LU 22-185273 CU MS AD Conditional Use Master Plan Review Adjustment Review

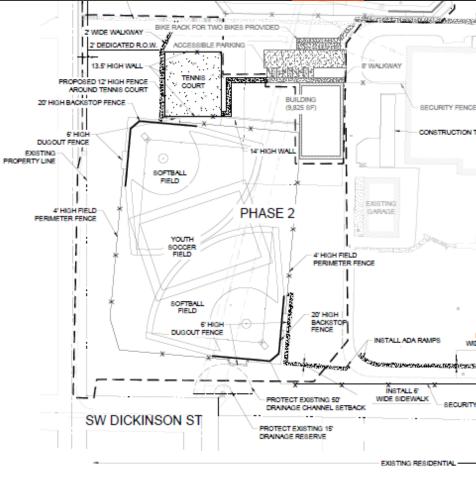
BDS STAFF PRESENTATION TO CITY COUNCIL APPEAL HEARING JANUARY 11, 2024

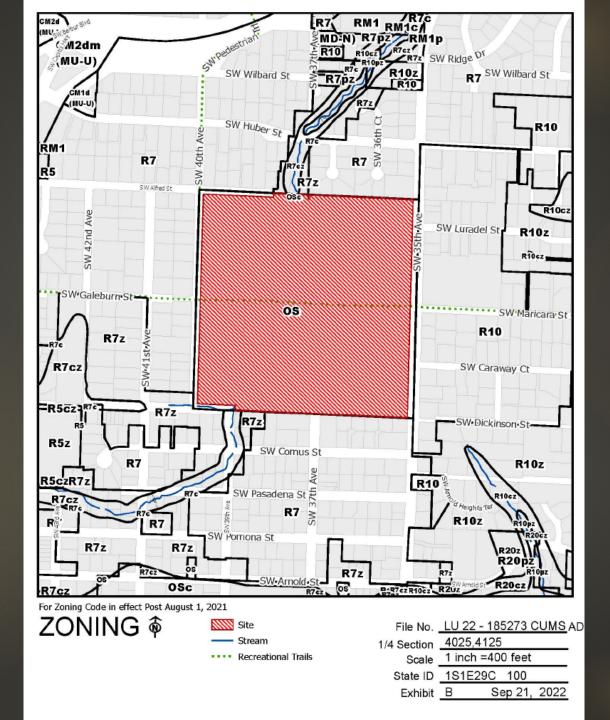














Conditional Use Master Plan Approval Criteria 33.820.050

A. Contains the master plan components required by 33.820.070

- B. Complies with applicable Conditional Use approval criteria
- C. Complies with zoning requirements except where adjustments are approved

A. Character and impacts

- consistent with the purpose of the OS zone
- maintain enough open space for an open or natural character
- protect mature tree groves and City-designated environmental resources

- B. Public services
 - transportation system
 - water supply
 - police and fire protection
 - sanitary waste disposal
 - stormwater disposal

- C. Livability
 - noise
 - glare
 - late-night operations
 - odors
 - litter
 - privacy
 - safety

- D. Consistency with Southwest Community Plan
 - recreational opportunities
 - preserve natural areas and trees
 - protect the watershed
 - protect the transportation system and improve trails

Adjustment request 1:

Modify landscaping buffering requirement on the south side of the south driveway and parking lot and on the north side of the north driveway

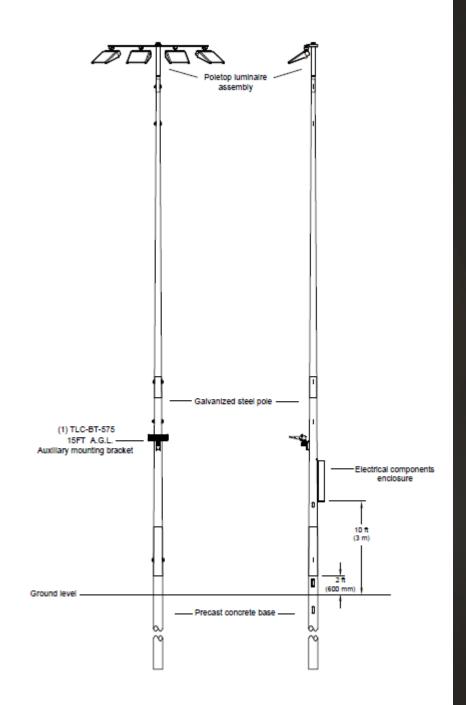




Adjustment request 2:

Increase the allowable structure height for 10 new light poles around the phase 1 field from 50 feet to between 60 feet and 90 feet





HEARINGS OFFICER'S DECISION:

Approval of a Conditional Use Master Plan and two Adjustments, subject to conditions of approval:

- A. Building permit plans must match approved land use review plans.
- B. Approval expires after 10 years.
- C. Public walkway must be extended through the site.
- D. Field lights must be turned off by 10pm.
- E. Concept approval for street improvements required before first building permit.
- F. Concept approval for sanitary sewer main improvements required before first building permit.
- G. Existing trees north of the Phase 1 field must be preserved.
- H. New trees must be planted west of the Phase 1 field.
- I. Stormwater management plan must be approved by BES for each phase of work.
- J. Landscaping installation and maintenance requirements must be met for on-site trees and street trees.
- K. Crumb rubber must not be used in artificial turf.

Opponents' argument	Response
All aspects of the purpose statement for the OS zone are not met.	The Hearings Officer found the proposal to be consistent with the OS zone purpose statement in its entirely. Grass and trees will still cover a majority of the site area.
The proposal is not consistent with stormwater requirements of the Southwest Community Plan.	The Hearings Officer found the proposal to be consistent with the Southwest Community Plan. BES found that water quality protection and flood control would be adequate.
Technical requirements are not adequately addressed.	The Hearings Officer's approval was for a 10- year land use plan. Technical requirements would be fully addressed with permit reviews for each phase of work.