

Planned Unit Development Issues

Part 1 – Citywide:

- 30-Foot Landscape Buffer Requirement
- Open Space Requirement

Part 2 - South Hills:

- Development Limitation over 900 feet
- Ridgeline Setback
- 40% Open Space

Planned Unit Development Issues (Part 1)

30-Foot Buffer Requirement (COS-02)



30-Foot Buffer Requirement (COS-02)

Clear & Objective	Discretionary
<p><i>The PUD provides a buffer area between the proposed development and surrounding properties by providing at least a 30 foot wide landscape area along the perimeter of the PUD according to EC 9.6210(7).</i></p>	<p><i>The PUD will provide adequate screening from surrounding properties including, but not limited to, anticipated building locations, bulk, and height.</i></p>

30-Foot Buffer Requirement (COS-02)

Possible Concepts

- No change
- Reduce to lower set amount
- Require scalable buffer (smaller buffer for smaller sites)
- Require buffer only to separate uses of different intensities
- Rely on new compatibility criterion related to transition buffers
- Other ideas?

One Acre Accessible Open Space (COS-04)



One Acre Accessible Open Space (COS-04)

Clear & Objective

All proposed dwellings within the PUD are within 1/4 mile radius (measured from any point along the perimeter of the development site) of an accessible recreation area or open space that is at least 1 acre in size and will be available to residents.

Discretionary

Residents of the PUD will have sufficient usable recreation area and open space that is convenient and safely accessible.

One Acre Accessible Open Space (COS-04)



One Acre Accessible Open Space (COS-04)

Possible Concepts

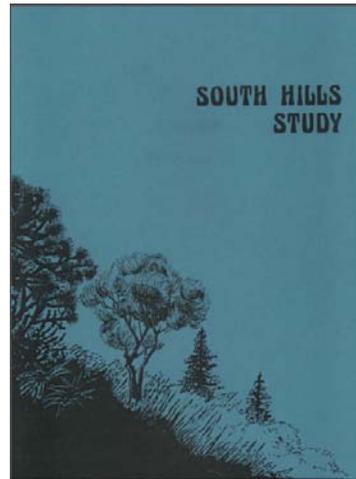
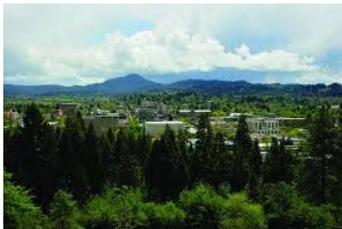
- No change
- Adjust maximum distance
- Revise to scale requirements
- Rely on existing lot coverage and open space requirements
- Eliminate if mapping justifies
- Other ideas?

Questions related PUDs



Planned Unit Development Issues (Part 2 – South Hills)

South Hills



Limitation Over 900 Feet (COS-05)



Limitation Over 900 Feet (COS-05)

Clear & Objective

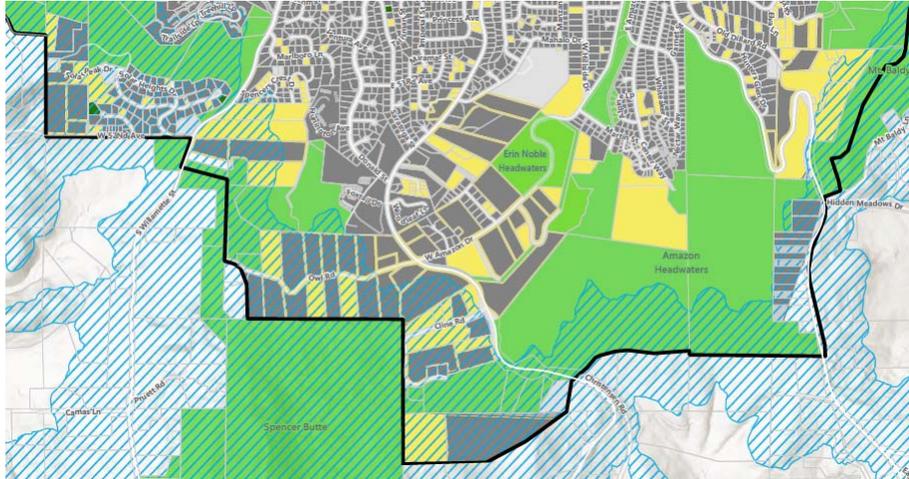
No development shall occur on land above an elevation of 900 feet except that one dwelling may be built on any lot in existence as of August 1, 2001.

Discretionary (South Hills Study Policy)

That all vacant property above an elevation of 901' be preserved from an intensive level of development, subject to the following exceptions:

- 1. Development of individual residences on existing lots; and*
- 2. Development under planned unit development procedures when it can be demonstrated that a proposed development is consistent with the purposes of this section.*

Limitation Over 900 Feet (COS-05)



Limitation Over 900 Feet (COS-05)

Possible Concepts

- No change
- Revise to allow for development above 900 feet if City determines that property is not needed for park land or ridgeline connection
- Revise to allow less intensive development above 900 feet
- Eliminate and rely on existing city park land and density limits
- Other?

Ridgeline Setback (COS-06)



Ridgeline Setback (COS-06)

Clear & Objective

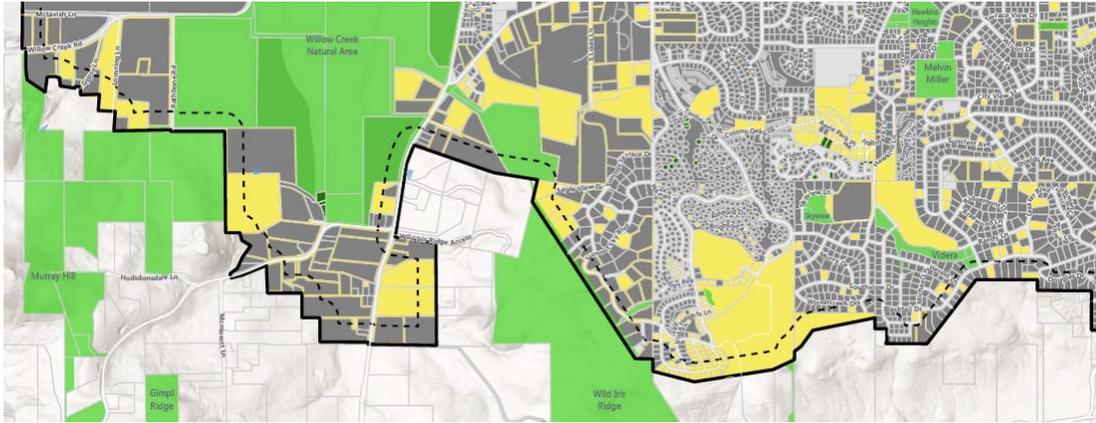
Development shall be setback at least 300 feet from the ridgeline unless there is a determination by the city manager that the area is not needed as a connection to the city's ridgeline trail system.

For purposes of this section, the ridgeline trail shall be considered as the line indicated as being the urban growth boundary within the South Hills Study plan area.

Discretionary (South Hills Study Policy)

That all proposed developments in the south hills be reviewed to determine if connecting linkages are possible between various park sites, particularly north of Skyline Park to Hendricks Park and between Blanton Heights and Hawkins Heights.

Ridgeline Setback (COS-06)



Ridgeline Setback (COS-06)



Ridgeline Setback (COS-06)

Possible Concepts

- No change
- Reduce setback to smaller amount
- Revise to make setback scalable based on size of lot
- Eliminate and rely of on existing city park land
- Other ideas?

40 Percent Open Space Requirement (COS-07)



40 Percent Open Space Requirement (COS-07)

Clear & Objective

Development shall cluster buildings in an arrangement that results in at least 40% of the development site being retained in 3 or fewer contiguous common open space areas.

For purposes of this section, the term contiguous open space means open space that is uninterrupted by buildings, structures, streets, or other improvements.

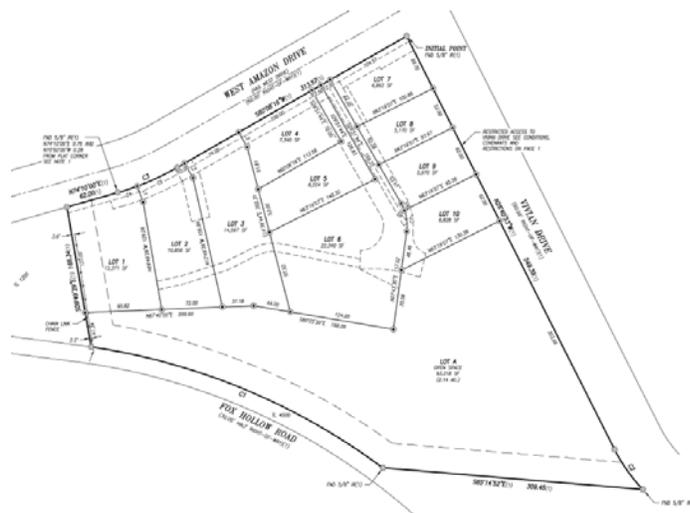
Discretionary (South Hills Study Policy)

That planned unit development procedures shall be utilized for the following purposes:

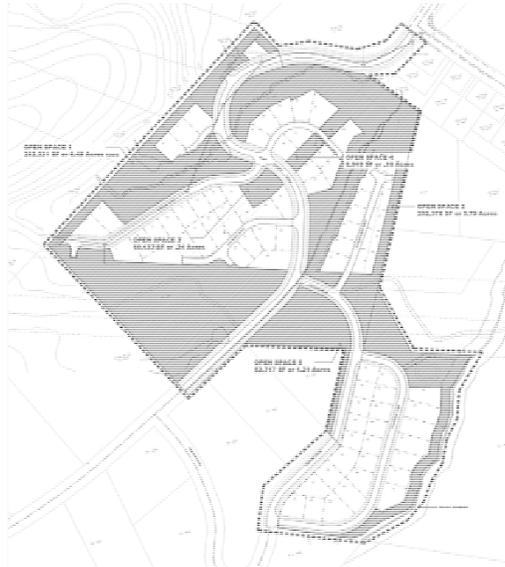
- 1. To encourage clustering of development in areas characterized by*
- 2. To encourage preservation as open space those areas characterized by*

That developments be reviewed to encourage clustering of open space elements of different developments in order to preserve the maximum amount of continuous open space.

40 Percent Open Space Requirement (COS-07)



40 Percent Open Space Requirement (COS-07)



40 Percent Open Space Requirement (COS-07)

Possible Concepts

- No change
- Reduce percentage requirement
- Revise to define specific characteristics to be preserved
- Eliminate and rely on general open space requirement for all PUDs
- For multi-family developments, rely on existing open space standards
- Other ideas?

Questions related to South Hills PUD Issues

