

Mapping

Staff recommends several amendments to the Urban Area Land Use Plan Map (refer to Attachment 2), all of which affect land use classifications of certain parcels within the Copperleaf subdivision. None of the proposed amendments change actual zoning designations.

Map Amendment 1:

This first recommended amendment affects eight parcels and three tracts in the 21000 and 22000 blocks of E. Quincy Avenue, pictured below, and within Copperleaf’s planning area “M”. This amendment achieves two goals. First, it corrects an inadvertent mapping error that occurred sometime between May and November 2018, and second, it brings the Comprehensive Plan map in alignment with the approved Copperleaf PDP for planning area “M”.

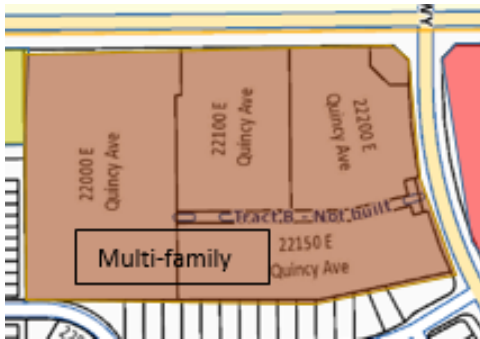
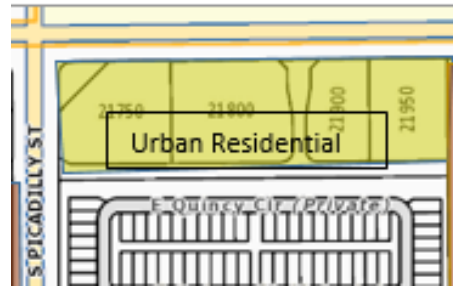


The Urban Area Land Use Plan Map officially classifies these eight parcels as “Urban Residential” (Case LR 18-003), which is defined as including primarily single-family detached, single-family attached (duplexes, triplexes, fourplexes, and townhouses), and small multi-family units, with a density of 12 to 16 dwellings per acre. Secondary uses include commercial and service uses that support the surrounding neighborhood including grocery, convenience, retail, personal and business services, offices, and community facilities. Beginning in 2017, four of the parcels were developed with neighborhood-level commercial uses in conformance with the Urban Residential land use category, and one parcel was developed as a multi-story, apartment building.



To correct this error, staff recommends re-classifying the four parcels shown on the right as “Urban Residential”, thus reverting to their originally-approved Comprehensive Plan map designation.

Staff recommends reclassifying the remaining four parcels as shown below, “Multi-family”, which conforms to the approved Copperleaf PDP for planning area “M”.

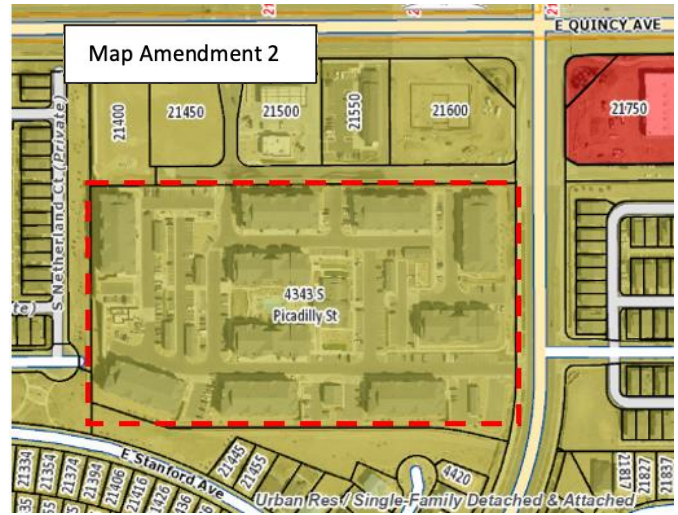


The Comprehensive Plan’s Multi-family designation includes apartments, townhomes, and rowhouses with an average gross density of 13 or more units per acre, as well as neighborhood commercial uses. This designation is in alignment with the approved range of land uses within Copperleaf planning area “M” which includes commercial as well as residential uses up to 30 dwelling units per acre.

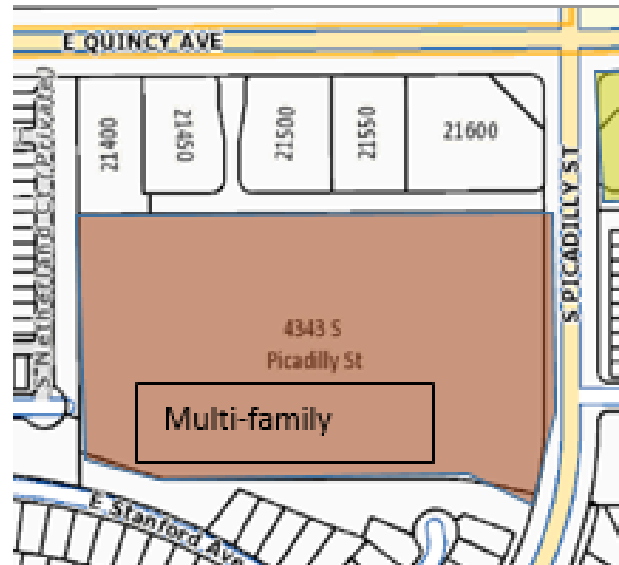
Map Amendment 2:

This second recommended amendment involves reclassifying the existing “Urban Residential” Comprehensive Plan Land Use designation of 4343 S. Picadilly Street, to align it with the approved designation in the Copperleaf PDP, planning area “L-1”.

In 2018, the Board of County Commissioners approved amending the Copperleaf PDP, planning area “L-1”, to change the classification of this parcel from “Neighborhood Commercial” to “Multi-family 2”, allowing up to 30 multi-family dwellings per acre. At the time this case was presented to the Board, staff correctly identified the Comprehensive Plan’s “Urban Residential” land use, but unfortunately did not note that this classification contained a unit cap of 13 dwelling units per acre that was in effect at that time (the cap was increased to 16 dwelling units per acre in January 2020).



This proposed amendment shown at right recommends changing the Comprehensive Plan designation from “Urban Residential” to “Multi-family” thus correcting staff’s oversight and aligning both the Copperleaf PDP, planning area “L-1”, and the Comprehensive Plan.

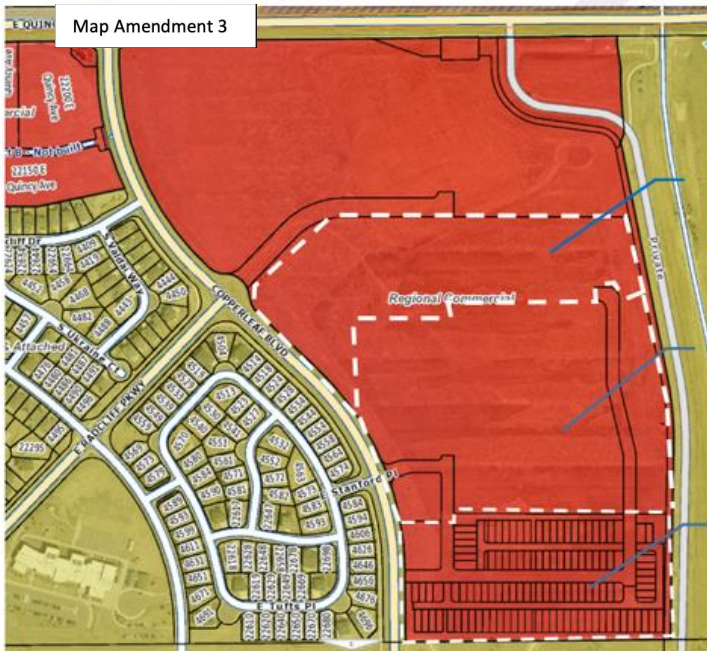


Map Amendment 3:

The third proposed map amendment involves Copperleaf parcels located southeast of the E. Quincy Avenue and Copperleaf Boulevard intersection. The Comprehensive Plan classifies the parcels as

“Regional Commercial”, which is defined as appropriate for commercial activities with regional-level significance rather than emphasizing convenience and/or neighborhood shopping. Primary uses include general merchandise and comparison-shopping goods, such as malls, “big-box” centers, and auto dealerships. Residential uses are not included in this classification.

Earlier this year, the Board of County Commissioners approved three projects as shown below, known as Copperleaf 27, 28, and 29, each involving the construction of single-family, attached and detached, and multi-family dwellings. In the Board’s Summary Report, staff noted that the Comprehensive Plan’s “Regional Commercial” designation did not align with the range of uses allowed under the Copperleaf PDP, planning area “M” which includes commercial, and a variety of single-, and multi-family development, up to 30 dwelling units per acre.



Copperleaf 29: 330 multi-family units, 21.3 du/acre

Copperleaf 28: 220 single-family, attached and detached, 10.2 du/acre

Copperleaf 27: 110 paired homes, 9.7 du/acre

This proposed map amendment as shown on the right reclassifies the Comprehensive Plan’s land use designations to align them with the Copperleaf PDP and the recently-approved residential development projects on each parcel.

