

Memorandum



DATE June 30, 2017

SUBJECT PD No. 15 Determination – Maximum Density

Please be advised that after reviewing the Planned Development No. 15 file, ordinances creating and amending Planned Development No. 15 and approved development plans, it has been determined that the maximum number of dwelling units that can be constructed in Planned Development No. 15 is 660 units at 52.4 dwelling units per acre across the developable acreage in the Planned Development District which is approximately 12.6 acres. This is roughly equivalent to what would have been developed under the last amendment to the PD when Tract III was originally proposed to be 125 units. There was a later development plan amendment which showed Tract III to be developed at 60 units.

However, to increase the number of units in any tract, an amendment to the development plan for that tract would be required. The amendment to the development plan would be a full amendment requiring public hearings at CPC and City Council. The entire PD is not required to be part of a development plan amendment process provided any increase in density does not result in more than 660 units for the entire PD. Any increase in dwelling units above 660 units or other changes to the text of the PD would require the entirety of PD No. 15 to be part of the zoning application.

Currently there are approved development plans for 594 units in PD No. 15.



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Director, Sustainable Development and Construction

c: Neva Dean, Assistant Director, Current Planning
Phil Sikes, Chief Building Official
File: PD-15