



MEMORANDUM

TO: Planning Commission
FROM: Steve Regner, Senior Planner
DATE: January 5, 2022
SUBJECT: Scholls Heights PUD Phases 1A (East) / 1B (West) Modifications – Open Space COA

This memo is intended to supplement the staff report dated December 29, 2021, for the proposed Scholls Heights PUD Phases 1A (East) / 1B (West) Modifications (CU2021-0012 / DR2021-0083 / LD2021-0010). This memo revises a condition of approval regarding open space.

Condition of approval 3 for the Planned Unit Development Modification (CU2021-0012) addresses open space requirements, broken down by phase, as well as the subphases created by the current proposal. The intent of the condition is to ensure that open space areas are constructed concurrent with residential development in each phase. Staff erred in calculating the open space requirements for each sub phase. The revised condition below ensures that there is no reduction of overall open space requirements for the PUD, and each phase is responsible for open space area consistent with their share of dwelling units. An underline/strikethrough and clean versions of the revised condition can be found below.

Underline/Strikethrough Version

3. Provide a plan showing the development of the required open space, as listed below, for each phase of development. Open space constructed in excess of that required in previous phases may be used to meet the open space requirements for subsequent phases. ~~The open space requirements are approximately to 173 square feet of active and 691 square feet of total open space per dwelling unit.~~ (Planning / JF)

- a. East-1 (1A-1): 0.56 acres active open space and 2.24 acres total open space.
- b. East-2 (1A-2): 0.22 ~~0.19~~ acres active open space and 0.87 ~~0.75~~ acres total open space.
- c. West-1 (1B-1): 0.27 ~~0.25~~ acres of active open space and 1.09 ~~1.00~~ acres of total open space.
- d. West-2 (1B-2): 0.30 ~~0.27~~ acres of active open space and 1.19 ~~1.06~~ acres of total open space.
- e. Northwest: 0.39 acres of active open space and 1.57 acres of total open space.

- f. Central: 0.32 acres of active open space and 1.27 acres of total open space.
- g. Northeast-South: 0.12 acres of active open space and 0.50 acres of total open space.
- h. Northeast-North: 0.39 acres of active open space and 1.55 acres of total open space.
- i. North: 0.11 acres of active open space and 0.45 acres of total open space.
- j. South: 0.85 acres of active open space and 3.42 acres of total open space.

Clean Version

- 3. Provide a plan showing the development of the required open space, as listed below, for each phase of development. Open space constructed in excess of that required in previous phases may be used to meet the open space requirements for subsequent phases. (Planning / JF)
 - a. East-1 (1A-1): 0.56 acres active open space and 2.24 acres total open space.
 - b. East-2 (1A-2): 0.22 acres active open space and 0.87 acres total open space.
 - c. West-1 (1B-1): 0.27 acres of active open space and 1.09 acres of total open space.
 - d. West-2 (1B-2): 0.30 acres of active open space and 1.19 acres of total open space.
 - e. Northwest: 0.39 acres of active open space and 1.57 acres of total open space.
 - f. Central: 0.32 acres of active open space and 1.27 acres of total open space.
 - g. Northeast-South: 0.12 acres of active open space and 0.50 acres of total open space.
 - h. Northeast-North: 0.39 acres of active open space and 1.55 acres of total open space.
 - i. North: 0.11 acres of active open space and 0.45 acres of total open space.
 - j. South: 0.85 acres of active open space and 3.42 acres of total open space.