

Meeting Date: _____

Staff Report

September 1, 2004

TO: Planning Commission

FROM: Bill Emlen, Planning Director
Katherine Hess, Community Development Administrator

SUBJECT: Public Forum on Covell Village Applications

Recommendation

Staff recommends the Planning Commission conduct a public forum to facilitate comments on the various aspects of the Covell Village applications.

Background and Analysis

General Plan Amendment and other applications have been submitted to allow urban development on the 413-acre site at the northwestern corner of Covell Boulevard and Pole Line Road. The proposal includes residential and nonresidential uses, plus parks, greenbelts, a school site, and a fire station site. An Environmental Impact Report is underway. The *Notice of Preparation* for the EIR was previously delivered to the Commission.

On July 28, the Planning Commission and City Council held a joint workshop on the project applications. The intent of that workshop was to introduce the applications/project to decisionmakers and the public, outline staff-identified issues raised by the proposal, and solicit initial comments from Councilmembers and Commissioners. The processing schedule and opportunities for public comment were also presented. That workshop was televised and has been archived on the City's website.

As discussed in July, the purpose of this forum is to hear from the public on the plan's benefits, issues, concerns, and questions, for consideration during the application review process. Staff's intention is to compile a list of all comments and issues that emerge; assign review responsibilities, and publicize the list. Our goal is to ensure that all public issues are adequately considered in the Commission, staff, or environmental review process. We recognize that this does not mean that every commenter will be satisfied with the eventual resolution of each issue, but we hope that the City can be comfortable that all concerns were given a thoughtful hearing.

Since the Planning Commission / City Council workshop in July, the following have occurred:

1. Lewis Communities has submitted conceptual plans for development on the ConAgra site, emphasizing the need for coordinated infrastructure planning between the two properties.
Staff note: We are supportive of the initial efforts to improve connectivity between the two proposals. We feel there is much room for improvement, especially in the areas of interfaces of land uses on the two parcels and allocation of retail, housing, and public uses.
2. Covell Partners has submitted revisions and clarifications to its project description and site plan. These are:
 - a. Revision of the circulation plan to extend the “Main Street” through the high density site into the ConAgra property
 - b. Increase in the number of live/work units on the ground floor of the south side of the Main Street extension.
 - c. Increase in the residential unit count to be analyzed in the EIR to 1,515 units. The reason is primarily a recount of the units in the Village Center to allow up to 40 apartments and up to 40 units in live/work buildings
 - d. Adjustment to the site plan, circulation plan, and project description to include a 30,000 square foot hospice facility in the northeastern portion of the wetland/habitat area.

Revised exhibits are attached.

During October and November, City Commissions will be holding focused discussions on the issues raised at the workshop and this forum. The Planning Commission is scheduled to review the issues of housing mix and distribution on October 27, 2004. A list of all scheduled commission reviews is attached.

Attachments

1. ConAgra preliminary proposal, submitted by Lewis Communities
2. Revisions to Covell Village proposal
3. Initial draft issues/assignment schedule
4. Schedule of Commission reviews