



Legislation Text

File #: Ord. 2024-25(b), **Version:** 1

AGENDA CAPTION:

Consider approval of Ordinance 2024-25, on the second of two readings, amending the regulations and standards of the Paso Robles (Kissing Tree) Planned Development District (PDD), consisting of approximately 1,338.58 acres of land, generally located in the area of Centerpoint Road and Hunter Road, establishing, among other things, a reduction in the total number of residential units in the Mixed Use portion of the development west of Hunter Road, and allowing all of those residential units to be active adult dwelling units for use by adults aged 55 and over, in Case No. PDD-08-05(b) (Kissing Tree second amendment); including procedural provisions; and providing an effective date.

Meeting date: July 2, 2024

Department: Planning and Development Services

Amount & Source of Funding

Funds Required: N/A

Account Number: N/A

Funds Available: N/A

Account Name: N/A

Fiscal Note:

Prior Council Action: Council unanimously voted to approve Ord. 2024-25 on the first of two readings at their regular meeting on June 4, 2024.

City Council Strategic Initiative: [Please select from the dropdown menu below]

N/A

N/A

N/A

Comprehensive Plan Element (s): [Please select the Plan element(s) and Goal # from dropdown menu below]

- Economic Development - Workforce & Education Excellence
- Environment & Resource Protection - Natural Resources necessary for community's health, well-being, and prosperity secured for future development
- Land Use - Direct Growth, Compatible with Surrounding Uses
- Neighborhoods & Housing - Diversified housing options to serve citizens with varying needs and interests

- Parks, Public Spaces & Facilities - Collection of connected and easily navigated parks and public spaces
- Transportation - Safe, Well coordinated transportation system implemented in an environmentally sensitive manner
- Core Services
- Not Applicable

Master Plan: *[Please select the corresponding Master Plan from the dropdown menu below (if applicable)]*

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Background Information:

In October 2010 the Paso Robles PDD, later known as Kissing Tree, was adopted via Ordinance No. 2010-59. The approved PDD encompasses approximately 1,338.6 acres and is intended to facilitate mixed-use development that will include commercial, multifamily, and single family uses, as well as approximately 300 acres of parks and open space through incorporation of a golf course. The PDD was first amended on August 2, 2011, to correct the Concept Plan to remove the north-south arterial on the west side of the development.

The purpose of this amendment is to change the provisions of the Land Use Plan such that the overall density of residential units in the Mixed Use portion of the development west of Hunter Road decreases from 3,450 to 3,150. Additionally, the 2,850-unit cap on “active adult” dwelling units for residents aged 55 and up is proposed to be removed. This removal allows the 3,150 units to be senior dwelling units.

A markup of the PDD with changes requested by the applicant is included in the packet. A new Concept Plan and Open Space Plan were submitted with the request and are inserted in the markup in the place of previous exhibits.

Council Committee, Board/Commission Action:

At their May 14 regular meeting, the Planning and Zoning Commission voted 8-0 to recommend approval of PDD-08-05(B) as presented. The following topics were discussed: (a) minor changes requested by the PDD amendment; (b) consistency with the Development Agreement passed alongside the PDD in 2010; (c) why the applicant has requested the amendment given that it is possible to build fewer units than the maximum; (d) how land acreage previously allocated to residential uses will be used; and (e) clarifying a citizen comment related to the notification process.

Alternatives:

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Recommendation:

Staff recommends **approval** of this PDD amendment as presented.