TO: HONORABLE CITY COUNCIL

FROM: CITY MANAGER

DEPARTMENT: PLANNING AND COMMUNITY ENVIRONMENT

DATE: JANUARY 30, 2006

CMR: 120:06

SUBJECT: REQUEST BY GREENBRIAR HOMES COMMUNITIES, INC. & MCNELLIS PARTNERS FOR APPROVAL OF CITY COUNCIL TO CONDUCT A PRELIMINARY REVIEW OF A MIXED-USE RESIDENTIAL AND RETAIL DEVELOPMENT AT 3401, 3415, AND 3445 ALMA STREET (ALMA PLAZA) [05-PLN-00416]:

RECOMMENDATION

Staff recommends that the City Council grant the applicant’s request for a preliminary review by the City Council to take place in a study session on March 13, 2006.

BACKGROUND

The project proponents are Greenbriar Homes Communities, Inc., and McNellis Partners. The proposed project site is the existing Alma Plaza property, an approximately 4.2-acre site comprised of three parcels developed for neighborhood-commercial businesses. Greenbriar Homes Communities and McNellis Partners are proposing a mixed-use project. The applicant wishes to have a preliminary review of the project before submitting an application for a zone change from the existing Planned Community district to RM-30 and CN districts and needs concurrence by Council to have the preliminary review. Project details will be presented at the time of preliminary review.

DISCUSSION

PAMC Section 18.97.030 states that concurrence of the City Council is necessary to conduct a preliminary review. The purposes of a preliminary review are:

a) To maximize opportunities for meaningful public discussion of development projects, at the earliest feasible time, for the guidance of the public, project proponents, and City decision makers.

b) To focus public and environmental review of development projects on the issues of greatest significance to the community, including but not limited to planning concerns, neighborhood
compatibility, Comprehensive Plan consistency, economics, social costs and benefits, fiscal costs and benefits, technological factors, and legal issues. These procedures are not intended to permit or foreclose debate on the merits of approval or disapproval of any given development project.

c) To provide members of the public with the opportunity to obtain early information about development projects in which they may have an interest.

d) To provide project proponents with the opportunity to obtain early, non-binding preliminary comments on development projects to encourage sound and efficient private decisions about how to proceed.

e) To encourage early communication between elected and appointed public officials and staff with respect to the implementation of city policies, standards, and regulations on particular development projects.

f) To facilitate orderly and consistent implementation of the city’s Comprehensive Plan and development regulations.

ALTERNATIVES TO STAFF RECOMMENDATION

Pursuant to PAMC Section 18.97.040(a), one or more noticed public study sessions can be held to accomplish the purposes of a preliminary review. In lieu of the Council concurring to conduct the study session solely at the Council level as recommended by staff, the Council may choose the following alternatives in accordance with Section 18.97.040(b):

1) The Council may direct the study session to be conducted solely by the Planning and Transportation Commission, or

2) The Council may direct the Planning and Transportation Commission to initially study the project before the City Council study session, or

3) The Council may direct staff to arrange a joint meeting of the City Council and Planning and Transportation Commission and any other City boards whose participation is deemed desirable.

RESOURCE IMPACT

Applicants for any preliminary review submit a fee deposit, against which staff time expended to process the application is charged, as a part of the City’s cost recovery program.

POLICY IMPLICATIONS

Policy implications of the project would be discussed during the preliminary review before Council.

ENVIRONMENTAL REVIEW

No environmental review is required for preliminary review. However, environmental issues would be highlighted for the Council during the preliminary review of this project.

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