

A nighttime photograph of a city street scene. In the foreground, several palm trees are visible, their fronds silhouetted against the dark sky. The trunks of the palm trees are wrapped in warm white string lights. In the background, a large, white, sail-shaped sculpture stands prominently. The sky is filled with several large, colorful fireworks exploding in shades of white, blue, and red. The city lights and the glow from the fireworks illuminate the scene. The text "Hudson Commons PAD Amendment" is overlaid in a bold, yellow, sans-serif font in the center of the image.

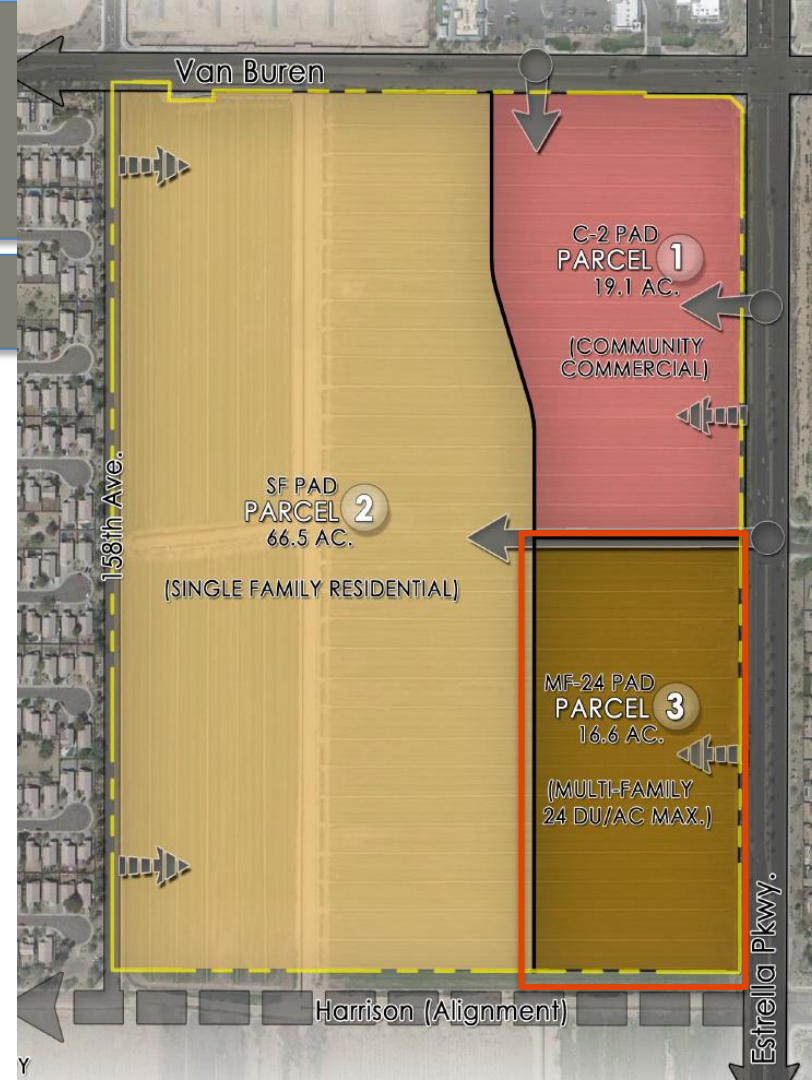
# Hudson Commons PAD Amendment

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- Hudson Commons PAD approved January 11, 2016
- City Center Gateway Overlay District was removed on March 27, 2017

# MF-24 Area

- The proposed amendment only makes changes to the requirements to the MF-24 regulations



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MF-24 Development Parcel:

- Buildings oriented toward Estrella Parkway to enhance the goals of the City Center Gateway Design Standards related to buildings facing the street, with parking behind the buildings.
- Centralized recreational open space with a requirement of 400 square feet per unit.
- Pedestrian connectivity through the site to provide direct access to Estrella Parkway and the commercial center to the north.
- A perimeter landscape buffer around the entire development, ensuring an appropriate transition between adjacent uses and buildings or parking areas (private patios shall be permitted along the western perimeter landscape buffer area). Included is the wide open space paseo along the southern boundary, providing a consistent open space buffer along the southern boundary of the property.
- Shared access at the signalized intersection at Centerra Drive, creating a unified entry into the Hudson Commons community.

# Redlines



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Table 4: MF-24 PAD Development Standards

Table 4: Multi-Family Residential Development Standards		
Product Types	MF-24 PAD Unsubdivided	MF-24 PAD Subdivided
Maximum Density in DU/AC	24	18
Minimum Lot Width (ft)	No Minimum	24
Minimum Lot Depth (ft)	No Minimum	50
Maximum Height (ft)	40	40
Maximum Building Coverage (% of gross parcel area)	60%	60%
Perimeter Landscape Setback (Perimeter of district) (ft)	15	15
Commercial & Multi-Family Western Boundary (ft) (5)	20	20
Perimeter Building Setback (Perimeter of district)		
Southern, Northern & Eastern Boundary (ft)	15	15
Western Boundary (1 story/2 story/3 story) (ft)	30/50/75	30/50/75
Interior Setbacks (for Subdivided property)		
Front (ft) (1)(2)	N/A	10
Side Yard (detached & attached end units only)(ft)	N/A	5
Street Side (ft) (3)	N/A	10
Rear (ft) (4)	N/A	10
Recreational Open Space (sq. ft.)	400/unit	400/unit

Footnotes:

Front entry garages facing a street require 20-foot setback measures from back of sidewalk to face of garage door.

(1)

For townhome or other platted product, zero front setback shall be permitted if a minimum 20' common open space tract is provided between the front of each unit.

(2)

Five foot setback permitted if a minimum eight foot tract is provided between a corner lot and adjacent street.

(3)

Rear setback can be reduced to three feet if adjacent to an alley for a rear alley-loaded product.

(4)

Private enclosed patios are permitted within the perimeter landscape setback along the multi-family western boundary.

(5)



# Proposal

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- Single-story bungalow style apartments
- Private backyards
- 183 units





# Public Participation

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- A neighborhood meeting was held on September 27, 2017. No one from the public attended this meeting.
- A few phone calls have been received by staff requesting additional information but no opposition has been received.
- Proper notice was given for the public hearings.

# Recommendation

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- The proposed amendments to the PAD is consistent with the General Plan and the vision that was originally approved for the Hudson Commons PAD
- P&Z Commission recommended approval on 11/8/2017



# Questions?

