



To: City Council
From: Dalton Guerra, Senior Planner
Subject: One Buckley PUD Amendment
Date: December 2, 2024

The One Buckley PUD Amendment (Z-792-05-24) was presented to City Council on October 7, 2024. City Council closed the public hearing and began deliberations on the request. The City Council proposed conditions of approval to the PUD Amendment request which included requiring a minimum amount of open space that exceeds the Land Development Code and requiring a certain square footage of commercial development to occur prior to allowing residential development.

After further deliberation, the applicant requested a continuance of the One Buckley PUD Amendment to adjust their proposal to address the Council concerns. The City Council voted 9-0 to continue the request to December 2nd, 2024.

Staff drafted three conditions based upon City Council's deliberations for the applicant to consider prior to the December 2nd meeting. The draft conditions to assist City Council in further deliberations are provided below. Additionally, the applicant has provided a response to the three conditions in a document attached to the packet. They are in agreement with two of the drafted conditions but have a different proposal for the residential construction timeline for City Council Consideration and are included as an attachment to this memo.

Draft City Council Conditions

1. At least 30% of Planning Area C must be developed with commercial land uses.
2. No more than 40% of the area of Planning Area B and Planning Area C can be developed as residential until at least 25,000 s.f of non-residential development within either Planning Area A or Planning Area C has been issued a building permit.
3. There shall be at least 15% private park/open space within Planning Area B.

Attachment

1. Applicant Condition Response and Counter Proposal