



Legislation Text

File #: 15-00144, **Version:** 1

Rawles Open Space Neighborhood Master Plan
(Legislative Matter)

From:

Peter Wysocki, Planning and Development Director, Planning and Development Department

Summary:

CPC MP 14-00059

This is a request for approval of a land use master plan prepared by a neighborhood group. The boundaries of the Rawles Open Space Neighborhood Master Plan include both sides of Mesa Road, south of 19th Street and north of Terrace Road. The area consists of approximately 73 acres and includes 33 parcels, with two parcels designated as open space. This is one of only three master plans prepared by a neighborhood group; the others being the North End and the Boulder Park neighborhood master plans, both approved in the early 1990's.

Previous Council Action:

In February, 2013 the City Council authorized the neighborhood group to submit a master plan for their neighborhood. This item came before the Council as a result of an appeal by the neighborhood of the Planning Commission's denial in January, 2013 of the neighborhood's request for authorization for the submittal of a master plan.

Background:

The master plan provides a historical perspective of the development of the area and its current characteristics. Two significant recommendations in the proposed plan are applicable for future development:

1. The land use shall remain single-family residential at a density of 0 to 1 dwelling unit per acre. This designation is consistent with the existing R/HS (Estate Single-Family Residential with Hillside Overlay) zone.
2. The existing rural character of Mesa Road shall be maintained while recognizing its designation and function as a minor arterial.

Financial Implications:

Not applicable

Board/Commission Recommendation:

At their January, 2015 meeting the Planning Commission recommended approval of the master plan by a vote of 7-1 subject to three revisions to the master plan. The neighborhood group has submitted a revised master plan with the three modifications included.

Stakeholder Process:

In November, 2012 the Rawles Open Space neighborhood requested the Planning Commission authorize their submittal of a master plan for their neighborhood as allowed by Section 7.5.405.D of the City Code. After public hearings in December, 2012 and January, 2013 the Planning Commission denied the neighborhood's request. The Planning Commission's decision was appealed to the City Council by the neighborhood. In February, 2013 the City Council overturned the Commission's recommendation and authorized the submittal of a master plan. Two neighborhood meetings were held in December, 2013 (attendance of 25) and May, 2014 (attendance of 30). The master plan was submitted to the City in June, 2014. After the review of the master plan by both the City and the property owners the boundaries were revised by eliminating 12 parcels at the north end and adding two parcels at the south end.

Alternatives:

1. Approve the request as recommended by the applicant, staff and the Planning Commission;
2. Deny the request; or
3. Refer the application back to Planning Commission for further consternation.

Proposed Motion:

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Approve the Rawles Open Space Neighborhood Master Plan based on the finding the request complies with the review criteria is City Code Section 7.5.408.

Not applicable.