

NCD District Large Scale Comprehensive Plan Text Amendment Application (P21-150)

City Council 2nd Reading of the Ordinance/Adoption Hearing
January 24, 2022



Background

- Application for a proposed large scale comprehensive plan text amendment to amend Policy 1.1.4.13, Policy 1.2.6.1, and Policy 1.2.6.2 of the Future Land Use Element.
- The proposed changes address the zoning of land under the NCD (New Community Development District) future land use classification.
- NCD is a future land use classification for large scale mixed-use developments that are designated as Developments of Regional Impact or DRIs.
- NCD is the future land use classification for five DRIs in the City's western annexation area. It includes the Tradition DRI, the Western Grove DRI, the Southern Grove DRI, the Riverland-Kennedy DRI, and the Wilson Groves DRI.



Proposed Amendment

- Amends Policy 1.1.4.13 and Policy 1.2.6.1 to include the Open Space Conservation Zoning District (OSC) as a compatible zoning district under the NCD Future Land Use Classification.
- Amends Policy 1.2.6.2 to remove the 50 acre requirement to rezone property to a MPUD.
- The proposed amendment modifies the minimum size requirement from 50 acres to the minimum acreage required for the land use sub-districts with the exception of the Residential sub-district. A minimum size of 50 acres will be required for a MPUD with residential sub-district land use.



Future Land Use Policy	NCD District	NCD District Minimum Size	Proposed MPUD District Minimum Size
Policies 1.2.2.2 and 1.2.2.3	Residential Areas	10 acres	50 acres
Policy 1.2.2.4	Neighborhood/Village Commercial Areas	3 acres	3 acres
Policy 1.2.2.5	Town Centers	30 acres	30 acres
Policy 1.2.2.6	Resort Areas	100 acres	100 acres
Policy 1.2.2.7	Mixed-Use Areas	30 acres	30 acres
Policy 1.2.2.8	Regional Business Centers	30 acres	30 acres
Policy 1.2.2.10	Employment Centers	50 acres	50 acres



Recommendation

- Approved for transmittal to DEO by the City Council on October 25, 2021.
- No comments or objections from DEO or reviewing agencies.
- Staff recommends approval of the proposed Comprehensive Plan Amendment.

