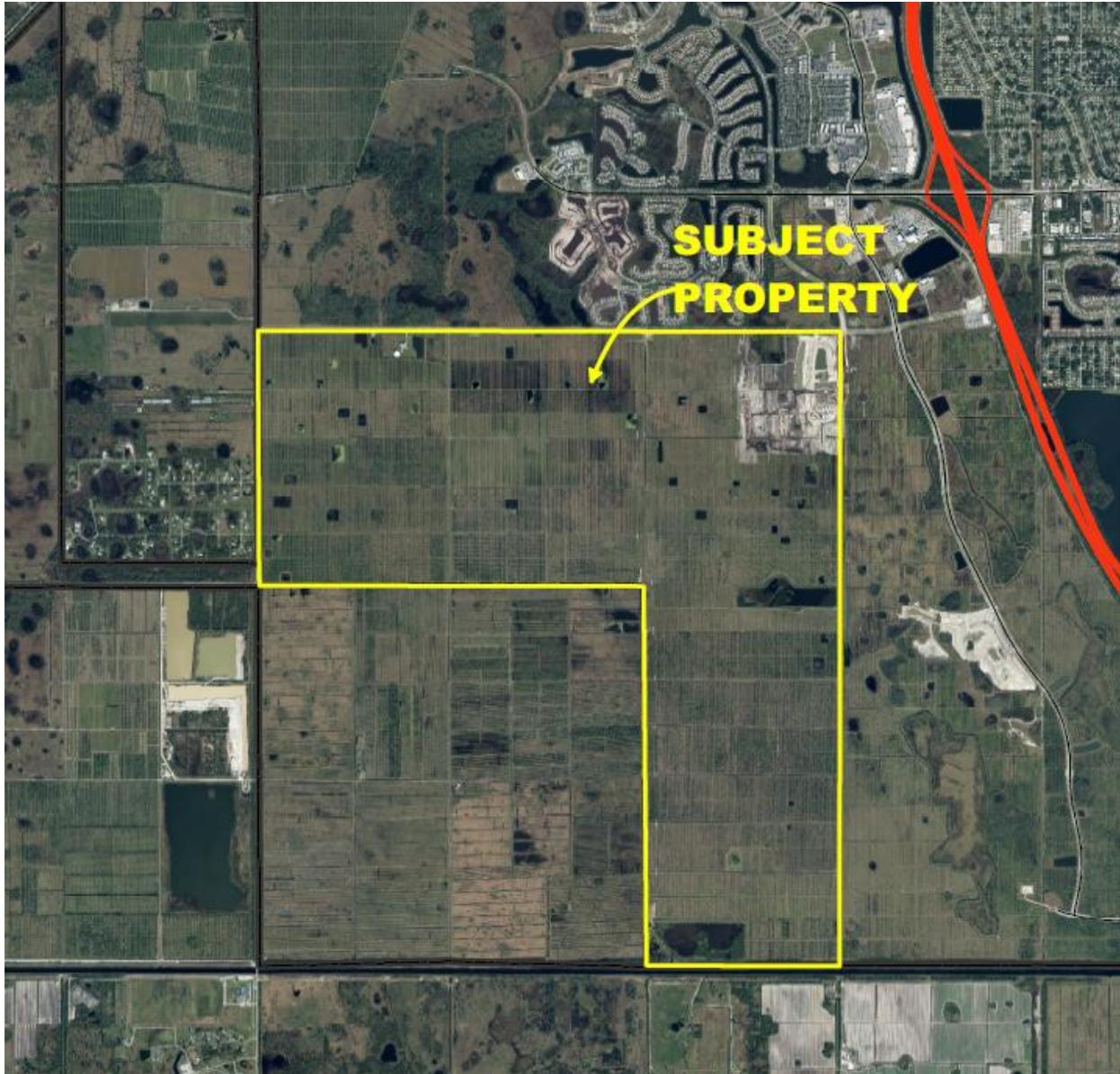




Comprehensive Plan Large Scale Text Amendment Application
Riverland/Kennedy DRI
Project No. P20-161



Project Location Map

SUMMARY

Applicant's Request:	A comprehensive plan text amendment (CPA) to amend the text of the Future Land Use Element of the City's Comprehensive Plan by amending policy 1.2.10.2 and Figure 1-5, Riverland/Kennedy NCD District Conceptual Land Use Plan.
Applicant:	Urban Design Studio
Property Owner:	Riverland Associates I & III, LLLP; Riverland/Kennedy II, LLC
Location:	The property is located south of Discovery Way and west of Community Boulevard.
Application Type:	Large Scale CPA Text Amendment
Project Planner:	Daniel Robinson, Planner II

Project Description/Proposed Amendment

Riverland Associates I & III, LLLP; Riverland/Kennedy II, LLC, has applied for an amendment to the City's comprehensive plan to amend the text of the future land use element by amending Figure 1-5. Figure 1-5 is the conceptual land use plan for the Riverland/Kennedy NCD District. It is required by Policy 1.2.1.3 of the comprehensive plan to illustrate how the land use sub-categories in Riverland/Kennedy are allocated, where they are located, and how they would function in relation to each other. Riverland/Kennedy is an approved Development of Regional Impact (DRI) that is located south of Discovery Way and west of Community Boulevard and approximately 3,845 acres in size. The future land use classification for the Riverland/Kennedy DRI is New Community Development District (NCD).

NCD is a future land use classification for developments of regional impact to facilitate the development of mixed use communities. At the option of a developer, an NCD District may be divided into defined sub-districts. A plan depicting these sub-districts is adopted into the City's comprehensive plan. The conceptual land use plan for the Riverland/Kennedy DRI is adopted as Figure 1-5 of the Future Land Use Element. Figure 1-5 depicts the location for the three sub-districts in Riverland/Kennedy. The three sub-districts are Residential, Neighborhood/Village Commercial, and Mixed Use. Any change to the approved locations for each of these sub-districts requires City Council approval of a comprehensive plan text amendment.

Riverland Associates I & III, LLLP; Riverland/Kennedy II, LLC, is applying to adjust the locations for the Residential, Neighborhood/Village Commercial, and Mixed Use sub-districts to accommodate new development proposals. The proposed changes are as follows:

The proposed amendment to the conceptual plan is to relocate 31 acres of mixed-use designation, 42 acres of neighborhood commercial village designation, and 16 acres of residential designation. The proposed changes will not change the net acreage of any land use designation. The proposal is only a proposed change in location.

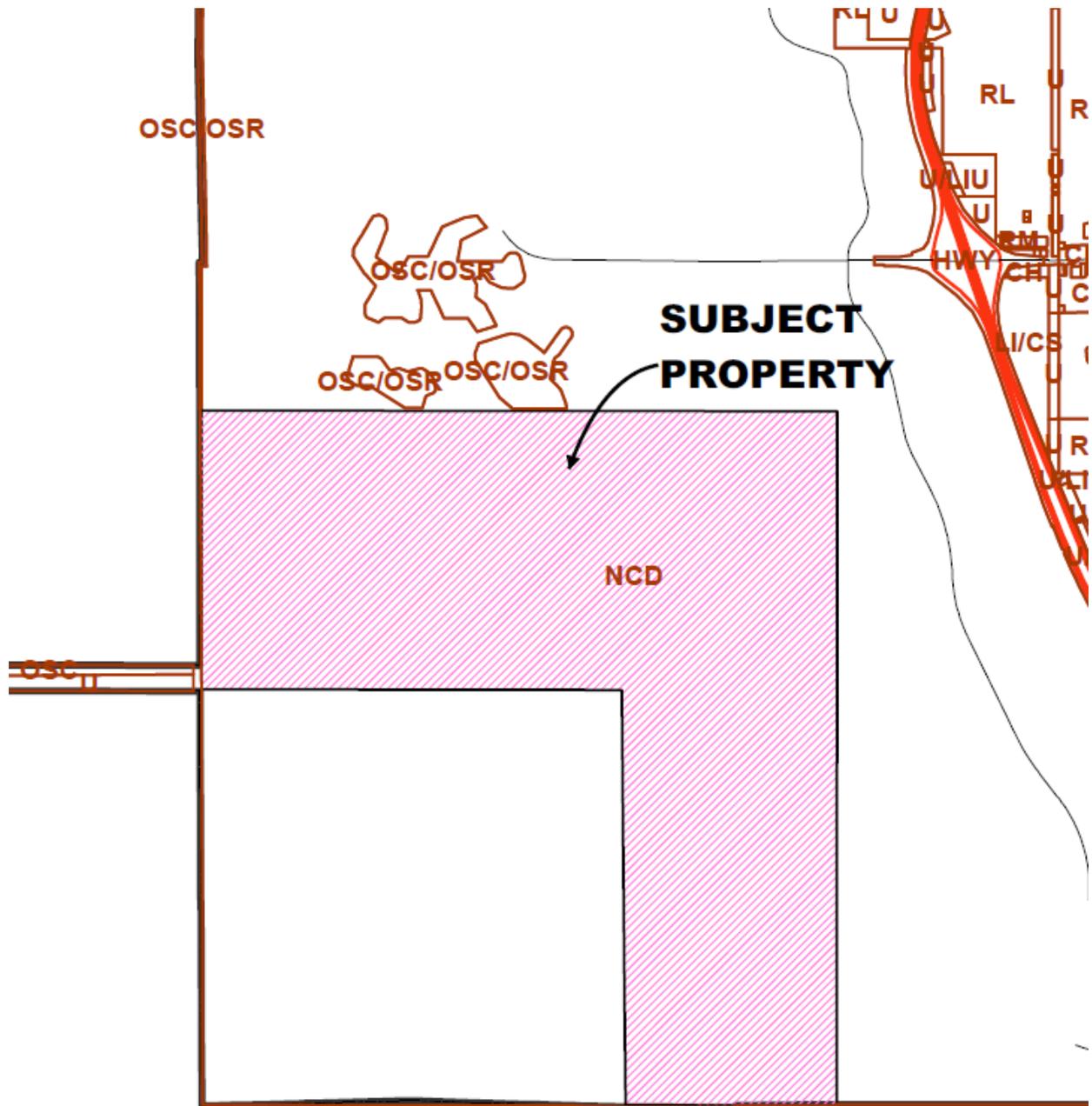
The proposed change to policy 1.2.10.1 is to update the labeling of concept plan. It was not updated with the last amendment that changed the Figure label.

1. Approximately 10 acres of land located on the north west corner, 20 acres of land located on the north east corner, and 5 acres of land located on the south east corner of E/W #3 and Riverland Boulevard from the Neighborhood/Village Commercial sub-district classification to the Residential sub-district classification.
2. Approximately 10 acres of land located on the north east corner of Paar Drive and Riverland Boulevard from the Neighborhood/Village Commercial sub-district classification to the Residential sub-district classification.
3. Approximately 10 acres of land located on the north west corner of Paar Drive and Community Boulevard from the Neighborhood/Village Commercial sub-district classification to the Residential sub-district classification.
4. Approximately 10 acres of land located on the north west corner of E/W #3 and Community Boulevard from the Neighborhood/Village Commercial sub-district classification to the Mixed Use sub-district classification and approximately 21 acres of Residential sub-district classification in this area to the Mixed Use sub-district classification.
5. Approximately 4 acres of land located north of the proposed 31 acres of Mixed Use sub-district classification on the north west corner of E/W #3 and Community Boulevard from Residential sub-district classification to the Neighborhood/Village Commercial sub-district classification.
6. Approximately 19 acres of land located on the south west corner of E/W #3 and Community Boulevard from the Residential sub-district classification to the Neighborhood/Village Commercial sub-district classification.
7. Approximately 11 acres of land located on the south west corner of Paar Drive and Community Boulevard from the Residential sub-district classification to the Neighborhood/Village Commercial sub-district classification.
8. Approximately 31 acres of land located on the south west corner of Becker Road and Community Boulevard from the Mixed Use sub-district classification to the Neighborhood/Village Commercial sub-district classification.

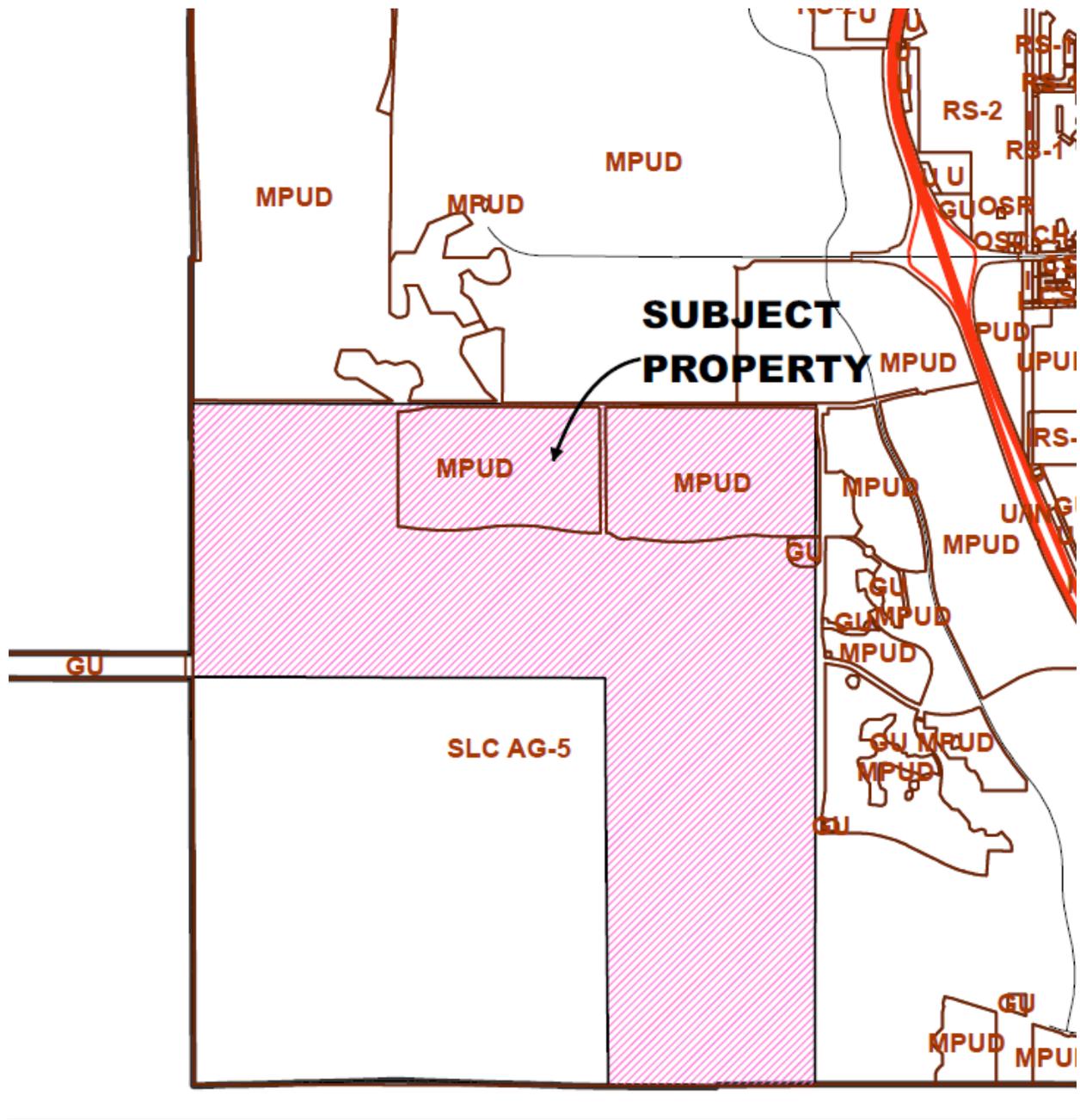
The site acreage data has been adjusted under the legend and all acreages rounded to the nearest whole number. Overall, Residential acreage has no proposed increase or decrease and remains at 3,095 acres; Mixed-Use acreage has no proposed increase or decrease and remains at 367 acres; Neighborhood/Village Commercial acreage has no proposed increase or decrease and remains at 166 acres; Rights-of-Way has no proposed increase or decrease and remains at 217 acres. The current Figure 1-5 is attached to the staff report as Attachment "A" and the revised (proposed) Figure 1-5 is attached as Attachment "B".

Previous Actions and Prior Reviews

Figure 1-5 (previously figure 18) of the comprehensive plan was last amended on August 22, 2016 through Ordinance 16-29.



Future Land Use



Zoning Map

ANALYSIS: As stated in Policy 1.2.2.1 of the Comprehensive Plan, an NCD District must contain a minimum of three land use sub-districts. Policy 1.2.10.2 states that the Riverland/Kennedy NCD District shall contain 166 acres of Neighborhood/Village Commercial, 367 acres of Mixed-Use, and 3,095 acres of Residential areas as the three areas required by Policy 1.2.2.1. The proposed amendment to Figure 1-5 maintains the Neighborhood/Village Commercial, Mixed-Use, and Residential sub-districts that are shown on the existing approved Figure 1-5 and the approved DRI Development Order, Exhibit “D”, Map H.

The proposed Comprehensive Plan Amendment is consistent with an application the City has received to amend the DRI Development Order for Riverland/Kennedy (P20-162). The proposed DRI amendment amends Map H, the master development plan for the Riverland/Kennedy DRI, to accommodate the previously mentioned sub-district land area re-positioning.

RELATED PROJECTS

P16-055 Riverland/Kennedy DRI Large Scale Text Amendment
P20-162 Riverland/Kennedy DRI Amendment

STAFF RECOMMENDATION

The Planning and Zoning Department staff finds the petition to be consistent with the intent and direction of the City’s comprehensive plan and recommends approval.

Planning and Zoning Board Action Options:

- Motion to recommend approval to the City Council
- Motion to recommend denial to the City Council

Please note: Should the Board need further clarification or information from either the applicant and/or staff, it may exercise the right to *table* or *continue* the hearing or review to a future meeting.

Attachment "B"
Proposed Figure 1-5

