



City Council Report

Date: August 26, 2019
To: City Council
Through: Kari Kent, Assistant City Manager
From: Christine Zielonka, Development Services Director
Nana Appiah, AICP, Planning Director
Subject: Development Agreement in association with a request for approval of a Planned Community District zoning district located at the southeast corner of Williams Field Road and Crismon Road (Council District 6)

Purpose and Recommendation

This resolution is for the approval of a development agreement in association with a request for approval of a Planned Community District zoning case (Case no. ZON19-00951, Avalon Crossing Community Plan). Per section 11-11-10.C of the zoning ordinance, a development agreement is required in association with a request for approval of a Planned Community (PC) zoning district.

Staff recommends the approval of the development agreement.

Background

The associated zoning case is a request to rezone approximately 182± acres of property to a Planned Community (PC) District. This PC district will allow the creation of the Avalon Crossing Community Plan and Development Units (DUs) within the Planned Community District. The Community Plan establishes allowed land uses and review processes while the DUs will provide specific regulatory and development requirements, including the intensity of the development and acreages for specific uses to govern the overall development of the property.

Per Chapter 11 of the City's Zoning Ordinance, the purposes of the Planned Community District includes accommodating large scale, unified and comprehensively planned developments that encourage and promote innovative and sustainable residential and non-residential land uses.

Discussion

Section 11-11-10.C of the zoning ordinance requires approval of a development agreement prior to or with the approval of a PC District. The development agreement generally includes the Development Units Phasing schedule, Infrastructure Phasing Plan, and other terms to ensure that the future development fulfills the purpose of the community plan. As part of the PC district, the developer is proposing two development units to be phased over time. The phasing plan includes development of commercial, multi-residence and higher density single residence uses in

Development Unit 1. These uses are planned to be located close to the Williams Field Road and Crismon Road intersection and then transition to contemporary single-residence neighborhoods in the inner core of the development in Development Unit 2.

Alternatives

APPROVAL OF THE DEVELOPMENT AGREEMENT.

Approval of the development agreement will allow the City Council to consider the approval of zoning case ZON19-00951 in accordance with the requirements of the zoning ordinance.

DO NOT APPROVE THE DEVELOPMENT AGREEMENT.

If the development agreement is not approved, the City Council will not be able to consider the rezoning of the subject site to a PC zoning district and the associated community plan.