

## General Plan 2030

### Text Amendment – Modification of Major Amendment Criteria

Application PL-17-0201

City Council Meeting – January 16, 2018

*Presenter: Ken Galica, Division Lead Planner*



## Background

- General Plan 2030
  - Council approval April 2012
  - Ratified by voters August 2012
  - Community and Organizational recognition
- Land Use Map
  - Guides future development by influencing rezonings
  - Cannot compel development and/or preservation of private lands for public uses
    - Hillcrest is the only site in City where public/semi-public categories are applied to private, undeveloped land



## Background (Cont.)

- Map Amendments to GP2030
  - Major Amendments
    - Changes which “substantially alter City’s land use mixture or balance”
    - Rigorous process (60-day jurisdictional review, 2<sup>nd</sup> Planning Commission hearing, etc.)
  - Minor Amendments
    - Changes that do not “substantially alter City’s land use mixture or balance”
    - Standard public hearing process



## Request:

- Modify criteria for Major/Minor Amendments to PADs 80+ acres
  - Allow for modifications to “Education” and “Open Space and Parks” categories to be processed as Minor Amendments
    - To facilitate a subsequent Major PAD Amendment request for Hillcrest to revise location of school site and reconfigure open space



## Analysis:

- Improvement to City's General Plan Amendment Process
- Residential PADs are required to provide 15 percent (or more) open space, regardless of GP Land Use Designation
- Residential PAD developers are required to work with school districts to provide facilities or other considerations, regardless of GP Land Use Designation
- Changes to Open Space & Parks and/or Education categories in 80+ acre PADs DO NOT represent a substantial alteration of the City's land-use balance.



## Planning Commission Recommendation

### Approval of Application PL-17-0201



## Public Hearing and Discussion

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Amendment Criteria

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