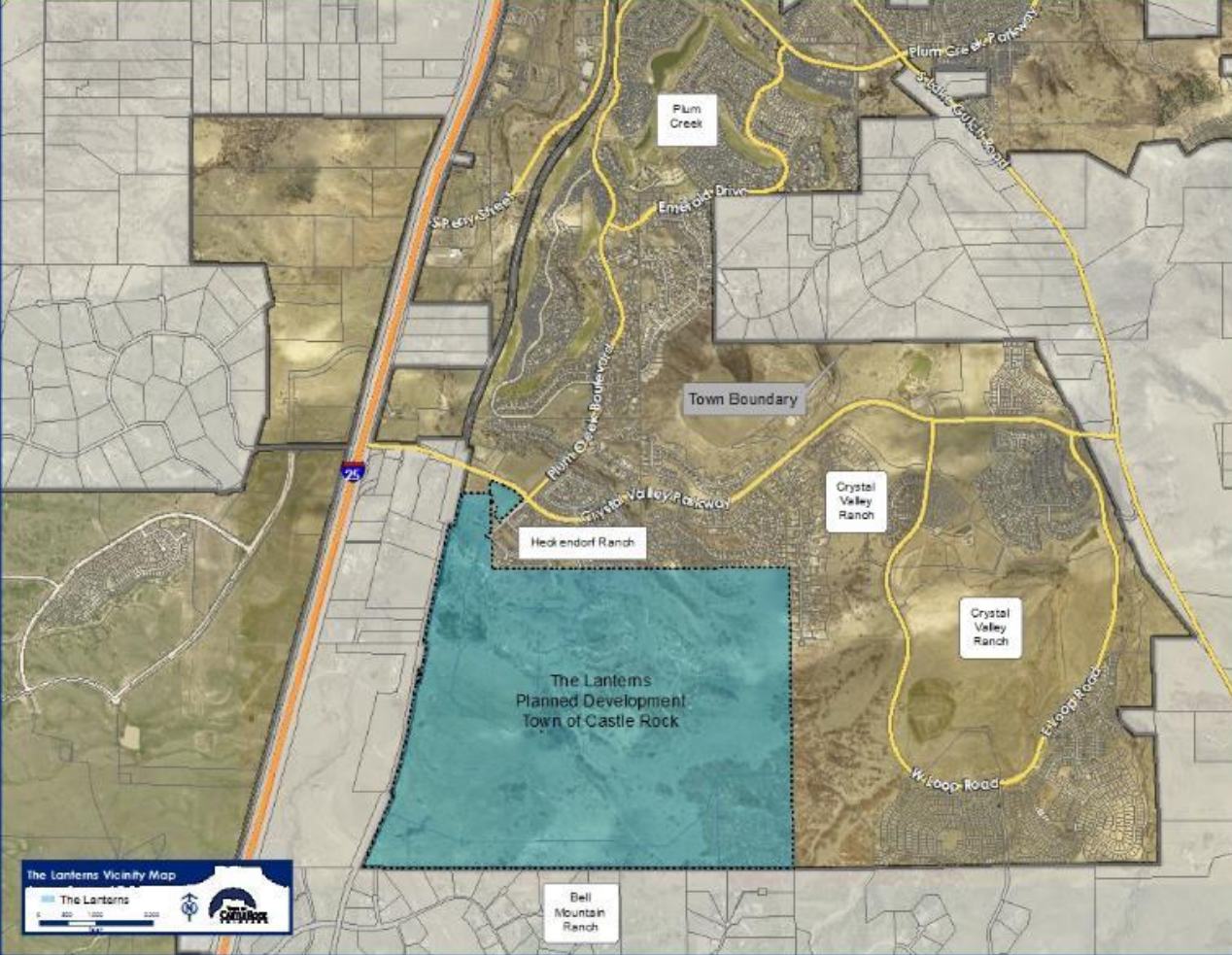


THE LANTERNS MAJOR PLANNED DEVELOPMENT AMENDMENT

TOWN COUNCIL
DECEMBER 3, 2019

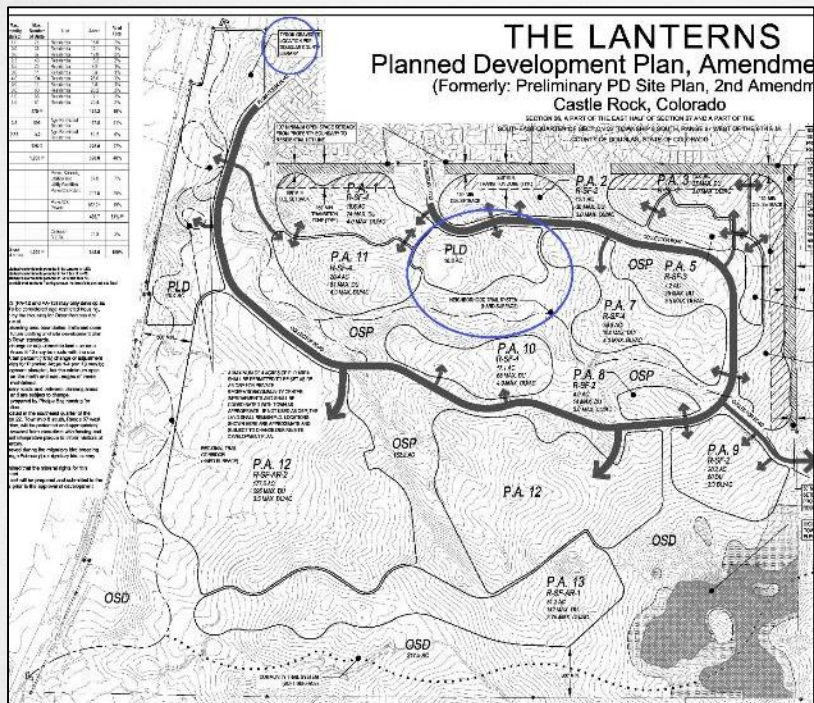




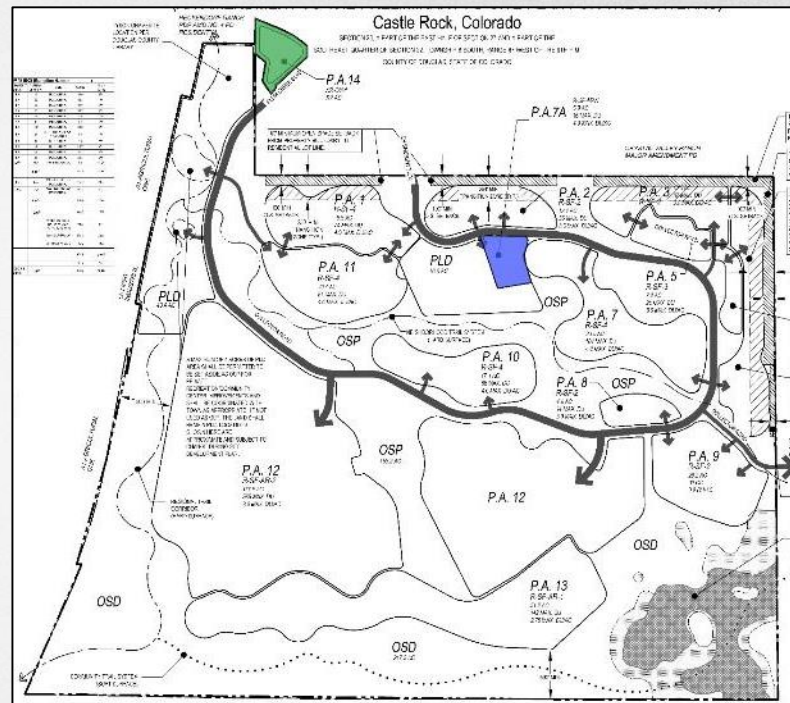
The PD amendment proposes:

- Adding places of worship as a use
- Creates a church use area
- Incorporates a lot in Heckendorf
- Establishes a Master Sign Plan

PLAN COMPARISON

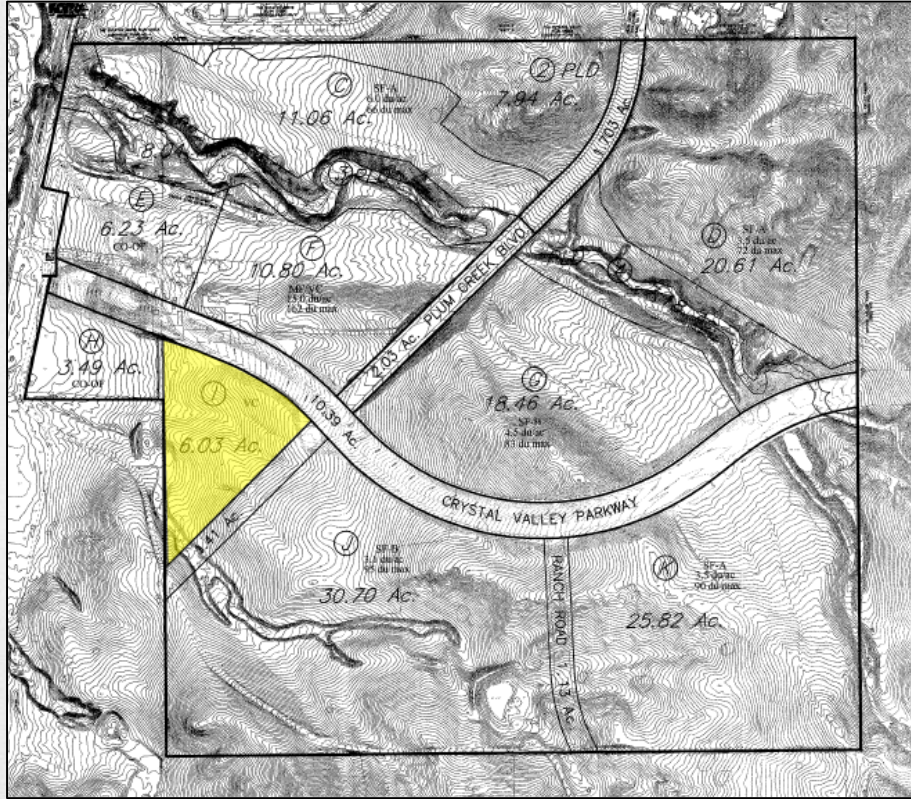


EXISTING PD PLAN



PROPOSED PD PLAN

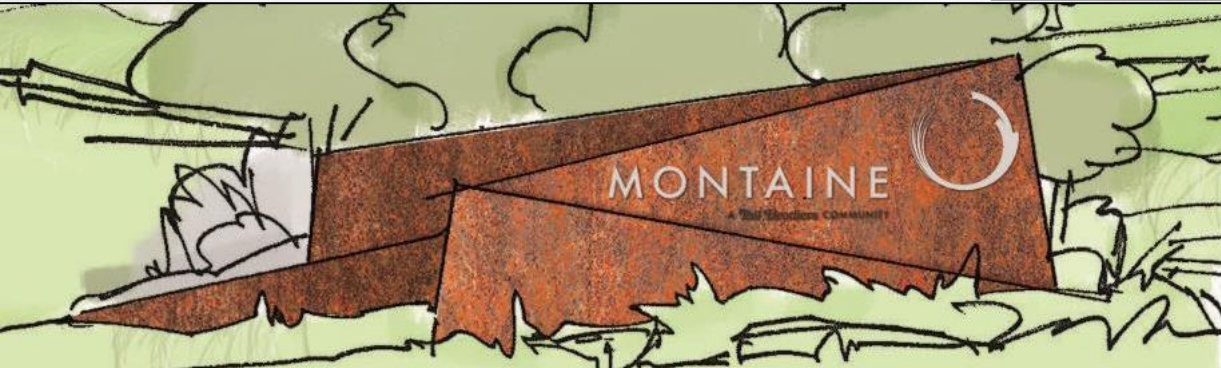
COMMERCIAL PROPERTY



HECKENDORF PROPERTY

- Annexed and zoned in 1984 for commercial and remains undeveloped.
- The proposed PD amendment incorporates this lot into the lanterns planned development.
- There are no changes to the permitted uses or development standards with the PD amendment.

The Master Sign Plan proposal includes a sign location map with sign design concepts and sign design standards.



ANALYSIS AND FINDINGS

The Planning Commission found that the proposed PD Amendment:

- Supports the Town Vision and Comprehensive Master Plan
- Is consistent with Lanterns Planned Development
- Complies with the Town Municipal Code (Chapter 17.34)

PUBLIC HEARING

At the Planning Commission public hearing a resident expressed concern about additional traffic with the church use. The traffic study, reviewed and accepted by staff, shows approximately 200 vehicle trips added on Wednesday evenings and 300 trips added on Sunday mornings, both were outside of the peak traffic hours and determined to be negligible.

The DA amendment includes the additional interchange contributions related to the church use.

RECOMMENDATION

The Planning Commission, by a vote of 5 - 0, recommends that Town Council approve the PD Major Amendment.

PROPOSED MOTION

*“I move to approve the Ordinance, as introduced by title,
on first reading.”*



QUESTIONS & DISCUSSION