Planning Areas 12 and 40

General Plan Amendment Scoping Session

00693260-PGA

City Council March 14, 2017

(Continued from February 28, 2017)



SCOPING SESSION PURPOSE

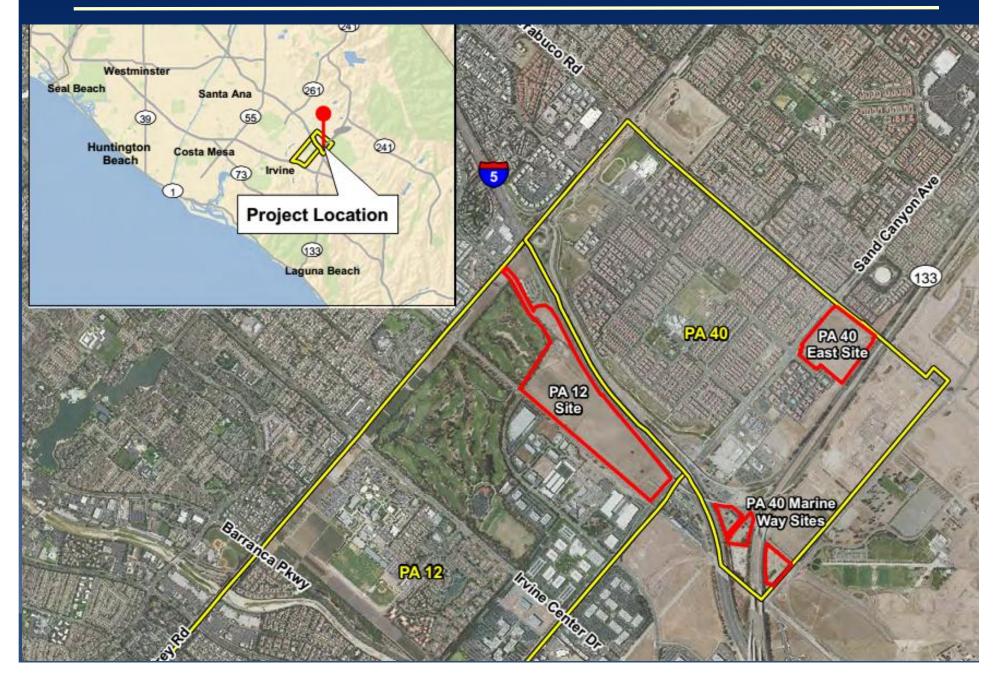
- Resolution 87-108 requires a Scoping Session for all proposed amendments to General Plan
- "The Scoping Session will provide the City Council with the opportunity to identify and define issues to be addressed in the Community Development Department's project review process."
- Standard process includes traffic analysis, environmental and fiscal impacts, policy implications, etc.
- The Council may identify additional areas of particular concern with a proposal that should be analyzed

SCOPING SESSION PURPOSE

- The Scoping Session is the beginning of the review process
- Technical studies and environmental reviews have not been prepared yet
- The standard City review process will proceed, allowing the City to understand all impacts from the proposal
- This process does not predetermine the City
 Council's decision when the review process is
 complete



SITES IMPACTED



PROJECT DESCRIPTION

- General Plan Amendment (GPA) related to Oak Creek (PA 12) and Cypress Village (PA 40)
- GPA would exchange 1,520,468 sq. ft. of non-residential development for 1,343 new dwelling units
- Proposal does not add overall intensity to General Plan but rather shifts intensity between land use categories and two Planning Areas



ISSUES FOR REVIEW

- Traffic and circulation
- Site access
- Access to and availability of public services and utilities
- Land use compatibility with surrounding development as well as highways
- Aesthetics



PRIOR COUNCIL DISCUSSION

Councilmembers raised concerns specific to:

- Potential added traffic resulting from the project;
- Existing and future circulation near the I-5 Freeway offramps at Sand Canyon and Jeffrey Road;
- Vehicular access provided at only two points to the PA 12 Site; and
- Compatibility of residential development on the PA 12
 Site with the adjacent I-5 Freeway.

RECOMMENDATION

Provide direction to staff to:

- 1. Process the subject application,
- 2. Delay processing the application, or
- 3. Discontinue processing the application.



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