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# PCM BASE AREA

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Request to Amend the 1998 Development Agreement

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Planning Commission Meeting July 8, 2020



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# Determination

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Staff requests a formal determination from the Planning Commission on whether or not the applicant's submittal meets the definition of an "*MPD Modification*," which "constitute a change in concept, Density, unit type or configuration of any portion or phase of the MPD which will justify review of the entire master plan and Development Agreement by the Planning Commission."



# Differences between plans

1. The shifting of density and total square footage to Parcel C which is explicitly prohibited per Section 2.1.1 of the 1998 DA;
2. Changes to building setbacks and height variations;
3. The amount of above grade garage space;
4. Changes to pedestrian connectivity, plaza/open space and view corridors;
5. Changes to the number of provided parking stalls;
6. Changes to the Phasing and Traffic Mitigation Plans;
7. Proposed use of City property; and
8. The proposed bifurcation of resort operations and base development.



# Shifting of Density

1. The shifting of density among parcels is expressly prohibited in Section 2.1.1 of the 1998 DA which states that the square footages in the DA are *maximums* permitted for each Parcel.

Parcel Gross Square Footage Allowance and Proposed Table Summary						
	Gross Residential SF	Res Support & Accessory Use @ 10%	Accessory Use to Resort Operations	Retail Commercial	Exempt - Parking, MEP, Convention	Total
Parcel C						
Allowed	159,000	15,900	18,000	(1)	(2, 3)	192,963
Proposed	129,370	<b>53,967</b>	18,000	6,520	113,285	<b>207,857</b>



# Setbacks and Height

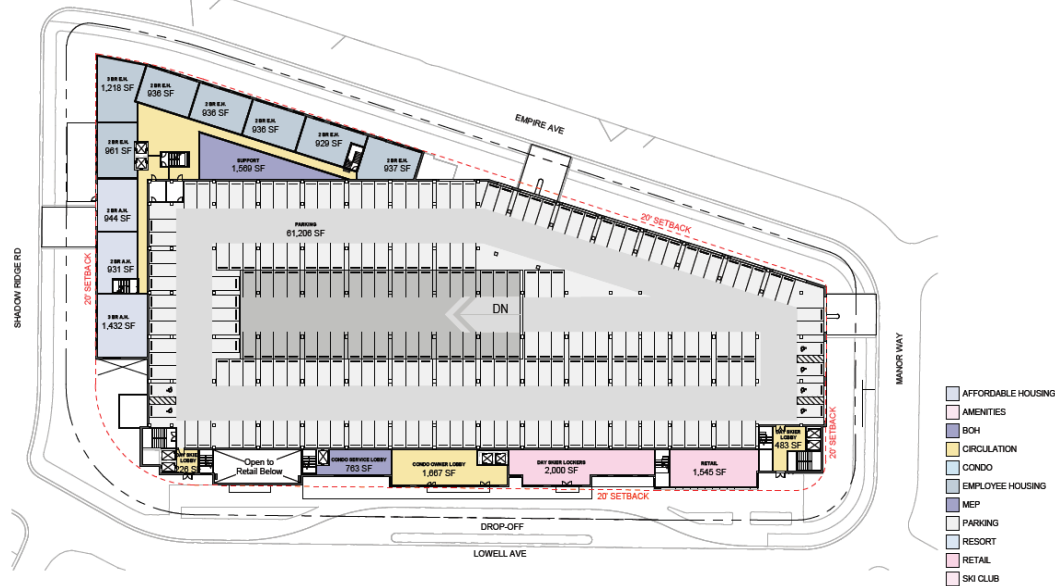
2. The 1998 Site Plan has expired, as did exceptions to Setbacks and Height, which were granted in concert with the 1998 Plan.

The applicant has newly applied for Setback and Height exceptions for the new plan.



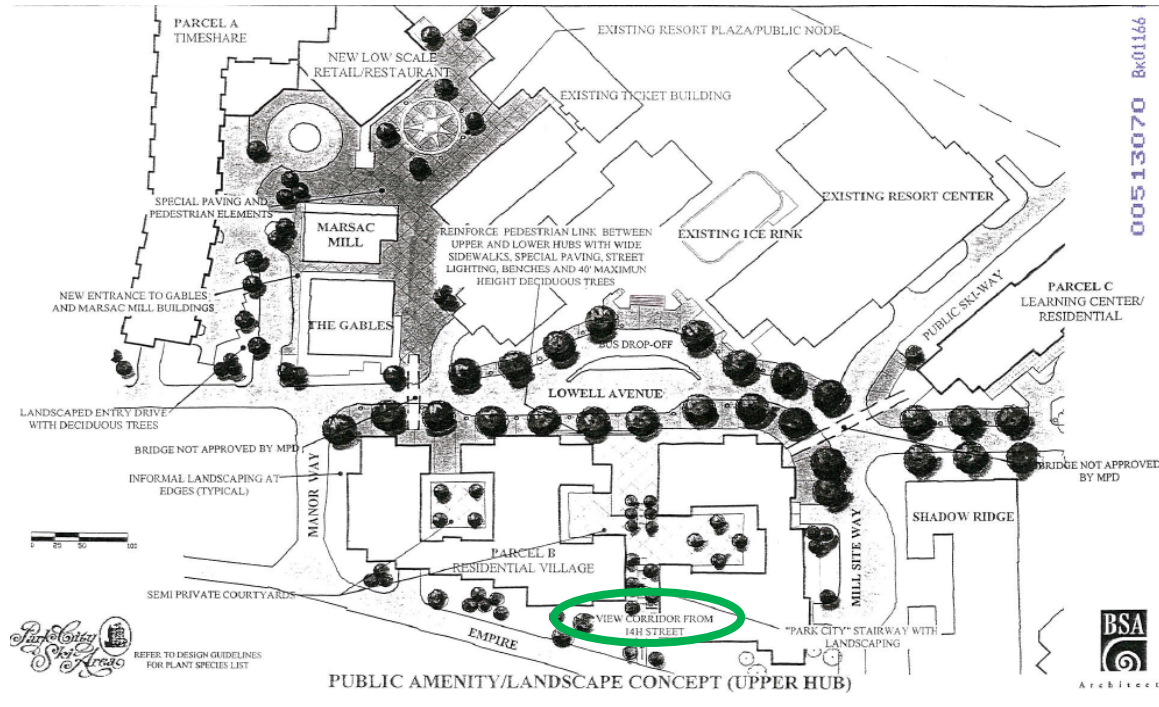
# Garage Space

- PEG's plan includes above grade garage parking that is not counted in their application's square footage.



# Changes in Open Space

4. Changes to pedestrian connectivity, plaza/open space and view corridors.





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# Parking

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## 5. Changes to the number of parking stalls.

“...1200 surface stalls will be replaced by 1800 underground stalls for the exclusive use of the Resort....”

- Finding 13 of the 1997 MPD





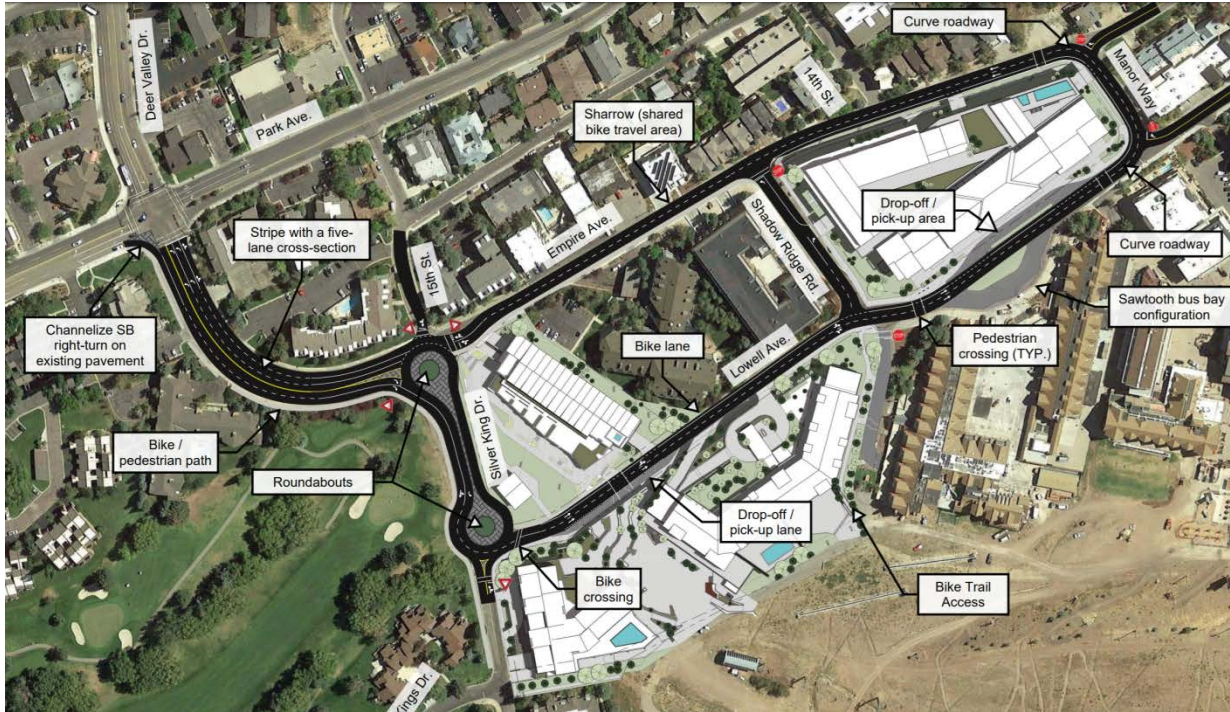
# Changes to Exhibits

6. The applicant will need to replace a number of Exhibits to the 1998 DA including:
- Exhibit D: Site Plan;
  - Exhibit H: Master Phasing and Construction Management Plan; and
  - Exhibits J and K: Traffic and Parking Mitigation Plans.



# Use of City Property

- Proposed use of City property for two new roundabouts and a new traffic circulation pattern for the base area.



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# Bifurcation

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8. The proposed bifurcation of resort operations and base development in the new application.



# Conclusion

Staff Recommends the Planning Commission take public comments, hear from the applicant, and then make a determination on whether or not the applicant's submittal meets the definition of an *"MPD Modification."*



# Proposed Schedule

Date	Anticipated Agenda
July 22, 2020 - <i>Tentative</i>	Planning Commission Public Hearing Architecture, Site and Landscape Design Exceptions to Height and Setback Requirements Opportunity for public input
July 30, 2020 - <i>Tentative</i>	Housing Authority Public Hearing Affordable Housing Mitigation Plan Opportunity for public input
August 26, 2020	Planning Commission Public Hearing Transit and Pedestrian Connectivity, Traffic, Parking and Circulation Recap of July 30 City Council Public Hearing on the Housing Mitigation Plan Opportunity for public input
September 23, 2020	Planning Commission Public Hearing Utilities and Project Phasing Plan Sustainability Other topics that come up or remain open Opportunity for public input
October 22, 2020	Public Hearing Final topics/review of any plan revisions Review of Draft Findings of Fact and Conditions of Approval Opportunity for public input Planning Commission Vote
November – <i>Date TBD</i>	Hold as needed
December – <i>Date TBD</i>	Hold as needed

