



use category. Pertinent to the subject property, the Plan states that urban multifamily development should be located near employment centers or major transportation or commercial nodes. The proposed PUD complies with the above-listed location criteria.

Traffic, Access, and Roads: The project proposes access from E Old Settlers Blvd. and Mesa Park Dr. as depicted on the Concept Plan (Exhibit B). The project will be subject to the Roadway Impact Fee regulations. Right-turn deceleration lane analysis, cross lot access, the location of driveways and other potential transportation improvements will be determined during site plan review, in accordance with city standards.

Proposed PUD (Planned Unit Development) zoning: The PUD is divided into two parcel areas as depicted on the Concept Plan (Exhibit B). Area 1 proposes urban multifamily development and Area 2 proposes commercial development. Base zoning districts for each of the parcel areas are listed below:

	<b>Proposed Use</b>	<b>Base Zoning District</b>
<b>Area 1</b>	Urban Multi-family	MF-3 (High Density Multi-family)
<b>Area 2</b>	Commercial	C-1a (General Commercial Limited)

Area 1 will include two multi-family residential structures, each with a maximum height of four (4) stories. A maximum of 325 residential units are proposed, with a minimum of 130 units to be provided in a residential multifamily structure that includes attached or integrated structured garage parking not to exceed four and a half (4.5) stories, and no more than 195 units to be located in a separate residential multifamily structure with “tuck under” parking. At least 80% of the required parking for both structures shall be provided within the shared structured parking garage and the remainder will be provided with a combination of “tuck under” parking and surface parking on Area 1. The PUD incorporates the requirements of the MF-3 (Multifamily - Urban) zoning district and proposes six (6) amenities (five are required by the Code), balconies on at least 25% of the units, internal stairways, and foundation planting. To fulfill the requirement for landscaped open space, a minimum of 1200 linear feet of trail will be provided along the south and west property lines outside of the existing drainage easement.

A compatibility buffer is required for multifamily residential development when adjacent to existing or planned single family development. The compatibility buffer section of the Code requires an eight (8) foot landscape buffer and a fence; however, the PUD is proposing a 15 foot landscape buffer and fence along the south property line. 100 foot building setbacks for the residential structures and 50 foot setbacks for active amenities, such as swimming pools and dog parks, are proposed from the south property line to provide additional transition between the higher density residential and the existing single family to the south. Additionally, balconies shall not be permitted on the south facing building façades of the residential structures.

Planning and Zoning Commission: This item was heard at the March 1, 2023 Planning and Zoning Commission and several citizens from the adjacent neighborhood to the south provided testimony regarding concerns about the project including height, traffic, and privacy. The Commission recommended approval 6-0.

Changes since Planning and Zoning Commission: The applicant has agreed to limit the height of the residential structures to four (4) stories and the parking structure to four and a half (4.5) stories in response to citizen concerns about privacy during the public hearing and staff's urging post meeting.