

# *Miramonte Neighborhood Plan Amendment* **PA-18-04**

Planning Commission  
Continued Study Session  
October 10, 2018



**Planning and Development Services Department**

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# Planning Commission Decision at September 12, 2018, Study Session



- It was moved by Commissioner Fink, seconded by Commissioner Gast, and carried by a voice vote of 9-0 (Commissioner Wan absent), to continue the study session of the Miramonte Neighborhood Plan Amendment at the next available date to allow for the applicant and neighborhoods to work together and come up with more specific parameters for the plan amendment.

# Applicant's and Neighborhoods' Work since September 12, 2018



- Representatives of Miramonte Neighborhood, Sam Hughes Neighborhood, and the Development Team met at Council Member Kozachik's Ward VI Council Office on:
  - **September 19, 2018** □ **September 27, 2018** □ **October 4, 2018**
  
- In a letter dated October 5, 2018, the neighborhoods reported reaching agreement regarding the following topics:
  - **Height & Step-Downs** □ **Buffers & Setbacks** □ **Density**
  - **Locations of Entrances** □ **Prohibition on Student Housing**
  - **Preservation** □ **Reuse of Monastery** □ **Thoughtful Design & Planning**
  - **Working Together**
  
- In the same letter, the neighborhoods recommended Planning Commission approve the Plan Amendment language and map revisions previously submitted by the applicant, **provided that the topics referenced above are incorporated as binding conditions in the PAD document during the rezoning process.**

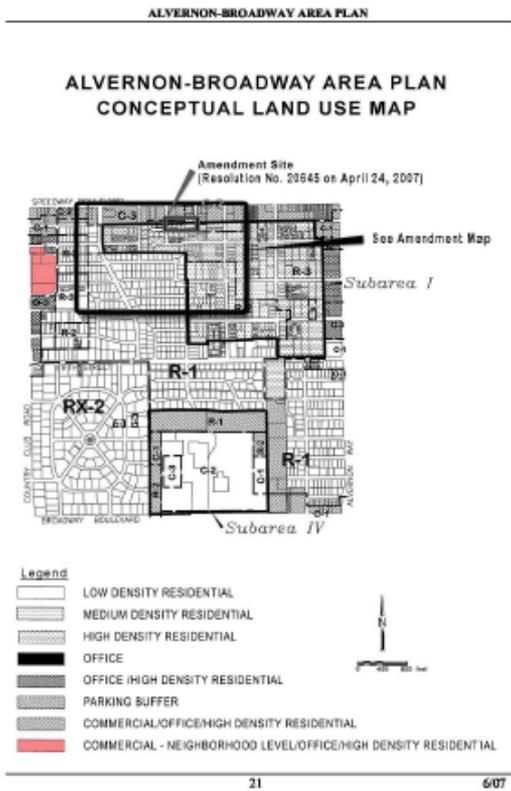
# Proposed Conceptual Land Use Maps

**Amendment Site** Commercial – Neighborhood Level/Office/High Density Residential

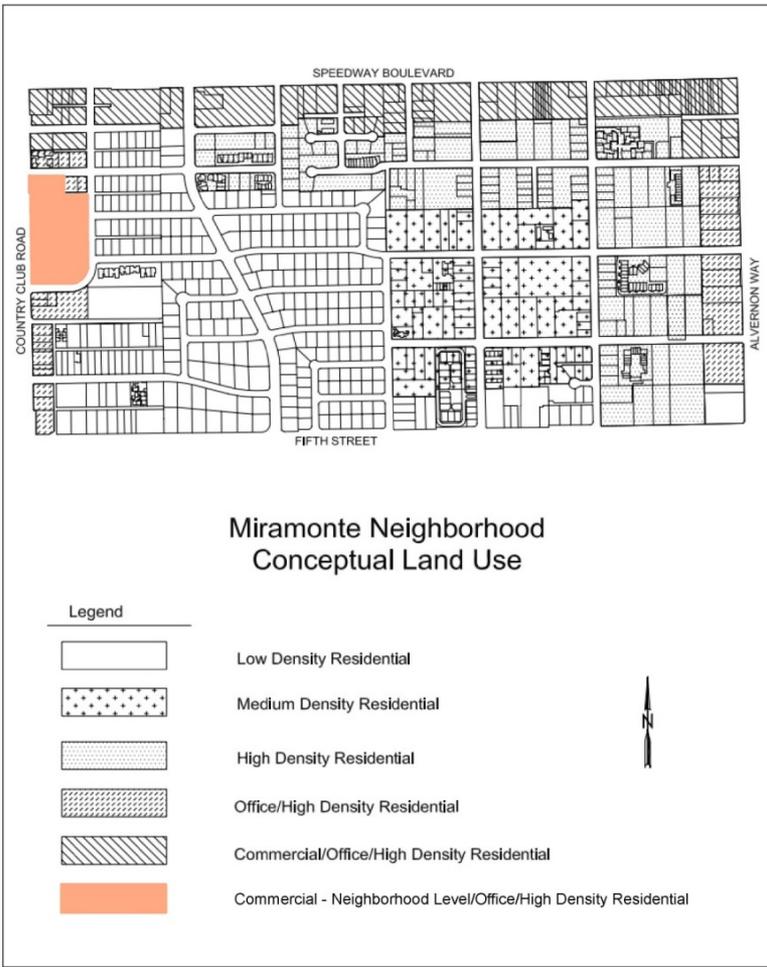
## Alvernon-Broadway Area Plan

## Miramonte Neighborhood Plan

The following provides the proposed map amendment to be included in the Alvernon-Broadway Area Plan.



PA-18-04  
Miramonte Neighborhood Plan



# Proposed Policy Language

## ➤ Policy 2.4: Preservation and Reuse of Benedictine Monastery Site

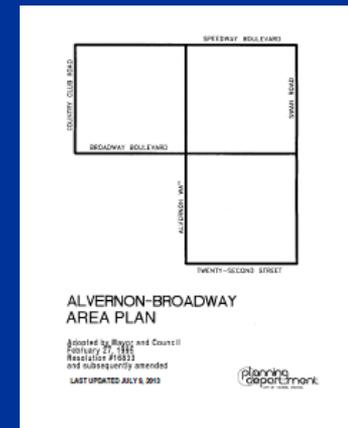
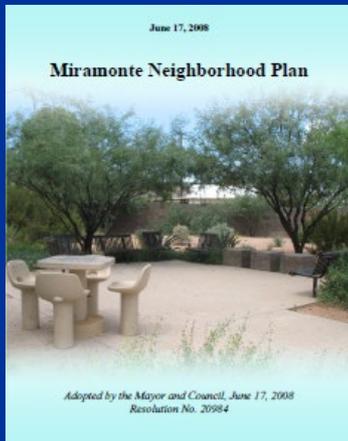
**Strategies: 2.4.1** - Encourage preservation of the Monastery buildings through an Historic Landmark designation or other preservation mechanism.

**Strategies: 2.4.2** - Promote appropriate adaptive reuse opportunities for the Monastery buildings, including neighborhood-level commercial, office or high density residential uses.

**Strategies: 2.4.3** - Develop residential heights based on the careful design of the project, allowing heights to exceed 55' (as defined by Section 6.5.5 of the Unified Development Code) but with step downs toward Country Club Road. Architectural style of new development shall be compatible with the Monastery and the overall design character of the neighborhoods. An advisory committee with neighborhood representation shall be formed through the PAD process. The total number of new construction residential units shall be limited to the allowable R-3 calculated unit count for the gross area of the site (250 new construction units).

# Staff Recommendation

Staff recommends Planning Commission set this item for public hearing on November 14, 2018.



***Next***

**Applicant Will Further  
Discuss Meetings  
with Neighborhoods  
and Agreement Reached.**

