



CD-CPC-2021-00168

Location: 8300 N Green Hills Rd

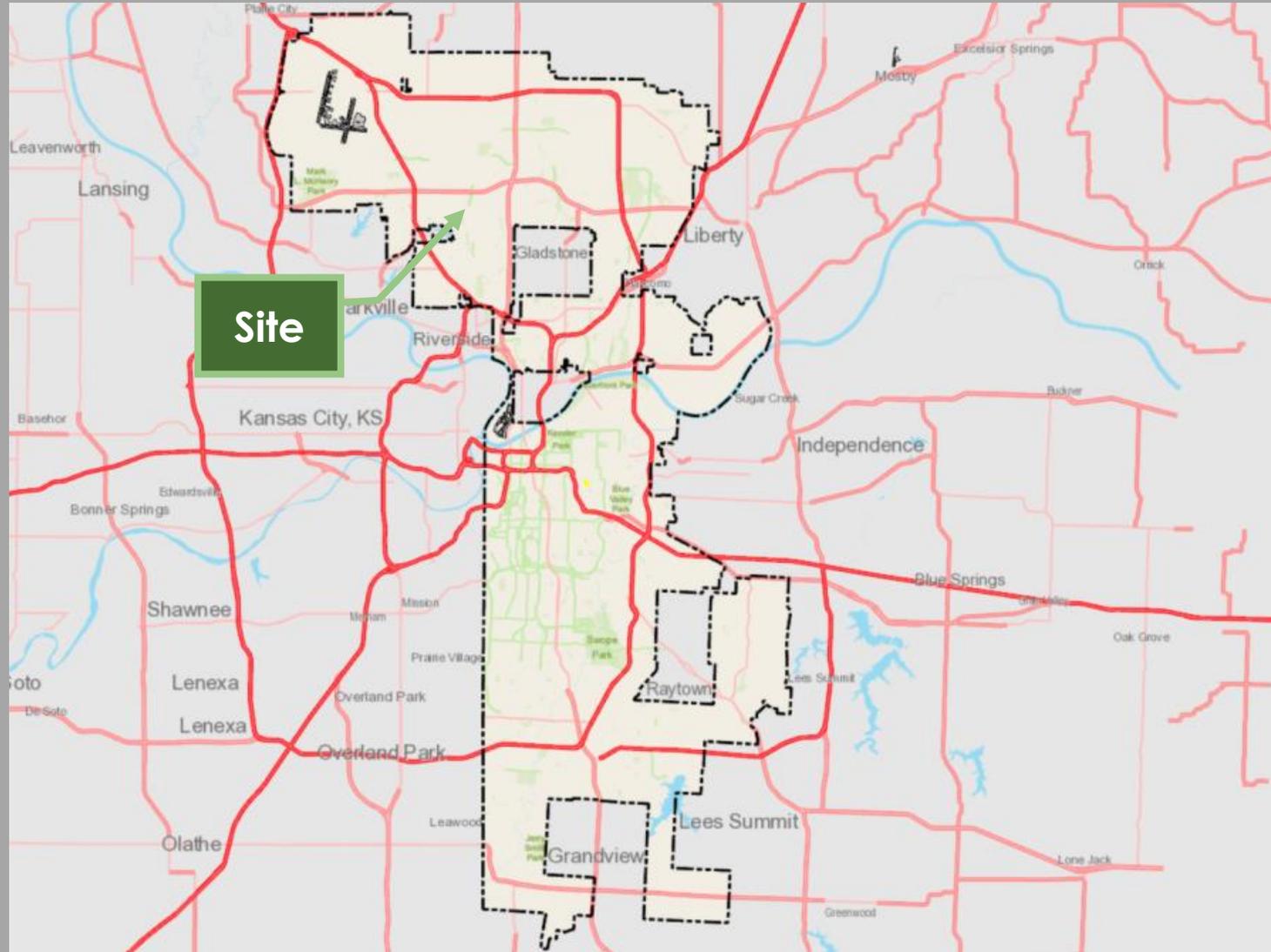
Zoning: R-80

Summary: Applicant is seeking approval of a rezoning to MPD, with associated Development Plan, to bring an existing use into compliance.



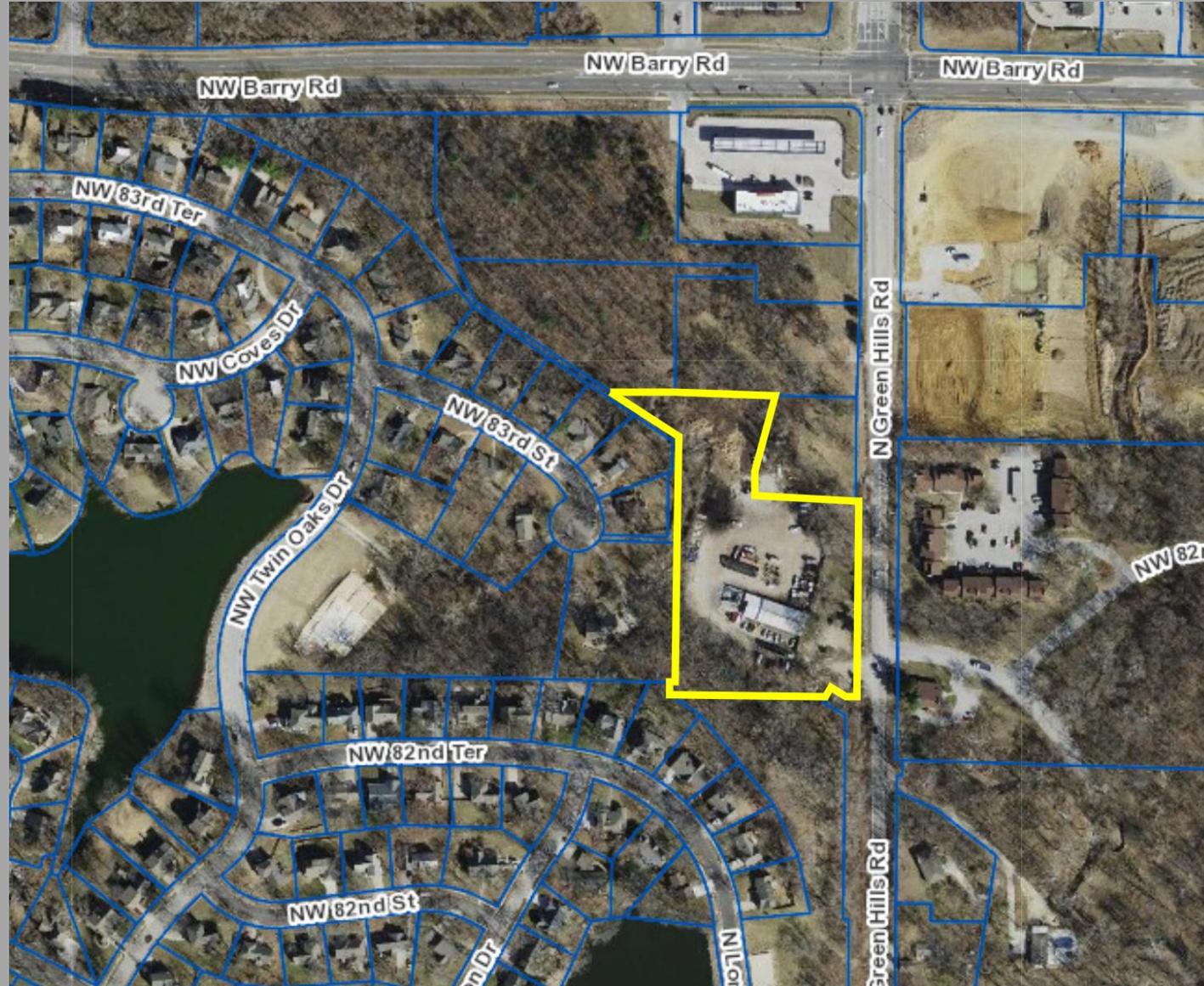


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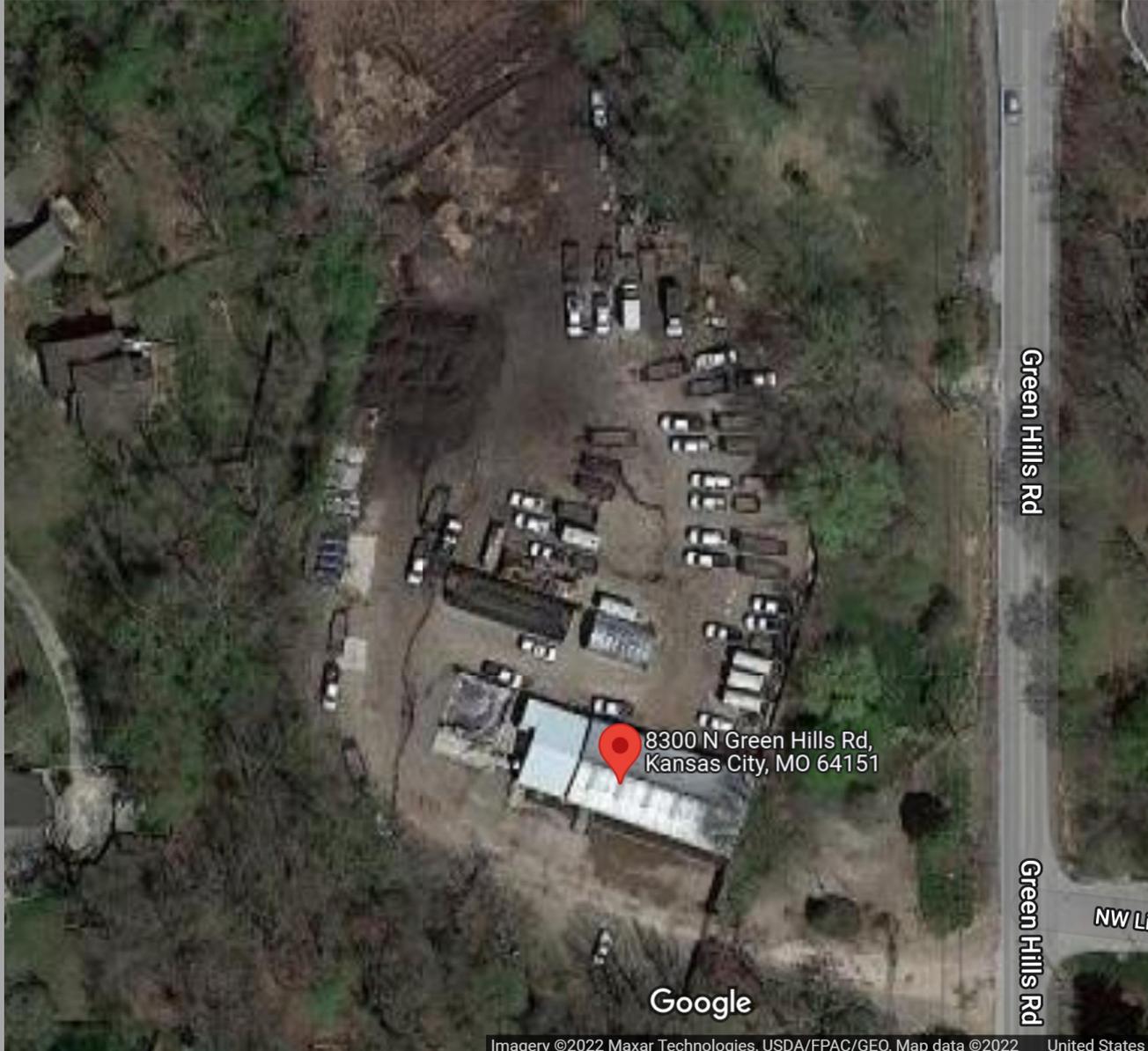


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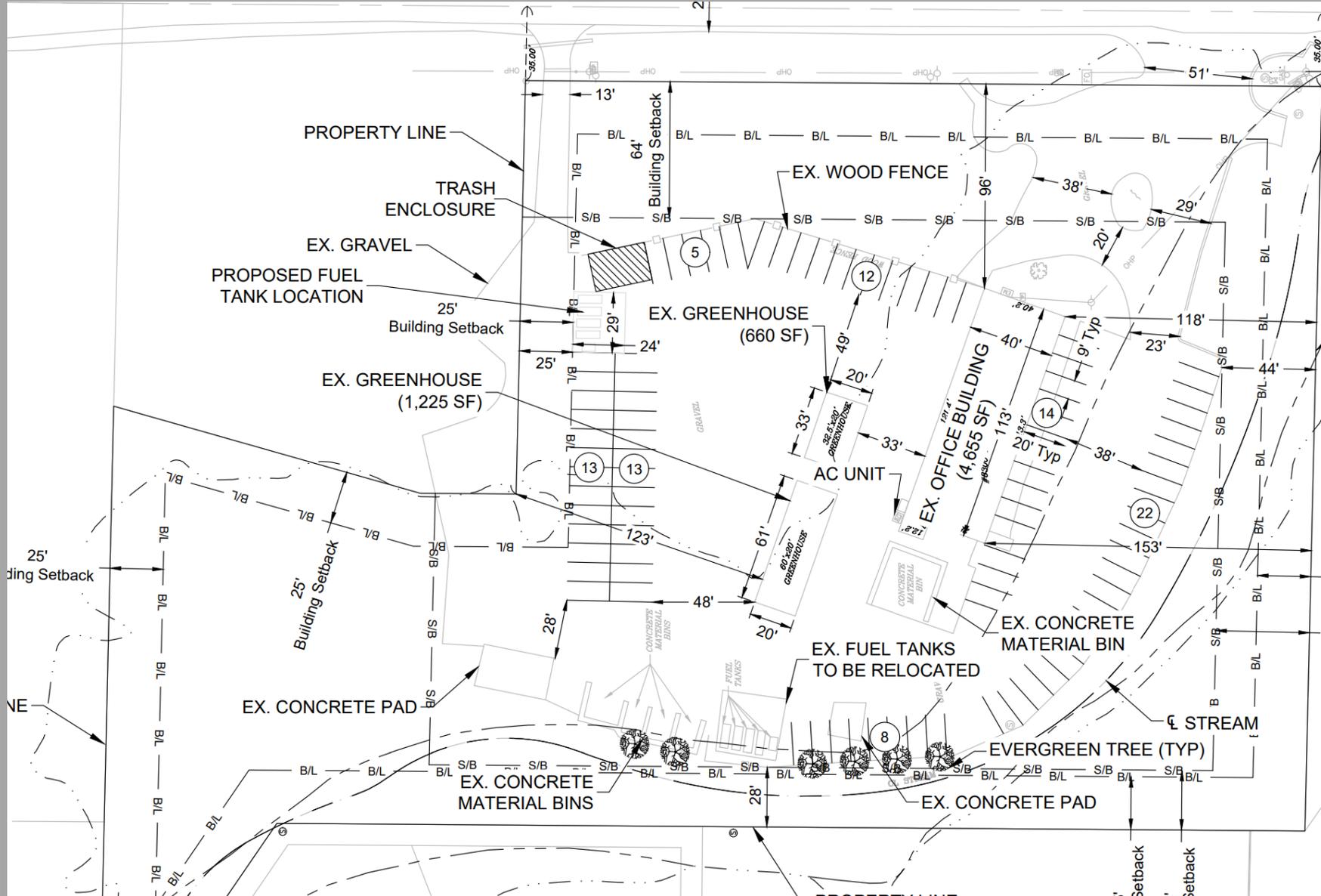




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88-520-03-G. REVIEW CRITERIA

In reviewing and making decisions on proposed MPD rezonings and preliminary development plans, review and decision-making bodies must consider at least the following factors:

1. **the preliminary development plan's consistency with any adopted land use plans for the area;**
 - *The Line Creek Valley Area Plan recommends Open Space/Buffer for the subject site. Public testimony has been received about this project.*
2. the preliminary development plan's consistency with the MPD district provisions of [88-280](#); and
3. the sufficiency of the terms and conditions proposed to protect the interest of the public and the residents of the MPD in the case of a plan that proposes development over a long period of time.





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88-520-03-G. REVIEW CRITERIA

In reviewing and making decisions on proposed MPD rezonings and preliminary development plans, review and decision-making bodies must consider at least the following factors:

1. the preliminary development plan's consistency with any adopted land use plans for the area;
- 2. the preliminary development plan's consistency with the MPD district provisions of [88-280](#); and**
 - 88-280-01-A. The MPD district is intended to accommodate development that may be difficult if not impossible to carry out under otherwise applicable zoning district standards. The proposed MPD is associated with the following benefit (4 total) listed in 88-280-01-A.
Enhanced Protection of Natural Resource Areas.
 - 88-280-01-B. Specific Objectives. Different types of MPD's will promote different planning goals. The proposed MPD is associated with the following objective (11 objectives total) listed in 88-280-01-B.
9. The incorporation of open space amenities and natural resource features into the development design.
3. the sufficiency of the terms and conditions proposed to protect the interest of the public and the residents of the MPD in the case of a plan that proposes development over a long period of time.



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88-520-03-G. REVIEW CRITERIA

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1. the preliminary development plan's consistency with any adopted land use plans for the area;
2. the preliminary development plan's consistency with the MPD district provisions of [88-280](#); and

3. the sufficiency of the terms and conditions proposed to protect the interest of the public and the residents of the MPD in the case of a plan that proposes development over a long period of time.

- There are no residential units proposed with the subject MPD. The proposed MPD brings an existing landscape (commercial) business into compliance

- Concerns from the public/neighbors can be reviewed in Exhibit B, attached to this report.





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Staff recommendation, **Approval Subject to Conditions**

Deviations

Parking and Loading Standards

Landscape and Screening Standards

Pedestrian Standards

