

PLANNING COMMISSION REPORT
Regular Agenda – Public Hearing Item

PC Staff Report
8/24/11

ITEM NO. 7 COMPREHENSIVE PLAN AMENDMENT TO CHP14; SOUTHEAST AREA PLAN (MJL)

CPA-10-8-10: Consider Comprehensive Plan Amendment to Chapter 14 – Southeast Area Plan, to reference and reflect the accepted Preliminary Alignment Study for 31st Street and to update the plan to reflect changes since adoption. Authorize the chair of the Planning Commission to sign Planning Commission Resolution PCR-8-3-11 regarding the amendment to *Horizon 2020* – Chapter 14-Southeast Area Plan (CPA-10-8-10) updating the Southeast Area Plan, if appropriate.

STAFF RECOMMENDATION: Staff recommends approval of the following:

1. Amendments to Chapter 14 – Specific Plans; *Southeast Area Plan* to update the reference to the adopted *Preliminary Alignment Study for Preliminary Alignment Study for 31st Street (North 1300 Road) East of 1600 Road to County Road 1057* and the Future Land Use Map to reflect the 31st Street alignment identified in this study and to generally update the plan.
2. Authorize the chair of the Planning Commission to sign Planning Commission Resolution PCR-8-3-11 regarding the amendment to *Horizon 2020* – Chapter 14-Southeast Area Plan (CPA-10-8-10) updating the Southeast Area Plan, if appropriate.

SUMMARY

The *Southeast Area Plan* (SEAP) was approved in January 2008 and amended twice later that year. This amendment was initiated by the County Commission on September 29, 2010 in order to reflect the adopted *Preliminary Alignment Study for 31st Street (North 1300 Road) east of 1600 Road to County Road 1057*. This study replaces the *31st Street Corridor Study* completed in 2003. The SEAP references the *31st Street Corridor Study* and is to be amended to reference the Preliminary Alignment Study.

Once staff began looking at this plan to update based on the 31st Street alignment, staff discovered that many areas of the plan were out of date. For example references to T2025, when the Wakarusa Waste Water Reclamation Facility is to be on line, existing zoning, location of utilities, and all maps. This plan was not due for an update, based on *Horizon 2020*, until 2018 but staff thought it was appropriate to take this opportunity to update the plan at this time. All changes are identified in the plan in red with additions underlined and ~~deletions~~ struck through.

Though notice to property owners for the Planning Commission public hearing for a Comprehensive Plan Amendment (CPA) is not required, notice was sent to all property owners within the *Southeast Area Plan* planning area to notify them about the public hearing.

COMPREHENSIVE PLAN AMENDMENT REVIEW

A. Does the proposed amendment result from changed circumstances or unforeseen conditions not understood or addressed at the time the plan was adopted?

This amendment is a change in information regarding the planning area of the SEAP. This study is new and offers more specific information than the previous study. Since the SEAP references the previous study, the plan should be updated to reflect the current information as the new study and identified alignment is a substantial change from the previous study.

Other changes are updates to the information to reflect changes that have occurred within the planning area since adoption.

B. Does the proposed amendment advance a clear public purpose and is it consistent with the long-range goals and policies of the plan?

The new study demonstrates an advance in clear public purpose by outlining a specific alignment for 31st Street through the planning area. This more specific alignment allows for more accurate planning for the area and gives property owners a clearer picture of how the City and County expects the planning area to develop in the future. The Preliminary Alignment Study references and follows recommendations outlined in the SEAP.

The general update is a clear advancement in public purpose by keeping the long-range plans up-to-date with the best information that property owners and potential property owners can use.

C. Is the proposed amendment a result of a clear change in public policy?

This amendment reflects an adopted study that was created through a public process involving a steering committee from the community. This study shows a specific alignment and construction costs anticipated for the 31st Street improvements where the previous study was less specific. This change to the SEAP supports the adopted study.

The general update does not change the plan policies however updates the plan to show existing conditions 2011. The plan maps have also been updated to reflect the updated FEMA Floodplain adopted in August 2010, changes in land use and the new street alignment.

PROFESSIONAL STAFF RECOMMENDATION

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