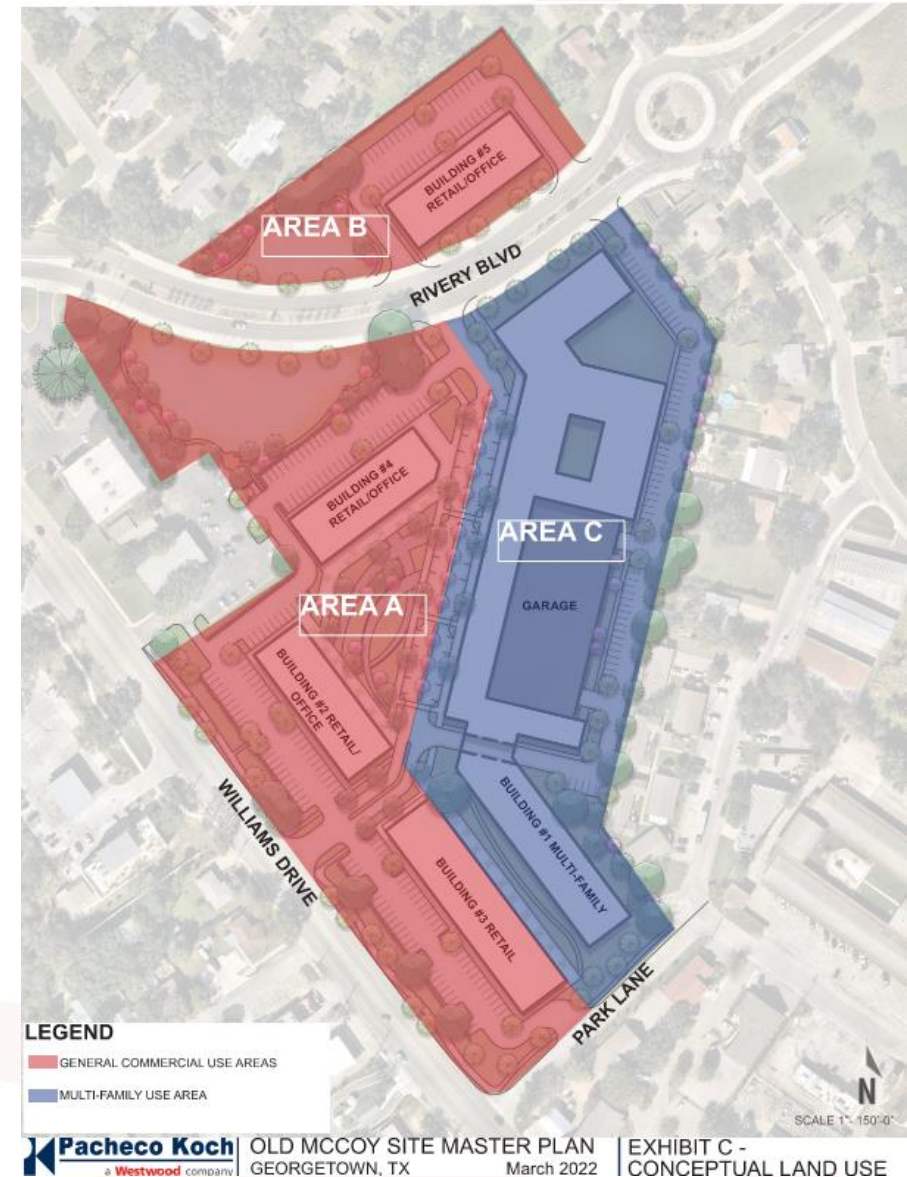


Planned Unit Development (PUD)

- Special purposed zoning district
- Allows flexibility in planning and design
- Can accommodate unique developments or environmentally-sensitive areas to be developed with a common scheme
- Can accommodate multiple uses

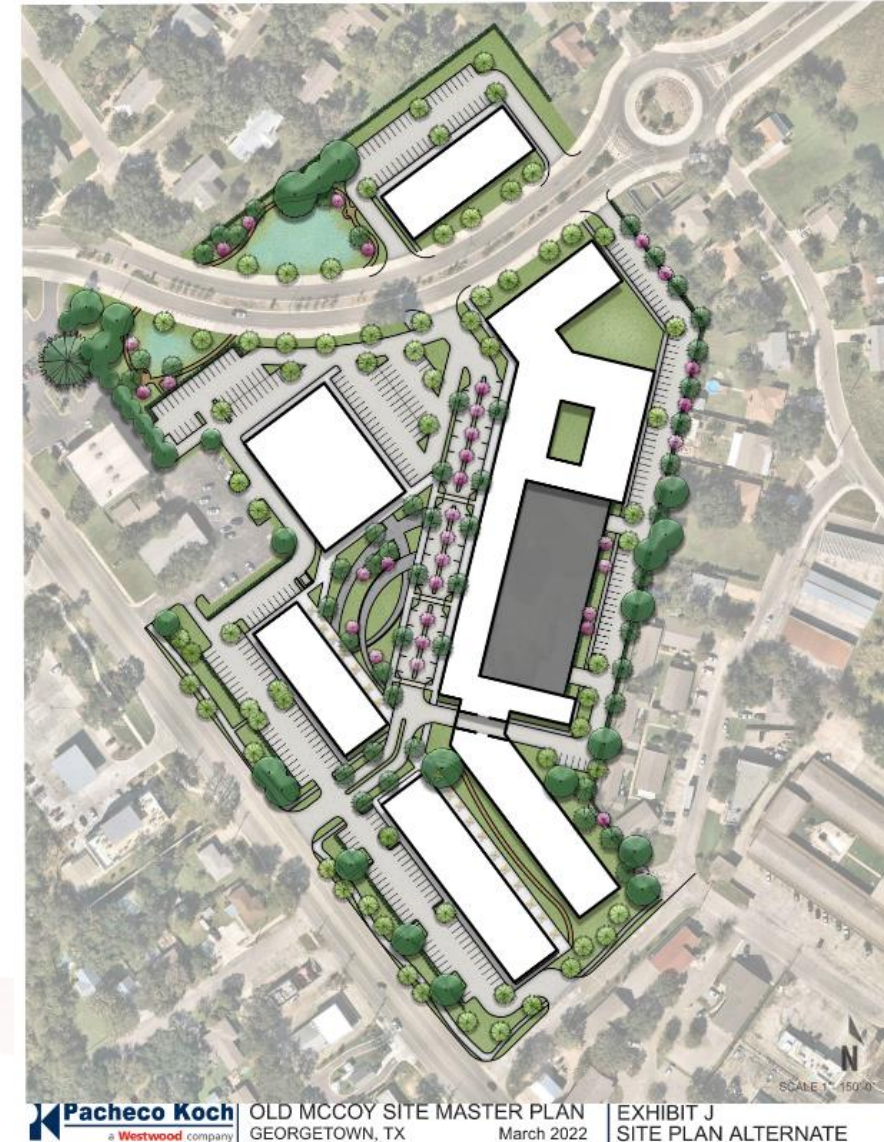
Old McCoy Site

- Area A and B – C-3 Base zoning
- Area C – MF-2 Base Zoning



Old McCoy Site

- Horizontal Mixed-Use of commercial and high-density multi-family
- Centralized green space and multi-modal drive aisle with enhanced landscaping
- Parking garage on eastern side of Multi-Family







Deviations from UDC Standards

UDC Standard	Proposed PUD Standard
C-3 max height of 60', MF-2 max height of 45' (6.02 and 7.02)	Areas A and B max height of 35', Area C max height of 60'
Auto Uses allowed in C-3 with SUP (5.04)	Auto Uses prohibited in Areas A and B
6' Sidewalk and 5' bike lane along Williams Drive (12.02)	10' shared use path
Entryways must be 15' from drive aisle (7.03.040)	Areas A and B shall have 10' spacing between Entryways and drive aisle
Impervious Cover limit of 50% for MF-2, 70% for first 5 acres and 55% for remaining acreage in non-residential (11.02)	Overall Impervious Cover of 80%

Deviations from UDC Standards

UDC Standard	Proposed PUD Standard
Medium Level Bufferyards- 15-foot wide, minimum plantings (8.04)	10-foot wide, same amount of plantings
Minimum setback of 25' (7.02)	Maximum setback of 100' on Williams
X number of parking spots based on use (9.02)	10% reduction in spaces required for all uses in Areas A and B
Maximum 24 MF units/acre (6.04)	Maximum 300 units in Area C
200 units or more – minimum 5 amenities on site	Minimum 5 amenities, can be in green space anywhere in PUD

Approval Criteria – UDC Section 3.06.030

Criteria for Rezoning	Complies	Partially Complies	Does Not Comply
The application is complete and the information contained within the application is sufficient and correct enough to allow adequate review and final action;	X		
The zoning change is consistent with the Comprehensive Plan;	X		
The zoning change promotes the health, safety or general welfare of the City and the safe orderly, and healthful development of the City;	X		

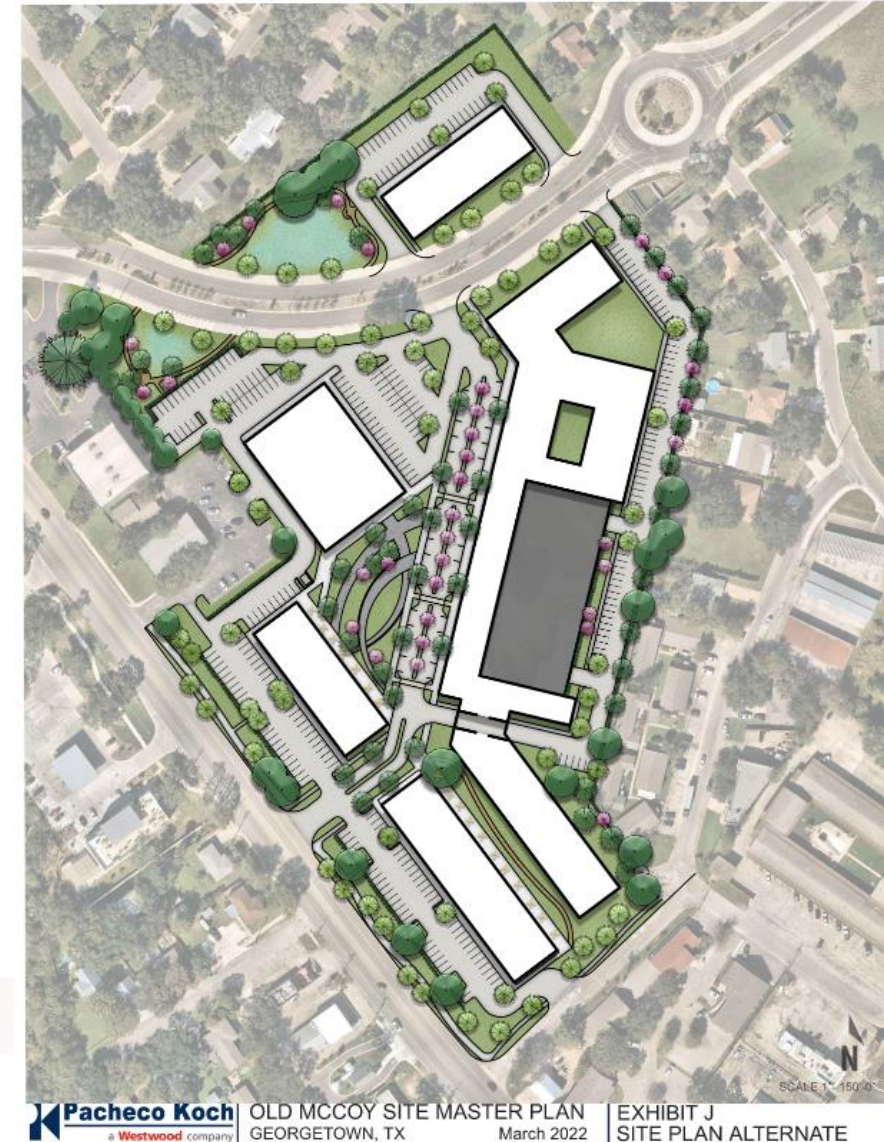
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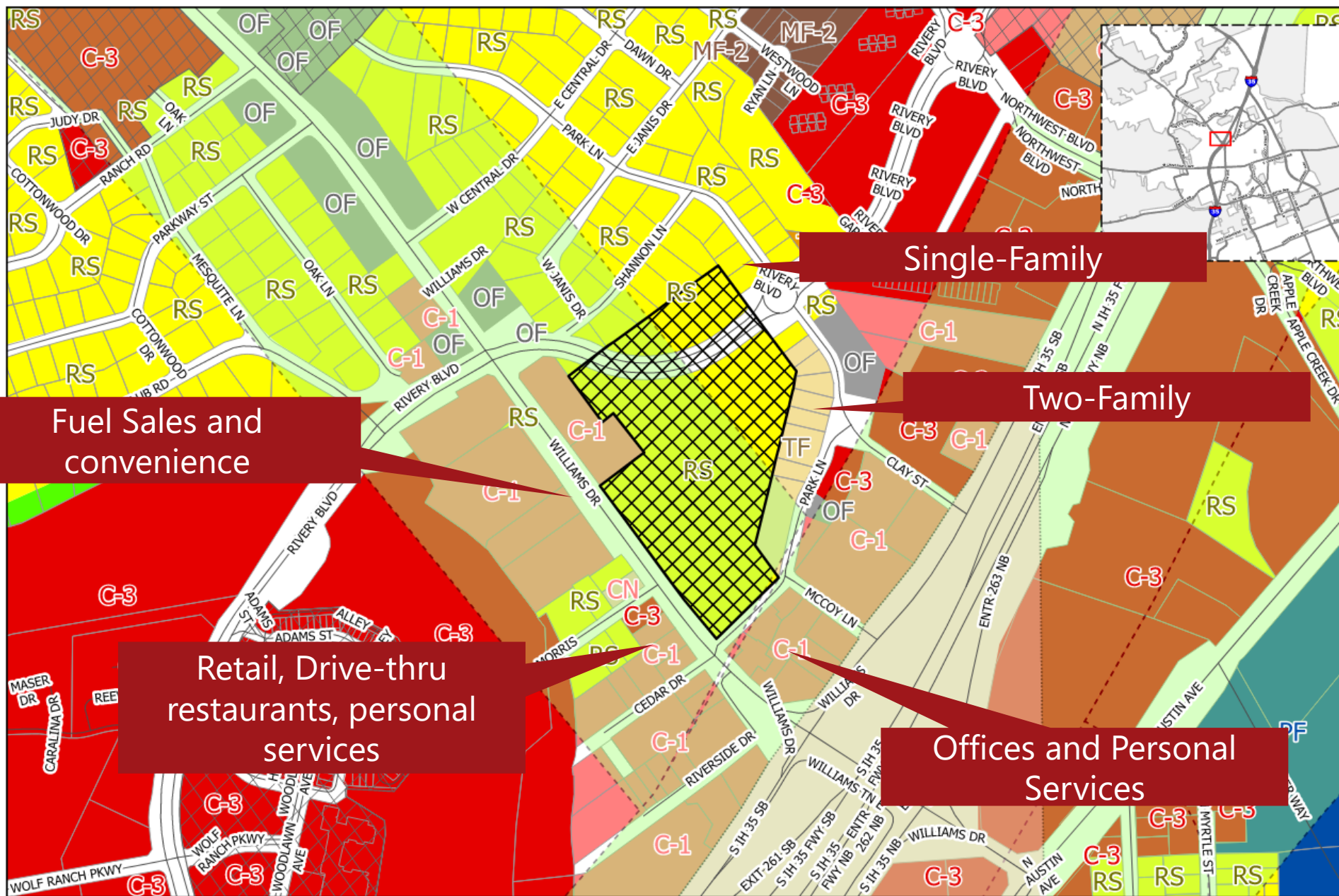
Approval Criteria – UDC Section 3.06.030

Criteria for Rezoning	Complies	Partially Complies	Does Not Comply
The zoning change is compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood; and		X	
The property to be rezoned is suitable for uses permitted by the district that would be applied by the proposed amendment.	X		

ZONING 2021-12-PUD

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Offices and Personal Services

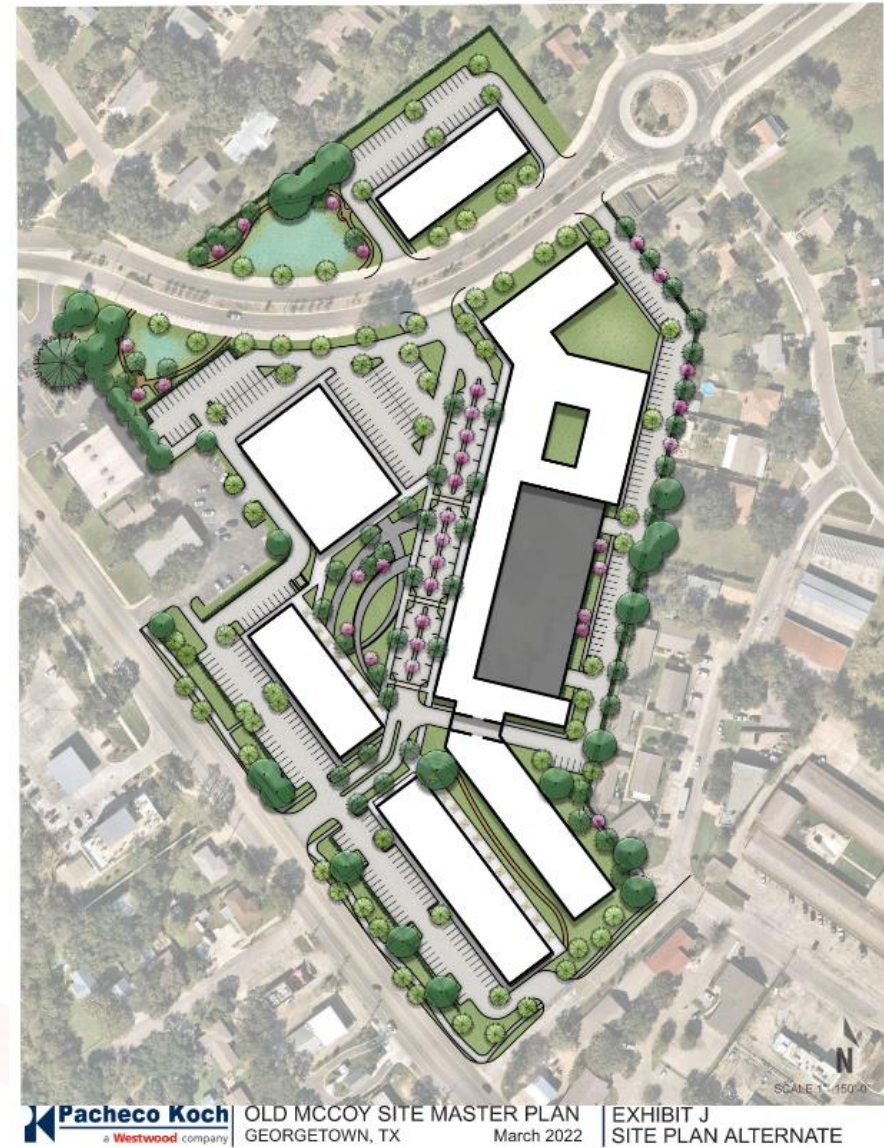
Approval Criteria – UDC Section 3.06.040

Criteria for PUDs	Complies	Partially Complies	Does Not Comply
A variety of housing types, employment opportunities, or commercial services to achieve a balanced community.		X	
An orderly and creative arrangement of all land uses with respect to each other and to the entire community.		X	
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.	X		



Approval Criteria – UDC Section 3.06.040

Criteria for PUDs	Complies	Partially Complies	Does Not Comply
The provisions of cultural or recreational facilities for all segments of the community.	X		
The location of general building envelopes to take maximum advantage of the natural and manmade environment.		X	
The staging of development in a manner which can be accommodated by the timely provision of public utilities, facilities, and services.	X		

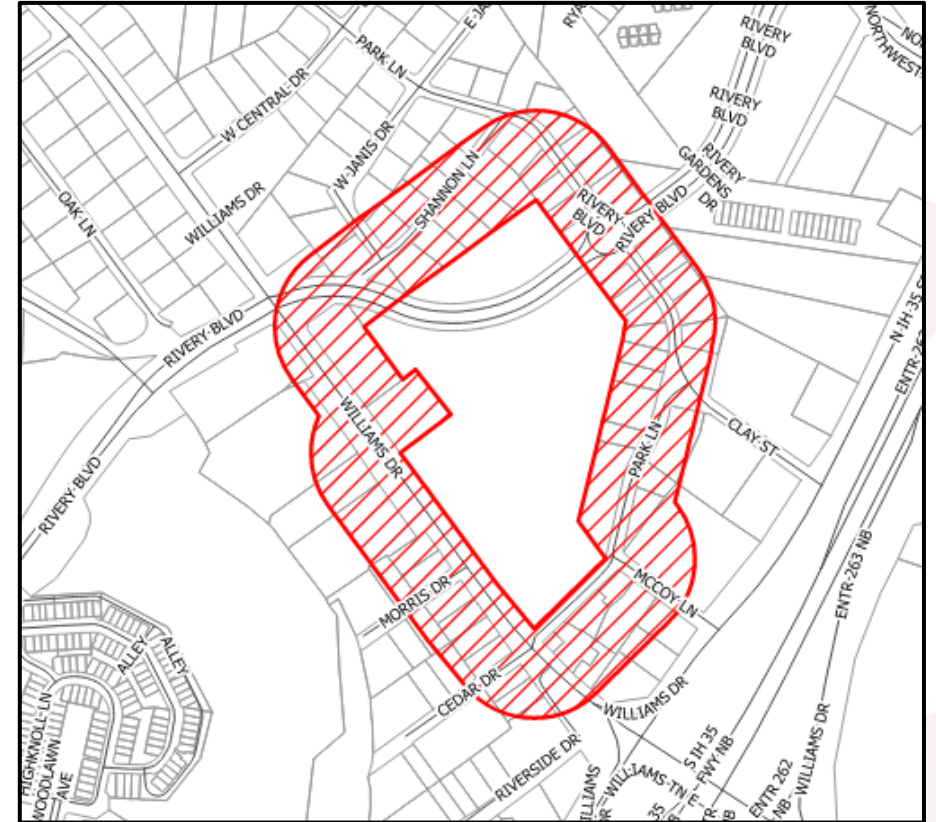


Approval Criteria – UDC Section 3.06.040

Criteria for PUDs	Complies	Partially Complies	Does Not Comply
The provisions of cultural or recreational facilities for all segments of the community.	X		
The location of general building envelopes to take maximum advantage of the natural and manmade environment.		X	
The staging of development in a manner which can be accommodated by the timely provision of public utilities, facilities, and services.	X		

Public Notifications

- 71 property owners within the 300' buffer
- Notice in Sun News on 7/17/2022
- Signs posted on the property
- To date, staff has received:
 - 0 written comments IN FAVOR
 - 0 written comments OPPOSED



Summary

- Public Hearing and possible action on a request for a Zoning Map Amendment to rezone a 12.695 acre tract and 2.010 acre tract known as parts of Lot 1 of the McCoy School Subdivision, from the Residential Single-Family (RS) zoning district to a Planned Unit Development with the General Commercial (C-3) and High-Density Multi-Family (MF-2) base zoning districts, for the property generally located at Williams Drive and Rivery Boulevard (2021-12-PUD). Travis Baird, Assistant Planning Director – Current Planning
- Per UDC Section 3.06.020.E, the Planning and Zoning Commission shall hold a Public Hearing... and make a recommendation to the City Council