



# REQUEST FOR COUNCIL ACTION

**Action:** Request feedback from Council

**Meeting Date Requested** : 04/22/2025

**Presenter:** Tayler Jensen

**Deadline of item** :

**Applicant:** The Healey Company

**Department Sponsor:** Community Development

**Agenda Type:** DISCUSSION TOPICS

**Presentation Time:** 5 Minutes

*(Council may elect to provide more or less time)*

## 1. AGENDA SUBJECT

Discussion of The Healey Company Townhome Development Concept Plan

## 2. EXECUTIVE SUMMARY

The council is being asked to review the concept of a townhome development at 8689 South 5600 West, 1.47 acres in size.

1. Does the Council support a proposal to amend the Future Land Use Map (FLUM) from the current designation Neighborhood Commercial to High Density Residential?
2. Does the Council support the proposed 30 dwelling units on 1.47 acres (~20.4 DU/AC) in this location?
3. Does the council support an exception to the Balanced Housing Ordinance in this location?
4. If the council supports this concept how should the applicant proceed?
  - a. Remain in the current P-C zoning despite the original development utilizing all the townhome entitlements?
  - b. Adding the property to the Interchange Overlay Zone (Text Amendment) and Rezone to the IOZ

It should be noted that this is a revised concept. The applicant is asking for feedback and has made the following changes from the previous concept, reviewed by staff the Pre-Application meeting held March 10<sup>th</sup>:

- Unit count decreased from 36 to 30
- Tandem Style Garages removed and replaced with side by side garage
- Playground, BBQ Area, and Pickleball Court Added
- 5 Guest Parking Stalls added

## 3. TIME SENSITIVITY / URGENCY

Applicant will be making future plans based on the feedback from the City Council

## 4. COUNCIL STAFF ANALYSIS

### Background & Timeline

The Council Office has confirmed that the current land use is zoned for Planned Community (PC), originally adopted by Ordinance No. 01-18 (in August 2001 with a 6-0 vote) and amended with Ordinance No. 05-14 (in March 2005 with a 7-0 vote).

- Ordinance No. 01-18 provided the 129 acres into the following types of land use: Neighborhood Commercial (SC-1) on 3.56 acres; Condominium and Townhomes on 14.73 acres

at 12 u/a; Single Family detached on 30.07 acres with 8,000 sq foot lots; Community Shopping Center (SC-2) on 6.68 acres; Apartments on 18.28 acres and 16 units per acre; and Regional Commercial (SC-3) on 55.86 acres.

- Ordinance 05-14 adopted March 2005 with a 7-0 vote) allocated the new land area to the SC-3 area in the original ordinance. Amending the original 40 acres of SC-3 designation to 47.24 acres.

#### **Additional Information & Analysis**

The current [Future Land Use Map](#) designation is “Neighborhood Commercial”, which is defined in the [General Plan](#) as being, “applied to areas in which the primary use of the land is for commercial and service functions that serve the daily convenience needs of a surrounding residential neighborhood.”

The Council has requested information on utility capacity requirements for land-use proposals, and the current request has higher land use impacts than the General Plan permits. As noted in the Pre-App Comments (Attachment B), water availability at this parcel is 3.234 ERU’s.

#### **5. POSSIBLE COUNCIL ACTION**

The Council may choose to:

1. Move the item forward to a future Council Meeting for consideration and possible final action;
2. Continue the item for to a future Committee of the Whole meeting;
3. As applicable, refer the item to the Planning Commission, a Council Subcommittee, or an Ad Hoc Committee;
4. Table the item indefinitely;
5. Make requests of Council Staff, Administrative Staff, or the Mayor for information by way of four agreeing Council Members.

#### **6. ATTACHMENTS**

Attachment A: Original Concept Plan

Attachment B: Staff Pre-Application Comments

Attachment C: Revised COTW Concept Plan