Growth Management Department
Zoning Division
Comprehensive Planning Section

MEMORANDUM

To: Tim Finn, AICP, Principal Planner
Zoning Services Section, Zoning Division

From: Sue Faulkner, Principal Planner
Comprehensive Planning Section, Zoning Division

Date: February 1, 2018

Subject: *Future Land Use Element (FLUE) Consistency Review*

PETITION NUMBER: Planned Unit Development Amendment (PUDA) - PL20160002306 - REV 4

PETITION NAME: Pine Ridge Commons PUD

REQUEST: Amend the Pine Ridge Commons Planned Unit Development (PUD), previously approved by Ordinance #99-94, to add a maximum of 375 multi-family and townhome residential dwelling units as a permitted use within the PUD. The existing PUD permits up to 275,000 square feet of a variety of office, retail and personal service uses. Approximately 205,000 square feet have been developed to date.

LOCATION: The ±30.65-acre site is located in the northeast quadrant of Pine Ridge Road (CR 896) and Goodlette-Frank Rd. N. (CR 851) in Section 10, Township 49 South, Range 25 East.

COMPREHENSIVE PLANNING COMMENTS: The subject property is designated Urban, Urban Commercial District, Goodlette/Pine Ridge Commercial Infill Subdistrict, as identified on the Future Land Use Map of the Growth Management Plan. The Subdistrict reads: "In addition to uses generally allowed in the Urban designation, the intent of the Goodlette/Pine Ridge Commercial Infill Subdistrict is to provide shopping, person services and employment for the surrounding residential areas within a convenient travel distance. The Subdistrict is intended to be compatible with the neighboring Pine Ridge Middle School and nearby residential development and therefore, emphasis will be placed on common building architecture, signage, landscape design and site accessibility for pedestrians and bicyclists, as well as motor vehicles."

Uses within the urban designation generally include residential and non-residential uses. Non-residential uses may include, but are not limited to: essential services; parks, open space and recreational uses; child care centers; community facilities such as churches, schools, libraries; safety service facilities; utility and communication facilities; earth mining; agriculture; support medical facilities; and commercial uses accessory to other permitted uses; hotels/motels; and others. The proposed addition of a residential use is included in the urban designation uses.

Comprehensive Planning reviewed the FLUE's density rating system to determine residential density eligibility for the Pine Ridge Commons site. The Base Density in the Urban Designation Area of 4 dwelling units per acre (DU/A), plus 1 additional DU/A for access to two or more arterial roads, plus 3 additional DU/A for being within the Northwest Transportation Concurrency Management Area (depending on whether it is determined that it follows Policies 6.1-6.7) yields a total of up to 8 DU/A or 245 dwelling units (30.65A * 8 DU/A = 245.2 DUs). The petitioner is requesting a maximum of 375 DUs, which is contingent upon approval of the companion Growth

Management Plan Amendment (PL20160002360/CP-2016-3). The requested 375 DUs would be a density of 12.23 DU/A (375DU / 30.65 A = 12.23 DU/A).

In reviewing for compliance with Policy 5.6 (shown in *italics* below) of the Future Land Use Element (FLUE) staff provides the following analysis in **[bracketed bold text**.**]**

FLUE Policy 5.6: *New developments shall be compatible with, and complementary to, the surrounding land uses, as set forth in the Land Development Code (Ordinance 04-41, adopted June 22, 2004 and effective October 18, 2004, as amended).* **[Comprehensive Planning staff leaves this determination to Zoning staff as part of their review of the petition in its entirety.]**

In reviewing for compliance with FLUE Objective 7 and related Policies (shown in *italics*), staff provides the following analysis in **[bracketed bold text]**.

FLUE Policy 7.1: *T*he *County shall encourage developers and property owners to connect their properties to fronting collector and arterial roads, except where no such connection can be made without violating intersection spacing requirements of the Land Development Code.* **['Exhibit A, PUD Master Plan' in the petition packet, depicts three access points: one on Pine Ridge Road (CR 896), a principal arterial (urban and rural), and the other two on Goodlette-Frank Blvd. N. (CR 851), a minor arterial (urban and rural).]**

FLUE Policy 7.2: *The County shall encourage internal accesses or loop roads in an effort to help reduce vehicle congestion on nearby collector and arterial roads and minimize the need for traffic signals.* **['Exhibit A – PUD Master Plan' shows only existing roads and driveway accesses. Panther Lane, with a traffic signal at Goodlette-Frank Rd., runs east/west, bisecting the site. Premier Way with an access onto Pine Ridge Rd. runs south/north up through the site to Panther Lane. An access drive, approximately 635 feet north of Pine Ridge Rd., runs east from Goodlette-Frank Rd. connecting with Premier Way. These existing roadways should enable movement among residential and commercial uses.]**

FLUE Policy 7.3: *All new and existing developments shall be encouraged to connect their local streets and/or their interconnection points with adjoining neighborhoods or other developments regardless of land use type. The interconnection of local streets between developments is also addressed in Policy 9.3 of the Transportation Element.* **['Exhibit A - PUD Master Plan' indicates an interconnection point with the adjoining the Pine Ridge Middle School using Panther Lane. No additional interconnections are shown on the Master Plan to the Fire Station or the Board of Realtors offices to the east (both sites fully developed), or to the church property to the north (containing a preserve and an athletic field). Goodlette-Frank Rd. is to the west of the project site and Pine Ridge Rd. is to the south of the project site.]**

FLUE Policy 7.4: *The County shall encourage new developments to provide walkable communities with a blend of densities, common open spaces, civic facilities and a range of housing prices and types.* **[There is an existing sidewalk on one side of Panther Lane, Premier Way, and the access drive to Goodlette-Frank Rd. The proposed residential portion of this development is for high density multi-family and townhome dwelling units. According to 'Exhibit 4' in the petition packet, usable open space will be provided. In the approved Ordinance #99-94 Section 2.17 D.1.a. Design Guidelines and Standards, there is a commitment to create pedestrian-friendly environments, by designing and appropriately locating bicycle and pedestrian pathways in the common areas of the project.]**

Review of PUD Documents

1. **Statement of Compliance, Paragraph 2: Revise the FLUE policy reference from Policy 5.4 to Policy 5.6.**
2. **Statement of Compliance, Paragraph 4: Revise the policy references from 3.2.E and F to 3.2.e. and f.**
3. **Statement of Compliance, Paragraph 5: Revise the policy references Policies 7.1, 7.2, 7.3, and 7.5 to 7.1, 7.2, 7.3, and 7.4.**

4. **Statement of Compliance, Paragraph 6: Revise the policy reference from Policies 3.1 H and L to Policy 5.5 .**
5. **Statement of Compliance, Paragraph 7-9: All contain outdated LDC references; please update. This comment is still unresolved.**
6. **ALL LDC references throughout the PUD should be reviewed and revised as necessary to reflect current zoning code.**

CONCLUSION

Based on the above analysis, staff finds the subject petition NOT consistent with Future Land Use Element (FLUE) of the Growth Management Plan; however, the petition may be deemed consistent IF the companion GMP amendment is adopted and becomes effective. The PUDA Ordinance needs to contain an effective date limited to the effective date of the companion GMPA. Also, some revisions to the PUD document are requested as noted above under "Review of PUD Documents".

Petition on CityView

cc: Michael Bosi, AICP, Director, Zoning Division
David Weeks, AICP, Growth Management Manager, Zoning Division, Comprehensive Planning Section
Raymond V. Bellows, Manager, Zoning Division, Zoning Services Section
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