



PLANNING COMMISSION

DATE: **8-22-16**

AGENDA ITEM: 4A– BUSINESS/PUBLIC HEAR ITEM

CASE # 2016-28

ITEM:                   **PUD Concept Plan Review:** Application from HC Golf Course Development, LLC requesting approval of a PUD concept plan that would redevelop the former Tartan Park Golf Course and create 300+ lots on 477 gross acres.

SUBMITTED BY:      Ben Gozola, Consultant City Planner

REVIEWED BY:      Stephen Wensman, Planning Director

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### GENERAL INFORMATION

*Applicant & Owner:*    HC Golf Course Development, LLC

*Existing Land Use and Zoning:*    Public Facilities

*Surrounding Land Use and Zoning:* OP, Rural Single Family and Rural Residential

*Comprehensive Plan:*               Public Facilities

*Deadline for Action:*            Application Complete – 7/15/16  
60 Day Deadline –9/13/16  
Extension Letter Mailed – N/A

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*Summary:* | The applicants are seeking feedback on a PUD concept plan for redevelopment of the Tartan Park Golf Course into the Royal Oaks Golf Club. As presented, the redevelopment would include significant upgrades to the golf course itself, and the introduction of residential housing on the periphery of the course and property. Many issues must be overcome before this development moves forward including a comprehensive plan amendment and rezoning of the residential portion of the proposed project. Concept Plan is the stage where all such issues are identified for the applicant so they can decide whether or not to proceed. Approval at this stage does not guarantee any future approvals, but rather grants the applicant the right to file a preliminary plan submittal.

*Guidance:* |    ▪ The review criteria for concept plans is very broad and subjective, so

approval or denial at this stage is less about compliance with specific standards, and more about determining whether the proposal is best for this property, best for the surrounding properties, and best for the City as a whole.

- The commission is asked to consider all facts outlined in the report, and make a recommendation of approval or denial for Council consideration. Recommended changes should also be brought up at this time.
- Any recommendation of approval for the concept plan should be conditioned on the applicant successfully gaining approval of the needed comprehensive plan amendment and rezoning prior to approval of any future preliminary PUD application. At the applicant’s own risk, such applications may run concurrently with offset review dates before the City Council.

**ATTACHMENTS:**

1. Area Map
2. Staff Report
3. Engineering Memo
4. FIRMettes (flood plain panels)
5. Neighbor Feedback
6. Applicant’s Submittals

**ORDER OF BUSINESS:**

- Introduction ..... Planner
- Report by Staff ..... Planner
- Questions from the Commission ..... Chair & Commission Members
- Questions to the Applicant ..... Chair & Commission Members
- Open the Public Hearing .....Chair
- Close the Public Hearing.....Chair
- Discussion by the Commission ..... Chair & Commission Members
- Action by the Commission ..... Chair & Commission

120 Day Deadline – N/A