

High Density Residential & PUD LUCA + Rezones

Planning Commission Study Session

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Agenda

Scope Overview

Key Components

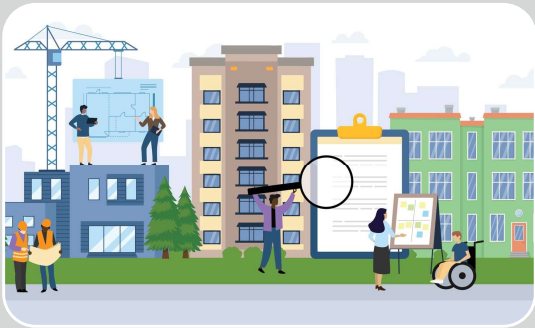
City Council Initiation

Engagement

Proposed Schedule



Scope Overview



High Density Residential

- New Land Use District
- Implements FLUM



Planned Unit Development

- Adds flexibility for large sites
- Supports affordable housing



Legislative Rezones

- Apply new “High Density Residential” to align with FLUM
- Rezone Overlake Farms to align with FLUM



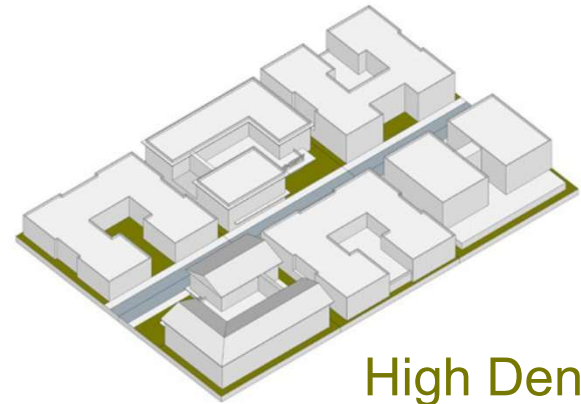
Item #1

High Density Residential

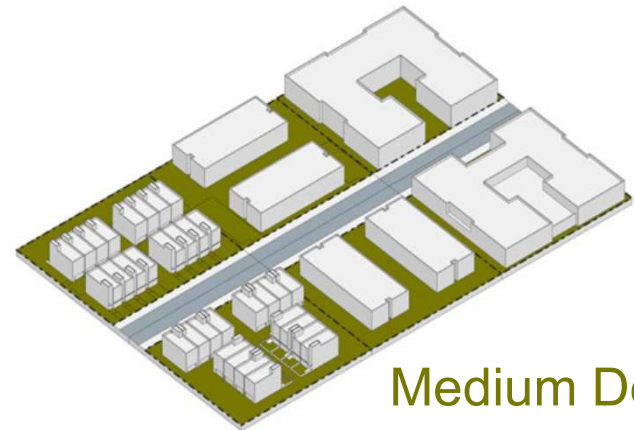


High Density Residential

- **New High Density Residential** designation added to Comprehensive Plan in 2024
- Purpose is to provide for residential at a scale and density, similar to lowrise mixed use
- **New Land Use District** required to implement in code



High Density Residential Scale



Medium Density Residential Scale



High Density Residential

LUCA Scope Components

- Implement development standards in Land Use Code, including building height, setbacks and floor area ratio (FAR)
- Develop transition standards for adjacency to lower-density districts
- Review cross-references for code alignment



Item #2

Planned Unit Development (PUD) Updates



Planned Unit Development

What is a PUD?

- Flexible site planning tool
- Enables clustering and efficient land use
- Supports environmental preservation
 - Open space
 - Tree canopy
 - Critical areas and natural features
- Encourages diverse housing types



Planned Unit Development

Existing Challenges

- Outdated framework (largely unchanged since 1990s)
- Limited usage and effectiveness
- Lack of flexibility for modern development



Planned Unit Development

Policy Direction

Policy LU-41 - Provide opportunities for increased density and height to accommodate clustering, efficient site planning and significant preservation of trees and open space on parcels over 10 acres.



Planned Unit Development

LUCA Scope Components

- Increase eligibility threshold from 5 to 10 acres
- Replace subjective criteria with objective standards
- Strengthen clustering provisions
- Incentivize increased tree retention and affordable housing development
- Increase flexibility in:
 - Setbacks
 - Lot coverage
 - Building placement
 - Height and density



Item #3

Legislative Rezones

High Density Residential (HDR) (Crossroads & Factoria)

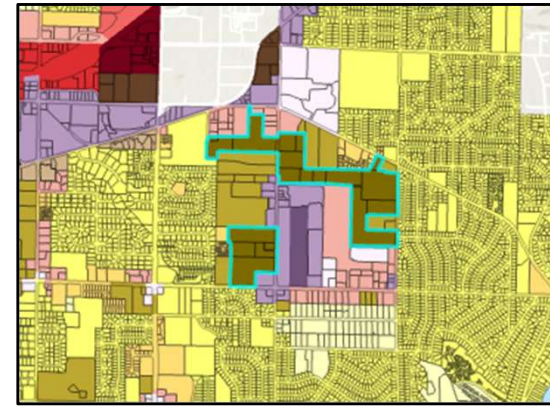
Low Density Residential (LDR) (Overlake Farms in Bridle Trails)



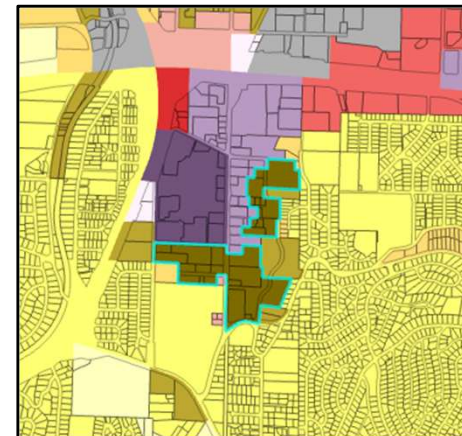
Legislative Rezones (HDR)

Purpose of Rezones: Align zoning with Future Land Use Map designations & implement High Density Residential district

- Apply new district to accommodate density around 60 units per acre
- Designation limited to portions of Crossroads and Factoria



Crossroads



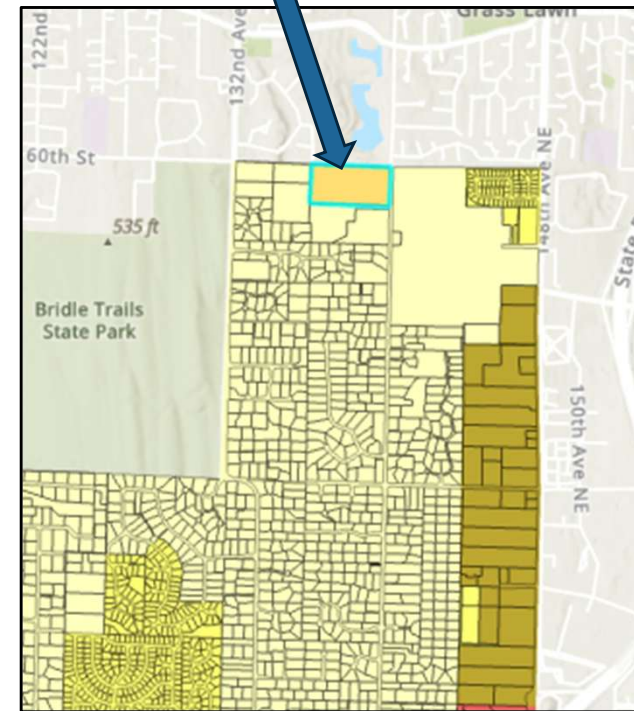
Factoria



Overlake Farms Rezone

Purpose of Rezones: Align zoning with Future Land Use Map designations

- Rezone portion of Overlake Farms in Bridle Trails neighborhood to Low Density Residential (LDR)
- Coordinate with PUD changes to support tree retention and open space



City Council Initiation

May 12 Discussion

- General support as a bold, modern extension of the city's vision
- Support for PUD flexibility and incentives to protect open space and mature trees



City Council Feedback & Directives

Key Considerations

- Density increases must move in tandem with wastewater and utility capacity.
- Emphasis on inclusive, multilingual outreach, particularly with immigrant communities in the Crossroads area.
- Recognition of resident ‘density fatigue’ and the tension over state mandates.



City Council Feedback & Directives

Directives

- Explore bold, modern incentives within the PUD code to maximize environmental protection.
- Evaluate the applicant's request for heights up to 65 feet if it ensures the preservation of greenspace.
- Develop a robust strategy to engage underserved populations in Crossroads, specifically those without formal neighborhood associations.
- Deliver the finalized engagement plan directly to the Council.



Engagement Approach

Process IV Requirements

- Notice of Application
- Notice of Public Hearing
- Public Hearing

Direct Engagement

- Information Sessions
- Meetings with
 - Residents
 - Neighborhood associations
 - Development community

Online Presence & Publications

- City webpage
- Notice of Rezone
- Multilingual info sheet & FAQs
- City Newsletters



Proposed Schedule

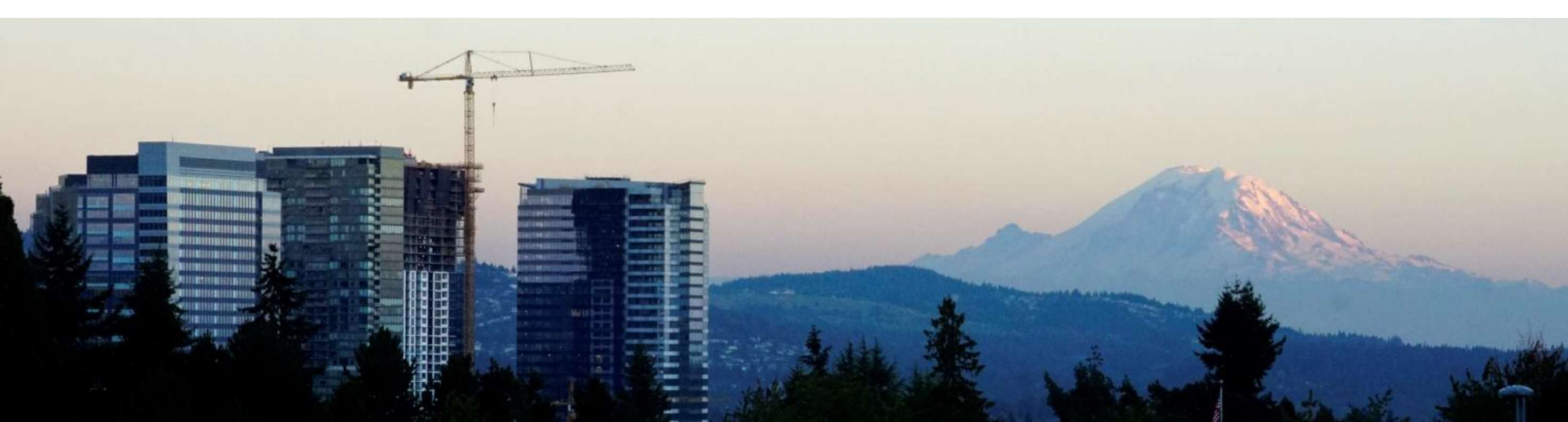
May-June 2026
Council Initiation,
PC Check-in

Summer 2026
Public Outreach
& Code
Development

**Winter 2026-
2027**
Planning
Commission
Review

Q2 2027
City Council
Review & Action





Questions and Discussion

