



MEMORANDUM

Subject UGB Amendment, Phase 2: ESA Boundary Amendment
Supplemental Findings memo no. 4
Distribution options for the 43 acres of unbuildable land

File no. CP-14-114

To Mayor and City Council

From John Adam, Principal Planner

Reviewer Bianca Petrou, Assistant Planning Director

Date October 13, 2015

BACKGROUND

At the October 1, 2015 Council meeting staff reported that an additional forty-three acres could be classified as “unbuildable.” As a result, the City has forty-three acres to add to the UGB expansion proposal, broken down by types in the table below.

<u>Type</u>		<u>Acres</u>
Residential, low-density	UR	19
Residential, high-density	UH	11
Commercial, retail	CM	8
Commercial, office	SC	6
Industrial	GI	-1

Staff developed four different distribution options for the Council to consider. Staff generally distributed the acres only to areas that had been in the original staff recommendation. The options are rough; staff can fine tune them once it receives some direction from Council. Please note that the maps are by necessity at various scales.

OPTIONS

Option 1 **All in MD-5**

The strip of SC at the southern end of Centennial is augmented by six acres (1a), pushing the CM further eastward in the area east of North Phoenix Road, where the additional

CM is added (1b and 1e). The UH and UR are added to fill a gap (1c and 1d) that was unfortunately the result of the Planning Commission's recommended reduction and re-shuffle. In making those adjustments, staff had not considered the fact that the land to the east was zoned Exclusive Farm Use, leading to a twisting-and-turning agricultural buffer on the urbanizing side. This option eliminates the excessive buffering.

Option 2 **All in MD-4**

Following Hillcrest's submitted plan to the extent possible given the land-use types composing the forty-three acres, this option restores a bit of land to MD-4 that was removed from the original recommendation. The additional areas were sited to avoid the vineyards on the uphill land as much as possible.

Option 3 **MD-4 and MD-5**

This option allocates SC, CM, and UH to MD-4 (3a, 3b, 3c) and the UR to the Coal Mine Road area (3d) as in Option 1 to eliminate the excessive buffer. The arrangement in MD-4 was intended to use the entire 30-acre lot (37-1W-21D/101) north of the current proposal area instead of stringing them along North Phoenix Road.

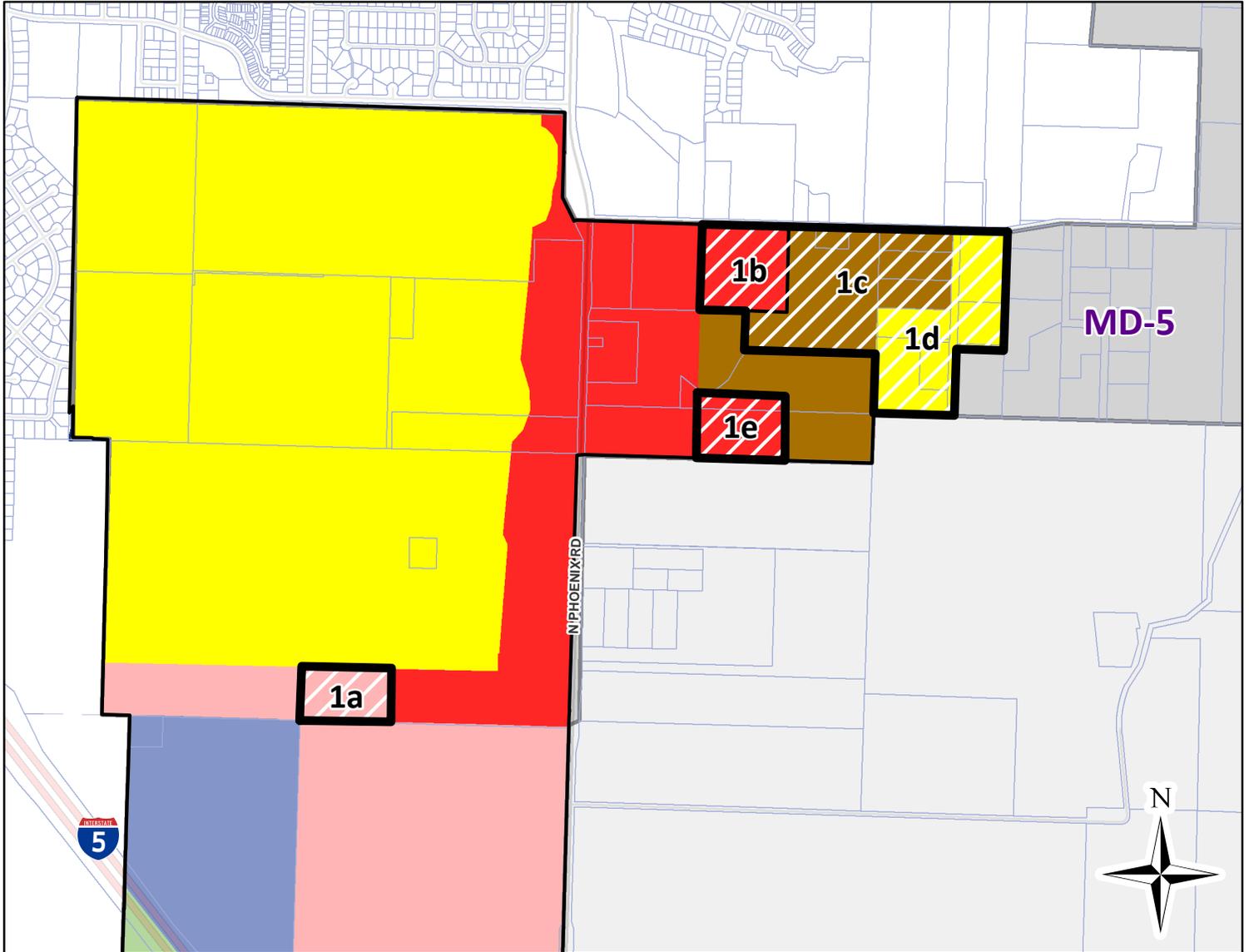
Option 4 **Northwest**

The SC is allocated to MD-2 (4b), displacing some General Industrial northward (4a). The UH is used to fill a chink in the boundary (4c) where it would be adjacent to UH in the existing boundary. The remaining UR (4d) and CM (4e) are allocated to MD-4.

Proposed Urban Growth Boundary Amendment

Distribution of Additional 43 acres

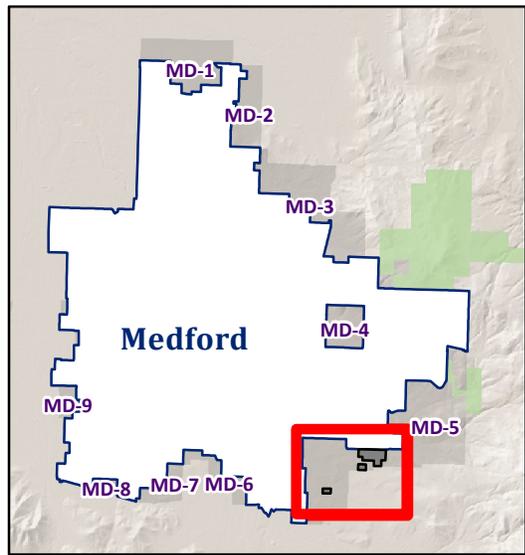
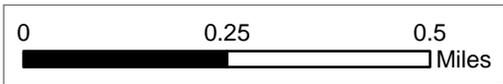
Option 1



Proposed Urban Growth Boundary Expansion Areas with proposed General Land Use Plan designations

CM	SC	HI	GI	UH	UM	UR	PS
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Changes Taxlots
 Urban Reserves Urban Growth Boundary

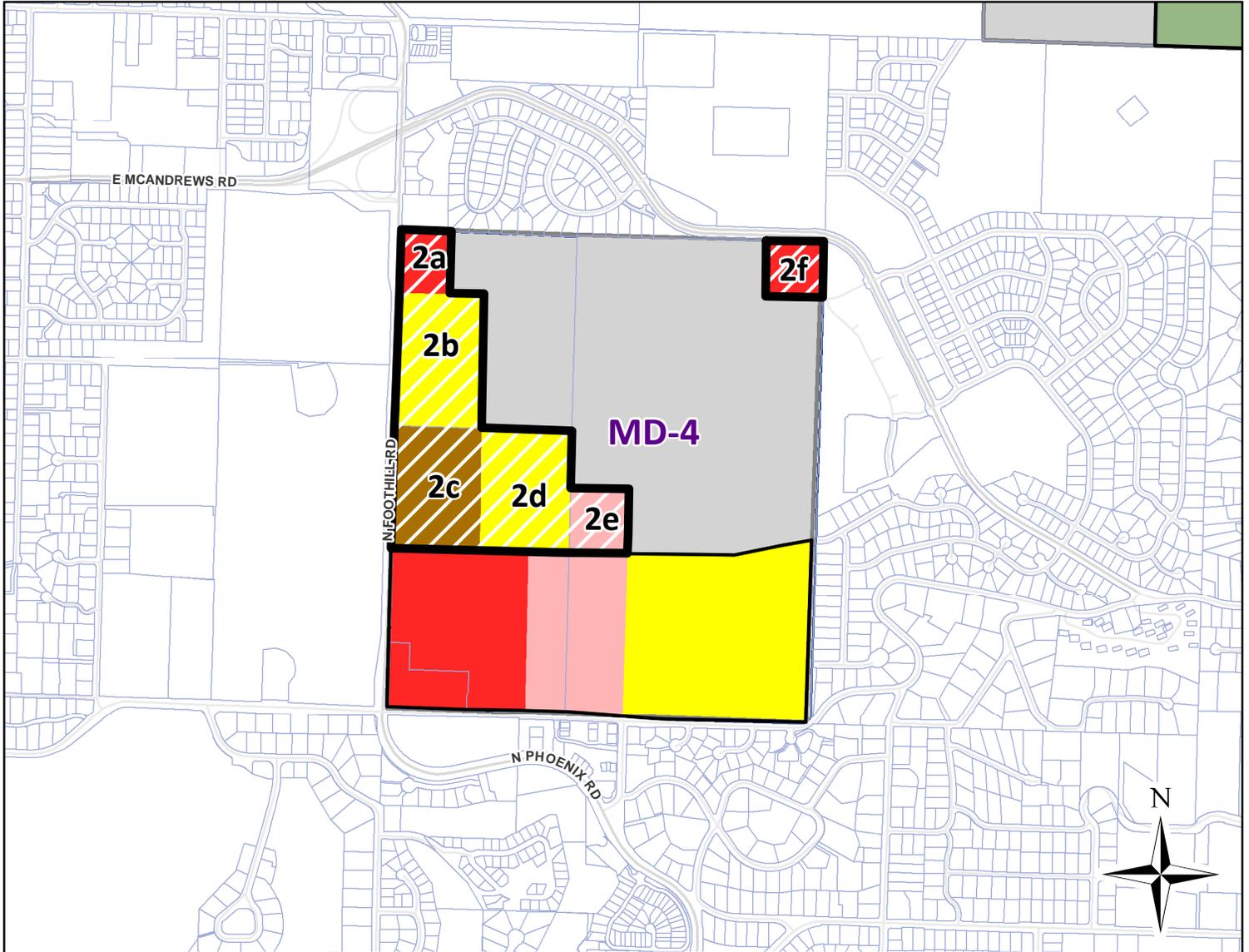


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Proposed Urban Growth Boundary Amendment

Distribution of Additional 43 acres

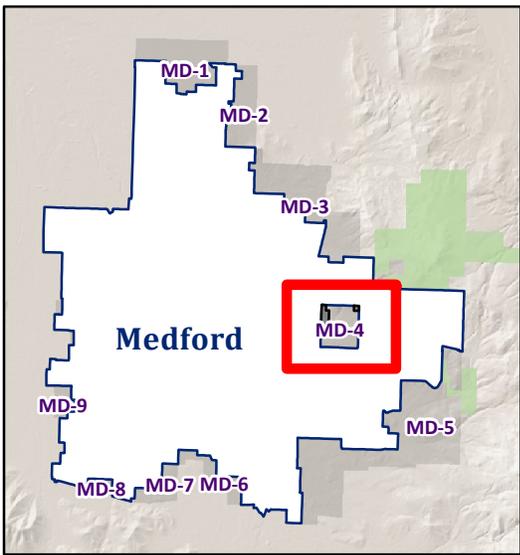
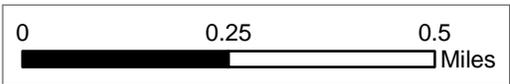
Option 2



Proposed Urban Growth Boundary Expansion Areas with proposed General Land Use Plan designations

CM	SC	HI	GI	UH	UM	UR	PS

Changes Taxlots
 Urban Reserves Urban Growth Boundary

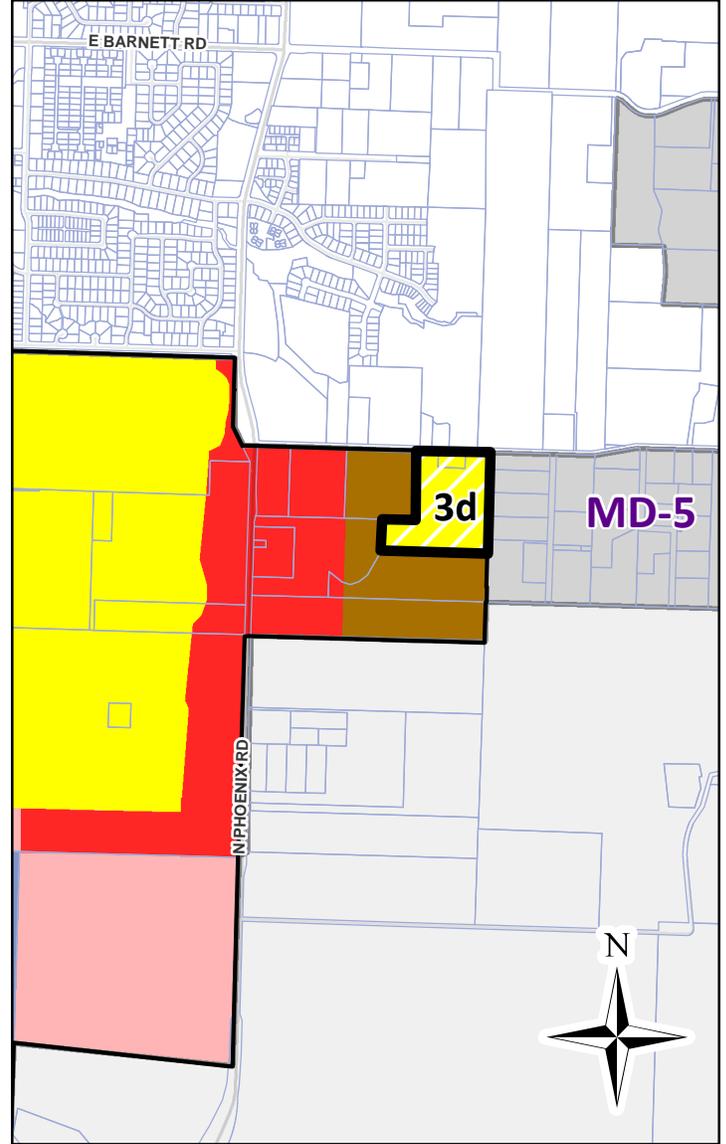
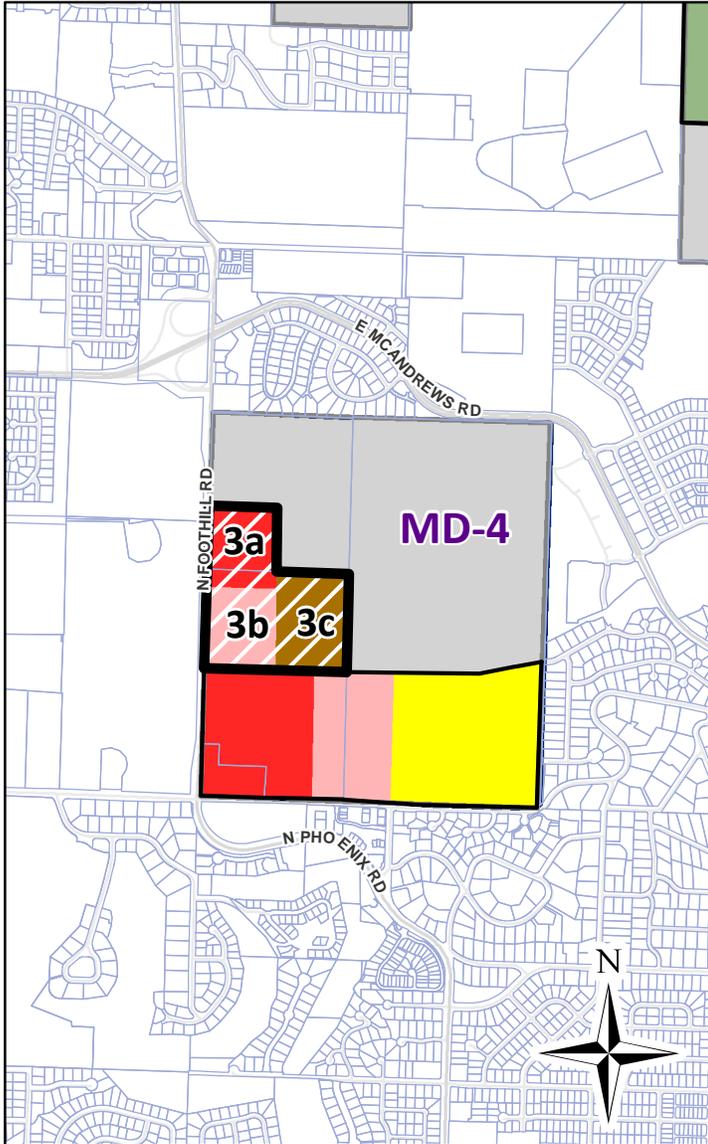


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Proposed Urban Growth Boundary Amendment

Distribution of Additional 43 acres

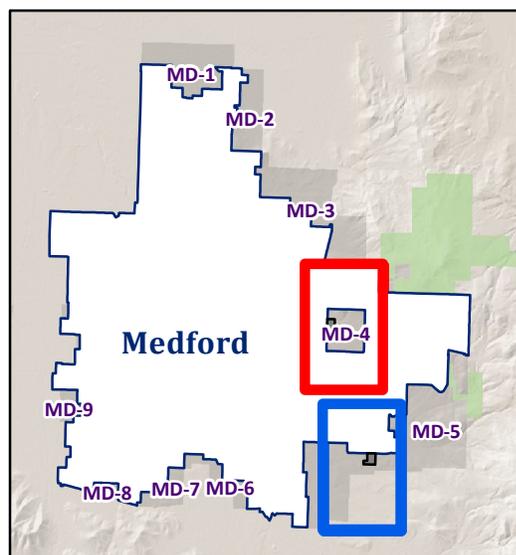
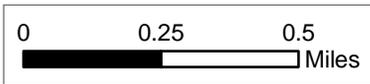
Option 3



Proposed Urban Growth Boundary Expansion Areas with proposed General Land Use Plan designations

CM	SC	HI	GI	UH	UM	UR	PS

Changes Taxlots
 Urban Reserves Urban Growth Boundary

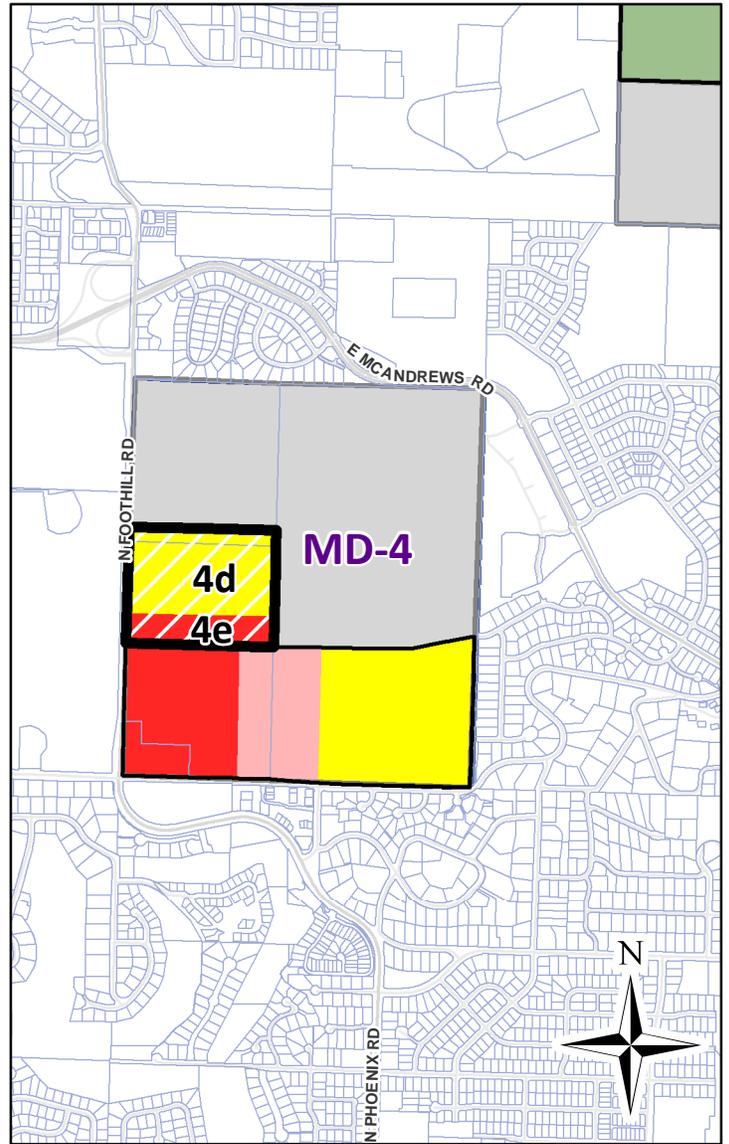
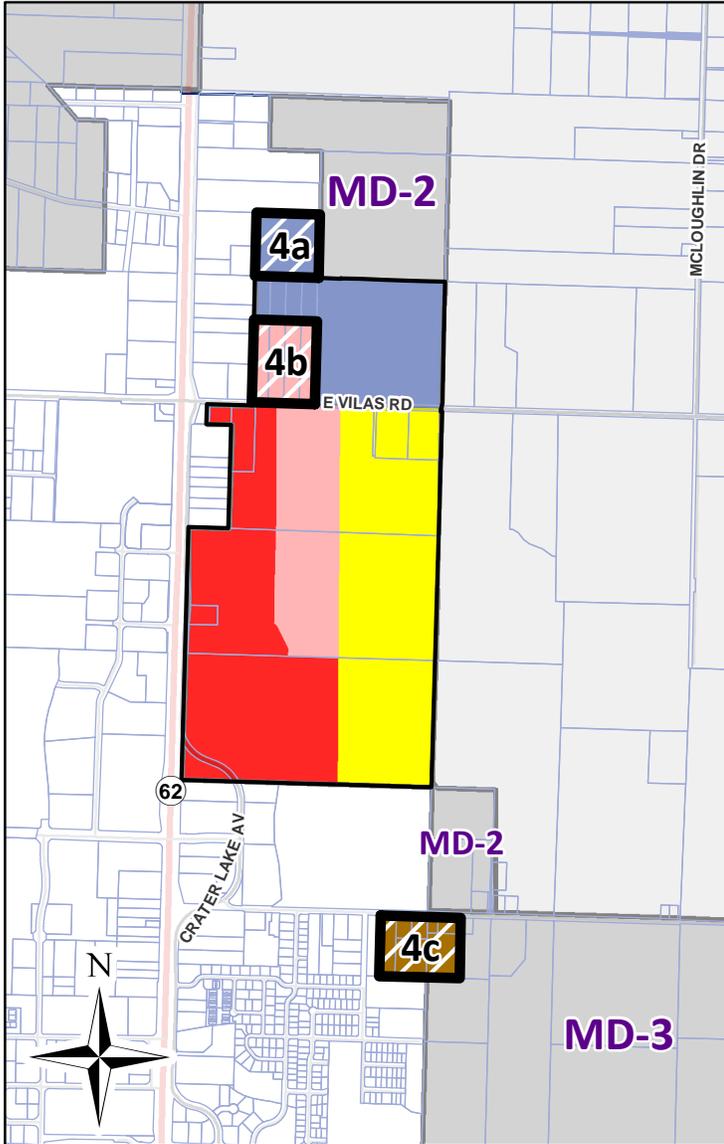


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Proposed Urban Growth Boundary Amendment

Distribution of Additional 43 acres

Option 4



Proposed Urban Growth Boundary Expansion Areas with proposed General Land Use Plan designations

CM	SC	HI	GI	UH	UM	UR	PS
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Changes Taxlots
 Urban Reserves Urban Growth Boundary

