

Project Narrative & Comprehensive Plan Consistency Report Site & Development Plan (The Village at Laurel and Jacaranda)

The Village at Laurel and Jacaranda is a commercial development within the area defined by the Milano PUD and within the platted Cielo Development. It is located at the southwest corner of Laurel Road and Jacaranda Boulevard. The site is approximately 10.42 acres. The proposed development includes 61,375 square feet of commercial uses including grocery and other retail space, and a future development area with the potential for an additional 8,865 square feet. Access to the site is via a full access at Laurel Road, a full access at Jacaranda Boulevard and a second restricted access at Jacaranda Boulevard that will allow for the provision of commercial services to the neighborhood while reducing current trip lengths required to obtain such services.

The proposed Site & Development Plan is consistent with all applicable Elements of the City's 2017 Comprehensive Plan. Included among the applicable elements, the proposed amendment is consistent with *Land Use Element and Northeast Neighborhood Element Strategies LU 1.2.16, LU 1.2.17, and LU NE 1.1.1.A and C.*, with respect to density/intensity and open space. With respect to the intensity of the proposed development, the proposed FAR, including the future development area, is 0.16, significantly below the Comprehensive Plan permitted FAR of 0.50 for PUD zoned properties which would allow for a significantly more intense development of up to 226,947 square feet of commercial development, and thereby confirms the low intensity of the proposed commercial use.