



## Planning and Development Services

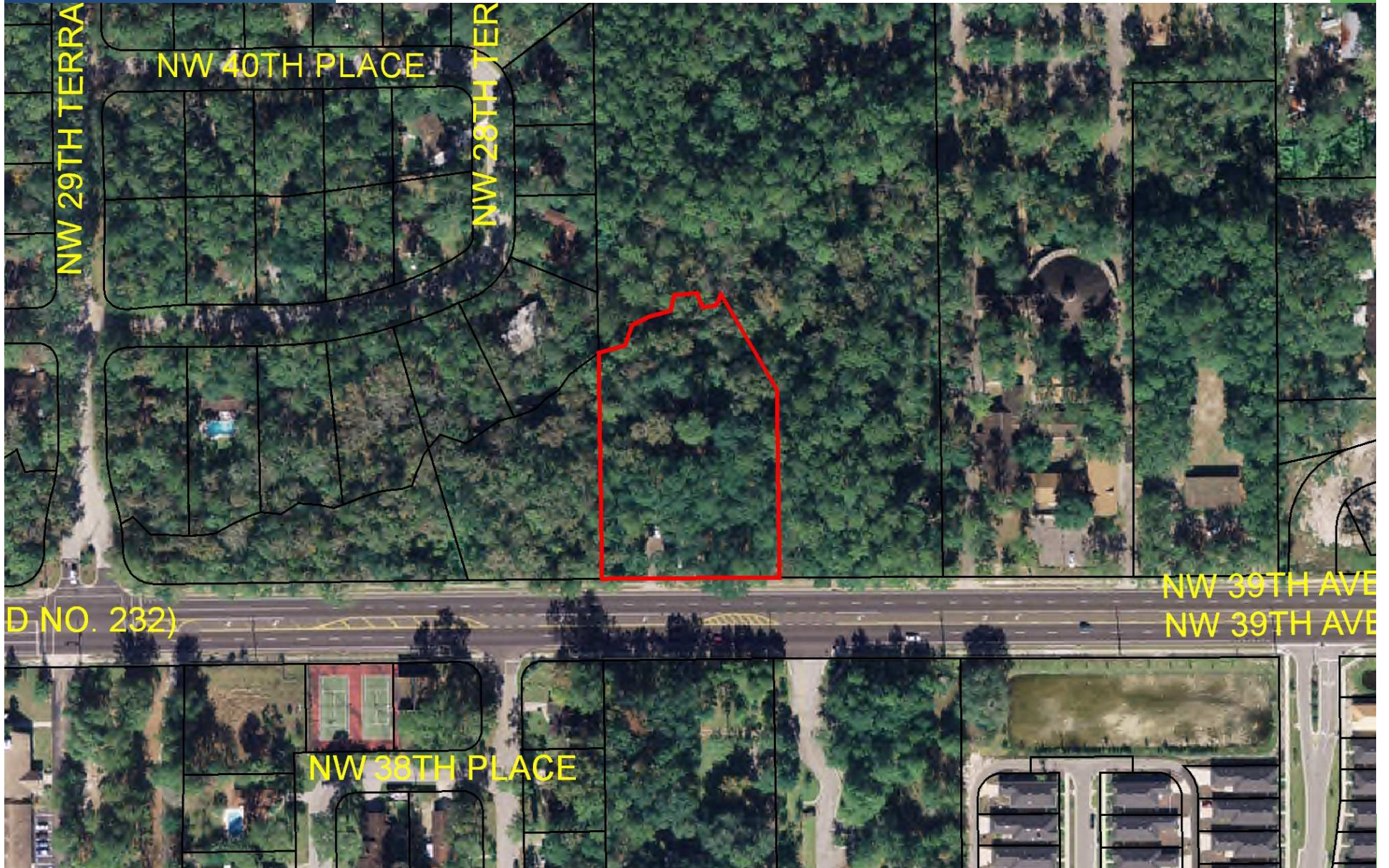
# **115PDA-08PB**

Amendment to an existing  
planned development to allow  
additional uses

12/04/08

City Legistar # 080565A

# Site Aerial





# Future Land Use Map

## Land Use Designations

SF	Single Family (up to 8 du/acre)
RL	Residential Low Density (up to 12 du/acre)
RM	Residential Medium Density (8-30 du/acre)
RH	Residential High Density (8-100 du/acre)
MUR	Mixed Use Residential (up to 75 du/acre)
MUL	Mixed Use Low Intensity (8-30 du/acre)
MUM	Mixed Use Medium Intensity (12-30 du/acre)
MUH	Mixed Use High Intensity (up to 150 du/acre)
UMU1	Urban Mixed Use 1 (up to 75 du/acre)
UMU2	Urban Mixed Use 2 (up to 100 du/acre)
O	Office
C	Commercial
IND	Industrial
E	Education
REC	Recreation
CON	Conservation
AGR	Agriculture
PF	Public Facilities
PUD	Planned Use District

----- Division line between two land use districts  
**—** City Limits

Area  
under petition  
consideration



# Zoning Map

## Zoning District Categories

RSF1	Single-Family Residential (3.5 du/acre)
RSF2	Single-Family Residential (4.6 du/acre)
RSF3	Single-Family Residential (5.8 du/acre)
RSF4	Single-Family Residential (8 du/acre)
RMF5	Residential Low Density (12 du/acre)
RC	Residential Conservation (12 du/acre)
MH	Mobile Home Residential (12 du/acre)
RMF6	Multiple-Family Medium Density Residential (8-15 du/acre)
RMF7	Multiple-Family Medium Density Residential (8-21 du/acre)
RMF8	Multiple-Family Medium Density Residential (8-30 du/acre)
RMU	Residential Mixed Use (up to 75 du/acre)
RH1	Residential High Density (8-43 du/acre)
RH2	Residential High Density (8-100 du/acre)
OR	Office Residential (up to 20 du/acre)
OF	General Office
PD	Planned Development
BUS	General Business
BA	Automotive-Oriented Business
BT	Tourist-Oriented Business
MU1	Mixed Use Low Intensity (8-30 du/acre)
MU2	Mixed Use Medium Intensity (12-30 du/acre)
UMU1	Urban Mixed Use District 1 (up to 75 du/acre)
UMU2	Urban Mixed Use District 2 (up to 100 du/acre)
CCD	Central City District
W	Warehousing and Wholesaling
I1	Limited Industrial
I2	General Industrial
AGR	Agriculture
CON	Conservation
MD	Medical Services
PS	Public Services and Operations
AF	Airport Facility
ED	Educational Services
CP	Corporate Park

- ===== Historic Preservation/Conservation District
- Special Area Plan
- Division line between two zoning districts
- City Limits

Area  
under petition  
consideration





















## Stillpoint Planned Development

- Originally a single-family residence
- PD approved for day care center (1990)
- PD approved for chiropractic office (1992)
- This amendment proposes to add other health services as potential primary uses (listed in PD report, according to SIC)

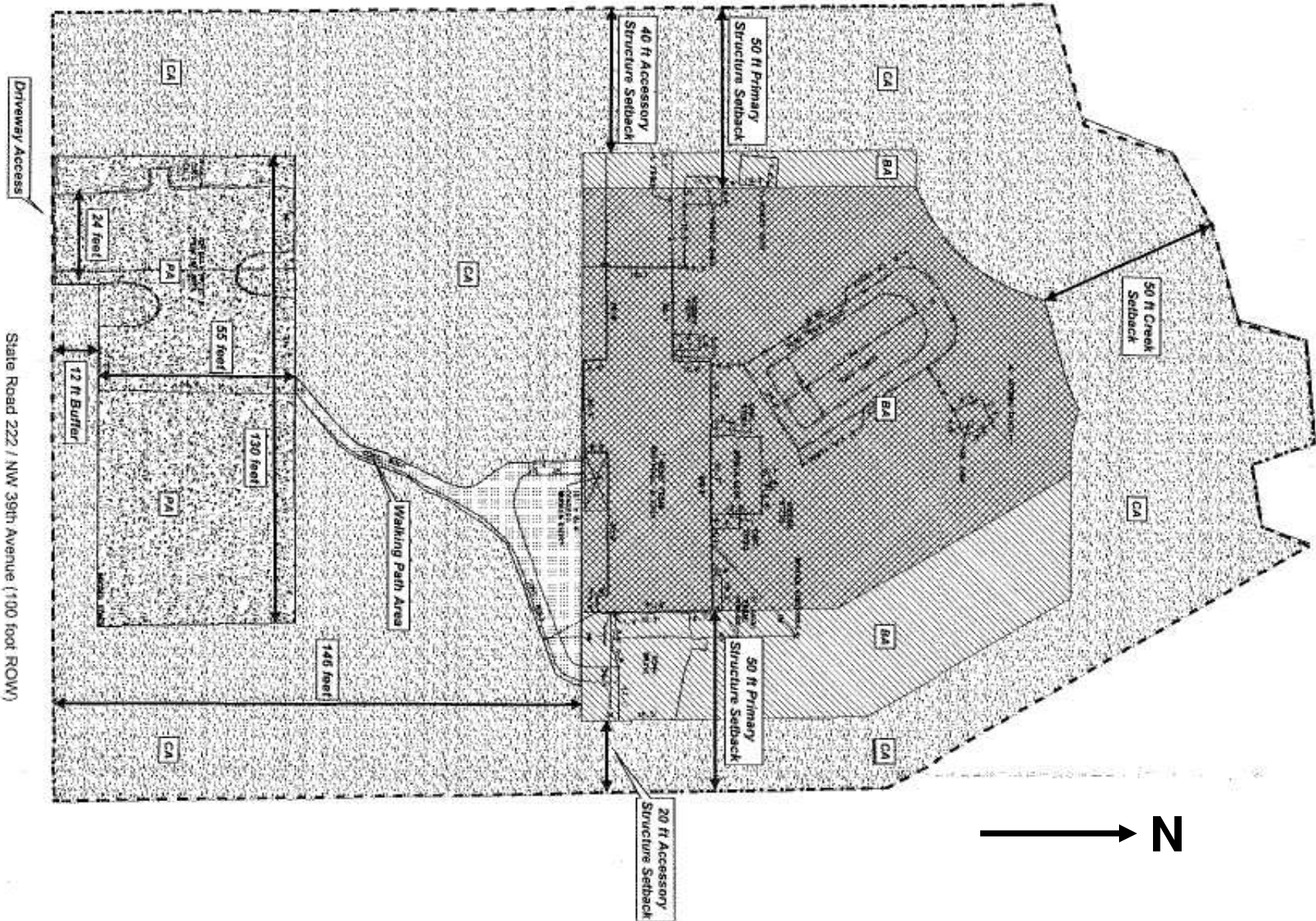


## **PD Conditions:**

1. Future development will require written approval from Health Dept (septic system)
2. Development order will be valid for 3 years from PD approval

Existing PD conditions will remain

# PD Layout Plan:



## **Staff Recommendation:**

**Approval of *Stillpoint PD Amendment*  
(115PDA-08PB) with staff conditions**