



Legislation Text

File #: 20-1321, **Version:** 1

An Ordinance to Amend Chapter 55 (Unified Development Code), Rezoning of 12.8 Acres from PL (Public Land) to PUD (Planned Unit Development District), Veridian at County Farm PUD Zoning and Supplemental Regulations, 2270 Platt Road (CPC Recommendation: Approval - 8 Yeas and 0 Nays) (Ordinance No. ORD-20-28)

Approval of this ordinance will zone this property PUD (Planned Unit Development) to allow two related and co-designed developments, one with 50 affordable housing townhomes and apartments, one with 99 housing units and a community retail space, providing a mixed-income, sustainable living, residential development. Approval of this ordinance will also adopt supplemental regulations for the PUD Zoning District that establish the use, density, height, placement, off-street parking, landscaping, and other development regulations for the district. The Supplemental Regulations were written to enable the proposed development while requiring the features, amenities and community benefits that support and justify the PUD zoning designation to be realized and maintained.

Petition Summary:

- The proposed district is 12.8 acres, is part of the County Farm Park, and was the location of a now-demolished juvenile detention and court facility.
- There are three predominant benefits of the PUD zoning designation that justify the request: affordable housing, mixed-income residential development, and sustainable living.
- The district is divided into two components for regulation purposes. All 50 dwelling units in the north component will be affordable housing, approximately 1/3 of the total units in the district. The 99 dwelling units in the south component will be a variety of sizes and configurations ranging from detached homes to micro-apartments.
- The district seeks to be an environmentally sustainable development, committed to all electric utilities. The south component is registered as a Living Community Challenge project and will provide 400 kW of solar electricity. The north component will achieve Enterprise Green Certification.
- Community-oriented design is a key principle of the development. Buildings are arranged in a compact, clustered layout, allowing for more public open spaces and green infrastructure. Usable front porches face greenways, and the greenways connect and link with each other and with the adjacent County Farm Park.
- Residential density of the district is limited to 16 dwelling units per acre, similar to the R4B (Multiple-Family Dwelling) district and less than the R4C (Multiple-Family Dwelling) district.

The City Planning Commission, at its meeting of August 5, 2020, recommended approval of this request.

Attachments: August 24, 2020 Supplemental Regulations

August 5, 2020 Planning Staff Report
August 5, 2020 Planning Commission Minutes

Prepared By: Alexis DiLeo, City Planner

Reviewed By: Brett Lenart, Planning Manager

Derek Delacourt, Community Services Area Administrator

Approved By: Tom Crawford, Interim City Administrator

(See Attached Ordinance)