

Toscana SLC, LLC
Comprehensive Plan Amendment (Small-Scale)
Project No. P23-134

Planning and Zoning Board Meeting of
November 7, 2023
Bethany Grubbs, Planner III



Request Summary

Agent: Patti Tobin, HJA Design Studio, LLC

Applicant / Property Owner: Toscana SLC, LLC

Request: This is an application for a Small-Scale Future Land Use Map Amendment from High Density Residential/Commercial General/Open Space-Conservation (RH/CG/OSC) to High Density Residential/Service Commercial (RH/CS).

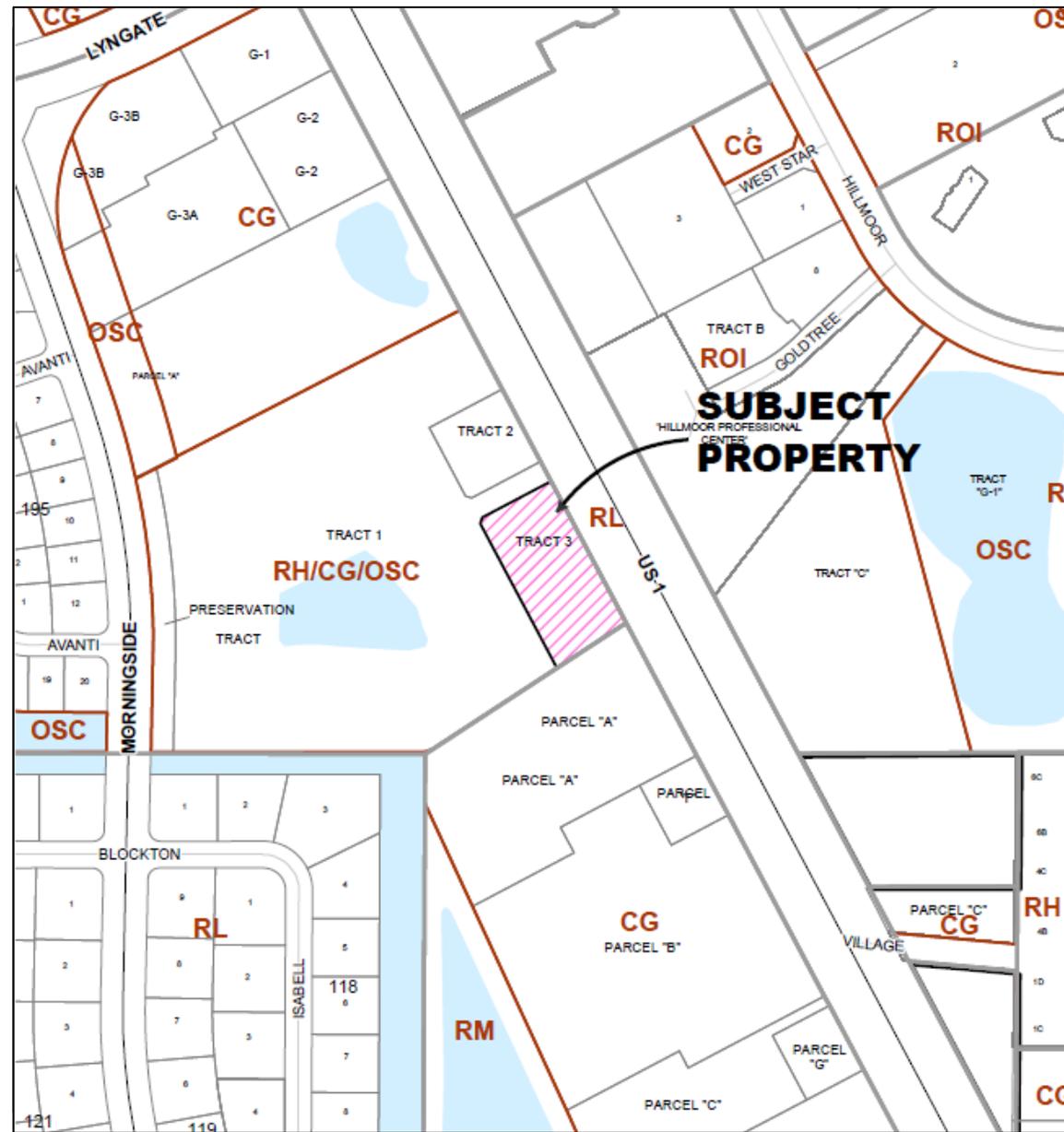
What is the difference between Future Land Use (FLU) and Zoning?

- FLU Map is part of the Comprehensive Plan
 - Provides ultimate future use of the land
 - Defines the intensity of the use (i.e., units per acre)
- Zoning
 - Prescribes specifics to a parcel (setbacks, lot coverage)
 - Prohibited and Allowable uses



Surrounding uses

Direction	Future Land Use	Zoning	Existing Use
North	CG & OSC	CG & OSC	Assisted living facility, retail and office uses
South	CG	CG	Church
East	ROI	P	U. S. #1, medical and business offices
West	OSC & PUD	OSC & RH/CG/OSC	Apartment complex



Adequate Public Facilities Review (Objective 1.1.3)

Policy 1.1.3.1 states, “The development of residential, commercial and industrial land shall be timed and staged in conjunction with provisions of supporting community facilities and services identified as being required such as:

- a. Potable water;
- b. Sanitary sewers;
- c. Solid waste disposal;
- d. Vehicular and pedestrian circulation;
- e. Public safety;
- f. Recreation;
- g. Public schools;
- h. Electricity; and
- i. Drain

-  ➤ The project has been reviewed for consistency with the adopted level of service standards in the comprehensive Plan and it has been determined that adequate facilities and services exist.

Traffic Impact Analysis

- Change in Future Land Use designation results in NO NET CHANGE of Average Daily and PM Peak hour trips.

Existing Future Land Use	Acreage	Maximum Coverage	Trip Generation Average Rate (ITE Code)	Average Daily Trips	PM Peak Hour
CG	1.55	27,007 (40%)	Strip Retail Plaza (ITE Code 822)	1,369	158
Proposed Future Land Use	Acre	Maximum Coverage	Trip Generation Average Rate (ITE Code)	Average Daily Trips	PM Peak Hour
CS	1.55	27,007 (40%)	Strip Retail Plaza (ITE Code 822)	1,369	158



Consistency with the Comprehensive Plan

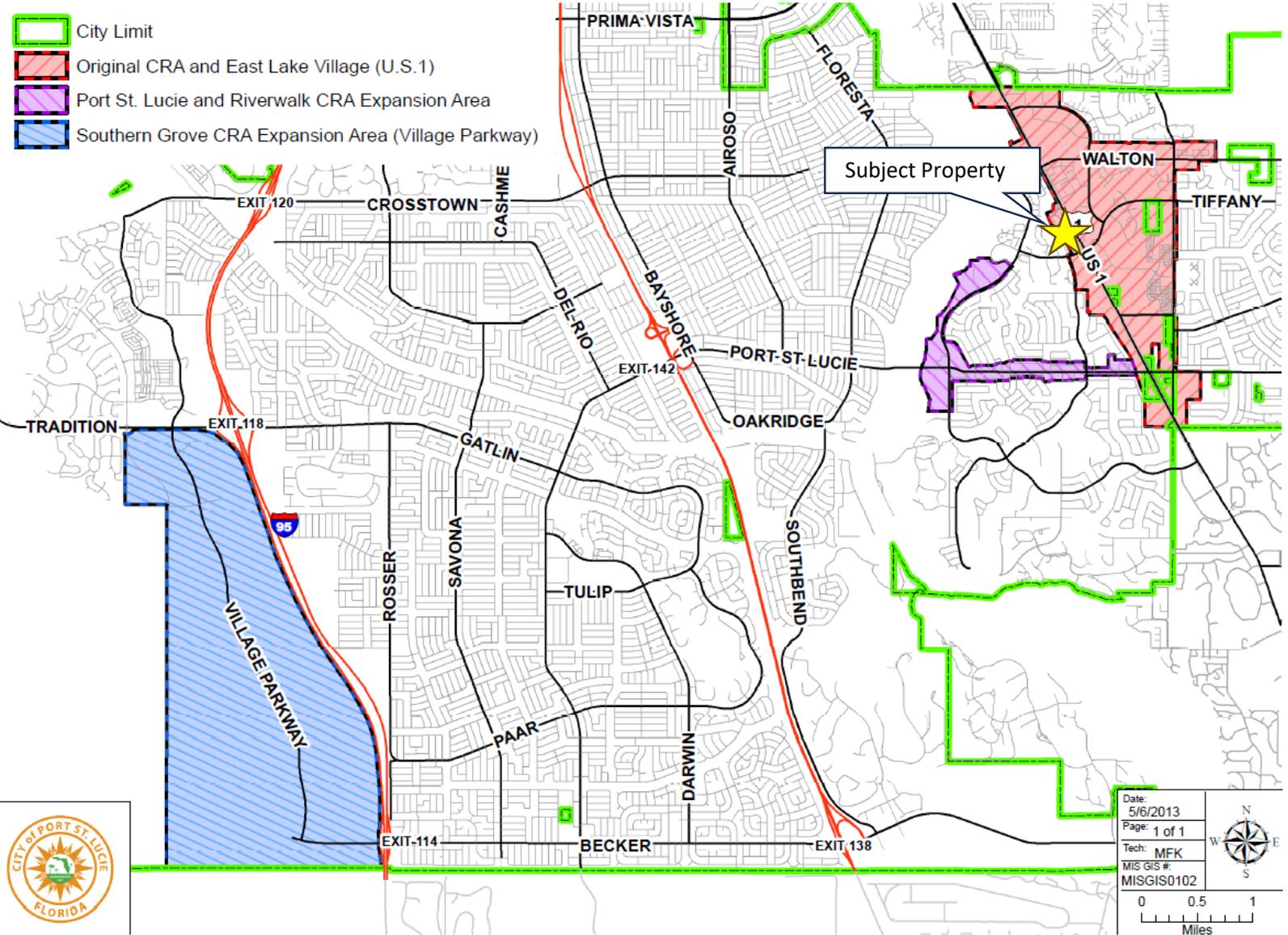
The proposed future land use amendment is not consistent with or supported by the following policies of the Comprehensive Plan.

- **Policy 1.1.7.3:** Encourage commercial and mixed-use nodes at or near arterial intersections and utilize urban design standards and techniques to beautify and enhance community appearance along major corridors.
- **Policy 1.1.10.2:** The City may continue implementation of the Community Redevelopment Area (CRA) Master Plan including support for City Center and development of a variety of mixed use, commercial, office, residential and recreational uses in the CRA.
- **Policy 1.1.11.1:** Transit supportive development and redevelopment may be encouraged along existing and proposed transit routes. Site design guidelines may be developed in the City's update to the land development regulations.



CRA Boundary Map

CRA Boundary Map - U.S.1, Riverwalk, & Southern Grove



CRA master Plan Goals and Objectives

The requested amendment is not consistent with the CRA Plan's Goals and Objectives. With the pending redevelopment of City Center, commercial development along the US 1 Corridor would be best suited as restaurants/retail to compliment the revitalized corridor and provide additional entertainment options for adjacent residents.

Staff Recommendation

The Planning and Zoning Department recommends denial of the proposed comprehensive plan amendment.

