



| The following meetings and hearings have been held for this proposal: |                                   |                                | Project/Legal Notice Information  |  |
|---|-----------------------------------|--------------------------------|---|--|
| Report/Public Hearing   |                                   | Outcome                        | Title: Amendment 2017-2-B-FLUE-7  |  |
| ✓   | Staff Report                      | Recommend Transmittal          | Division: Planning  |  |
| ✓   | LPA Transmittal<br>June 15, 2017  | Recommend Transmittal<br>(8-0) | Request: Amendment to Future Land Use Element Policy FLU8.1.4 establishing the maximum densities and intensities for proposed Planned Developments within Orange County |  |
| ✓   | BCC Transmittal<br>July 11, 2017  | Transmit (6-0)                 |   |  |
| ✓   | Agency Comments                   | August 2017                    |   |  |
| ✓   | LPA Adoption<br>December 21, 2017 | Recommend Adoption<br>(8-0)    |   |  |
|   | BCC Adoption                      | January 23, 2018               | Revision: FLU8.1.4  |  |

## Staff Recommendation

Make a finding of consistency with the Comprehensive Plan, determine that the plan amendment is in compliance, and **Adopt** Amendment 2017-2-B-FLUE-7 to include the development program for Amendment 2017-2-A-1-2 (fka 2016-1-A-1-6) in Future Land Use Element Policy FLU8.1.4.

## A. Background

The Orange County Comprehensive Plan (CP) allows for a Future Land Use designation of Planned Development (PD). While other Future Land Use designations define the maximum dwelling units per acre for residential land uses or the maximum floor area ratio (FAR) for non-residential land uses, this is not the case for the PD designation. Policy FLU8.1.3 establishes the basis for PDs such that “specific land use designations...may be approved on a site-specific basis”. Further, “such specific land use designation shall be established by a comprehensive plan amendment that identifies the specific land use type and density/intensity.” Each comprehensive plan amendment involving a PD Future Land Use designation involves two amendments, the first to the Future Land Use Map and the second to Policy FLU8.1.4. The latter serves to record the amendment and the associated density/intensity established on a site-specific basis. Any change to the uses and/or density and intensity of approved uses for a PD Future Land Use designation requires an amendment of FLU8.1.4.

Staff is recommending the Board make a finding of **consistency** with the Comprehensive Plan and **adopt** Amendment 2017-2-A-1-2 (fka 2016-1-A-1-6), and also add the amendment’s development program to Policy FLU8.1.4.

## B. Policy Amendments

Following are the policy changes proposed by this amendment. The proposed changes are shown in underline/~~striketrough~~ format. Staff recommends transmittal of the amendment.

FLU8.1.4 The following table details the maximum densities and intensities for the Planned Development (PD) Future Land Use designations that have been adopted subsequent to January 1, 2007.

\*\*\*

| Amendment Number   | Adopted FLUM Designation   | Maximum Density/Intensity   | Ordinance Number |
|--|--|---|------------------|
| <u>2017-2-A-1-2</u><br>(fka 2016-1-A-1-6)<br><u>Flamingo</u><br><u>Crossings</u> | <b>East Portion:</b> <u>Growth Center-Planned Development-Commercial/High Density Residential (Temporary Employee Housing) (GC-PD-C/HDR [Temporary Employee Housing])</u><br><b>West Portion:</b> <u>Growth Center-Planned Development-Commercial/High Density Residential (Temporary Employee Housing)/Conservation (GC-PD-C/HDR [Temporary Employee Housing])/CONS</u> | <u>2,600 multi-family employee housing units and 150,000 square feet of C-1 (Retail Commercial District) uses</u> | <u>2018-</u>     |

\*\*\*

Such policy allows for a one-time cumulative density or intensity differential of 5% based on ADT within said development program.