



Legislation Details (With Text)

File #: Z-695-98-19 **Version:** 2 **Name:** AN ORDINANCE APPROVING THE VILLAGES AT BUFFALO RUN WEST PUD ZONE DOCUMENT, AMENDMENT NO. 1

Type: Zoning Ordinances **Status:** Passed

File created: 2/12/2019 **In control:** City Council

On agenda: 5/20/2019 **Final action:** 5/20/2019

Title: AN ORDINANCE APPROVING THE VILLAGES AT BUFFALO RUN WEST PUD ZONE DOCUMENT, AMENDMENT NO. 1

Sponsors:

Indexes:

Code sections:

Attachments: 1. Ordinance - Final, 2. Ordinance, 3. PUD Zone Document - Current, 4. PUD Zone Document - Amendment #1, 5. V-Map, 6. Staff Report, 7. Planning Commission Minutes, 8. Applicant Presentation, 9. Presentation

Date	Ver.	Action By	Action	Result
5/20/2019	2	City Council	approved on second & final reading	Pass
5/6/2019	2	City Council	introduced by council as seated and approved on first reading	Pass
4/15/2019	2	City Council	introduced by council as seated and approved on first reading	Fail

AN ORDINANCE APPROVING THE VILLAGES AT BUFFALO RUN WEST PUD ZONE DOCUMENT, AMENDMENT NO. 1

Summary and Background Information:

The Villages at Buffalo Run West PUD was approved in 1999, and in that time the residential area consisting of 446 units was fully built out within the first 5-6 years. There are no changes proposed to the residential areas.

However, the commercial area, which consists of four lots has struggled to attract development, with only two of the lots developing in the past two of 20 years. Within a PUD Zone Document there is typically a list of allowed and permitted uses. Given that the Villages at Buffalo Run West PUD was one of the first approved PUD's within the Northern Range, and is nearly 20 years old, it has a limited Commercial Use list that no longer reflects changes in the market. It also lacks adaptive language that current PUDs include to allow for a better understanding of what city requirements to apply and how to address uses that are still as yet unforeseen in the commercial market. The following changes to the PUD Zoning Document are proposed:

1. Update the List of Permitted Uses in the Commercial Planning Area, to make all existing uses legal and conforming and modernize the existing list of uses.
2. Include clarification notes regarding commercial uses that are typical of current PUD Zone Documents.

There are no plans to change or update the already approved bulk (height, setback, lot coverage) or design/architecture

Staff Responsible (Department Head): Chris Cramer, Director of Community Development
Staff Member Presenting: Chris Cramer, Director of Community Development

Financial Impact: N/A
Funding Source: N/A

Staff Recommendation:

On March 5, 2019, the Planning Commission held a public hearing, took testimony, and voted (4 to 0) to forward the PUD Zone Document Amendment request to City Council with a favorable recommendation.

Suggested Motion: I move to approve Ordinance Z-695-98-19 on first reading by council as seated.