

TO: Community Redevelopment Agency

VIA: Russ Blackburn, City Manager 

FROM: Steven J. Dush, AICP, Planning and Development Services Director 

DATE: February 4, 2015

SUBJECT: "The Standard" – Existing Entitlements

Inquiry

"The CRA heard a request from Landmark Associates, owners of the former University Corners parcel to reduce the amount of retail in the project to 60,000 sq. ft. During the discussion some members of the community appeared to be mixing the land use, zoning and CRA approvals. Several requests were made to reduce the approved height, density and scale of the project. Please provide a memorandum to the CRA which summarizes the entitlements which have been granted on the University Corners parcel. Please review the Landmark request to determine if this request triggers any Planning review and include that information in your memorandum to CRA. Please work with Anthony Lyons to understand the project and requested CRA amendment(s)."

Response

After discussions with both staff and the applicants agent, and a review of the back-up information attached to CRA Item 140649 that was heard at a special CRA meeting on January 15, 2015, and the power point provided at the meeting by the applicant during the same meeting, the only expressly stated request is to reduce the amount of retail in the project from 78,330 square feet to 60,000 square feet (see Exhibit A - memorandum from Gerry Dedenbach to Russ Blackburn dated January 6, 2015 and Exhibit B pages 10 & 11 - the PowerPoint presentation). The zoning entitlements for the property, as summarized in Table 1 below, do not contain a minimum retail requirement.

TABLE 1
Maximum of 950,000 building square footage for all uses
Maximum building lot coverage: 75%
Maximum impervious area: 98%
Maximum of 380,000 square feet for the parking structure
Maximum number of parking spaces: 1,200
Maximum number of residential units: 500
Maximum number of hotel rooms: 250
Minimum useable open space (plazas, arcades, recreation areas): equal or greater than 80,000
Maximum height for all buildings other than the parking garage: 110' as measured to the top plate
Maximum height of the parking structure not including the recreational facilities, elevators, etc.: 110' as measured to the top of the guard rail
Maximum number of stories for all buildings except the parking structure: 10
Maximum of 100,000 square feet of non-residential uses

Rather than establishing minimums, the PUD/PD establishes maximums, and in the case of retail – aka - non-residential, there is a maximum of 100,000 square feet allowed and since the request to the CRA is less than 100,000, no amendment to the zoning entitlements are necessary. Furthermore, changes to the entitlements listed above or manifest in the PUD/PD including but not limited to dimensional standards, uses or parking may only be amended/modified as requested by the owner in accordance with the amendment provisions established within the PUD/PD and the development code.