



MEMO

TO: The Planning Commission

DATE: September 1, 2016

**FROM: Jason Thompson, Director
Department of Planning and Development**

**SUBJECT: PROPOSED AMENDMENT TO THE 2030 COMPREHENSIVE
PLAN COMMUNITY AGENDA**

When the R-HOP zoning district(s) classification was originally adopted in January 2007 there was no land use category that was associated with the new zoning district(s). In April 2007, the City received the first R-HOP rezoning application for the Eastside Campus Village, requesting rezoning to the R-HOP(62)-CC, Continuous Care Campus District. This also required amending the Future Land Use plan and under the direction of the City Attorney, Public/Civic (aka Public/Institutional) was applied to correlate with the R-HOP(62)-CC zoning classification.

In February 2009, the 2030 Comprehensive Plan was adopted with Medium Density Residential being the designated land use classification for three of four R-HOP zoning districts (R-HOP(55)-SF, R-HOP(55)-V, and R-HOP(55)-VC). However, R-HOP(62)-CC which provides for a continuing care retirement community including homes, villas, independent living apartments, assisted living facilities, skilled nursing facilities and various accessory and supportive uses (dining, chapel, postal, library, indoor/outdoor recreation, barber/beauty, banking, medical office, and clinics) just to name a few, was never identified in any of the land use designations in the 2030 Comprehensive Plan; thereby creating an incompatible land use for properties which are zoned R-HOP(62)-CC.

The proposed amendment will rectify this inconsistency, allowing the R-HOP(62)-CC zoning district to have a Public/Institutional land use designation in the 2030 Comprehensive Plan.

ACTION REQUESTED:

Consideration and vote to recommend approval to the Mayor and Council.

ATTACHMENT:

- Proposed Amendment to Section 4 of the 2030 Comprehensive Plan Community Agenda (page 4-18)