

Palencia

CONDITIONAL USE PROJECT NARRATIVE

The proposed Palencia PUD is an 80 +/- acre property located south of Border Road and west of Jacaranda Boulevard. The applicant proposes a rezoning to Planned Unit Development (PUD) which would allow for the development of a residential community consisting of single-family detached homes, paired villas, amenity areas and open space. Two access points to the Palencia PUD are proposed along Border Road as depicted on the attached Palencia PUD Concept Plan. Pursuant to Section. 86-42(3) the applicant requests development of the Palencia PUD as a gated community.

The proposed gated community is consistent with the City's Comprehensive Plan and Land Development Regulations, and is a common form of development for developments in the Northeast neighborhood.

Please see the below evaluation of section 86-42, regarding contents of the Planning Commission recommendation.

Sec. 86-42. - Conditional use.

(e) Contents of planning commission recommendation. The planning commission shall make a recommendation to the city council as to whether or not the granting of the conditional use will adversely affect the public interest; as to whether or not the specific requirements governing the individual conditional use, if any, have been met by the petitioner; and as to whether or not satisfactory provision and arrangement has been made concerning the following matters, where applicable:

- (1) Compliance with all applicable elements of the comprehensive plan;
The proposed gated community is consistent with all applicable elements of the comprehensive plan.*
- (2) General compatibility with adjacent properties and other properties in the district;
The proposed gated community is compatible with adjacent properties and other properties in the district, in fact, gated communities are the common form of development in the nearby neighborhoods in the City.*
- (3) Scale of development. The relationship of the project or development in terms of its size, height, bulk, massing, intensity, and aesthetics, to its surroundings;
Not applicable.*
- (4) Required yards and other open space;
Not applicable.*
- (5) Screening and buffering, with reference to type, dimensions and character;
Not applicable.*

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- (6) *Transportation access management and congestion with particular reference to automotive and pedestrian safety and convenience, traffic flow and control;
The proposed gated community will control traffic flow through the development thereby enhancing pedestrian safety and convenience.*
- (7) *Off-street parking and loading areas, where required;
Not applicable.*
- (8) *Value added considerations including tax base diversification, employment, and affordable housing unit expansion;
Not applicable.*
- (9) *Any special requirements set out in the schedule of district regulations of this chapter for the particular use involved.
Not applicable.*