Memo

To: Planning Commission
From: Jill Baker, Director, Department of Planning and Zoning
Date: January 26, 2022

Re: Black Rock PUD Amendment (Revised)

Planning Commission members,
As you are aware, a major amendment to the Black Rock Planned Unit Development (PUD) was submitted to our office for processing as a request to increase the number of residential units for the development to 1,148 units thereby also increasing the residential density from 2.7 dwelling units per acre to 5.2 dwelling units per acre. This request was heard by the Board of County Commissioners in a public hearing on November 2, 2021. At their regular meeting on December 7, 2021, the Commissioners made a consensus vote to deny the request. It is anticipated that the Commissioners will make an official vote at their regular meeting on February 1, 2022 to deny the request.

Based upon the consensus vote taken by the Commissioners, the applicant has elected to scale back the concept plan to the original approved density of 595 units (2.7 dwelling units per acre). However, the applicant is requesting to still amend the existing approved concept plan to cluster the units in a different configuration.

Per the Zoning Ordinance, the Planning Commission shall determine whether the proposed changes to the concept plan constitute a major or minor change. If the Planning Commission deems the changes to be minor, then the applicant may continue through the development processes without conducting another public hearing process. Should the Planning Commission consider the amendments to be major, then the applicant would be required to go through the rezoning public hearing process again.

Staff has reviewed the plan submitted by the applicant. Our review has noted that while the residential units are proposed to be clustered in a smaller area than the original plan, the remaining lands of the parcel will be sufficient to place under open space easement to meet the currently approved residential densities. The applicant is also showing similar development patterns (number and types of residential units) and amenities for the development as the original plan. Therefore, Staff recommends that this plan be accepted as a minor amendment to the original PUD.

A hardcopy of the revised plan is enclosed for your review. A digital copy of the original approved concept plan will be sent to you via e-mail.