



**AGENDA  
YORK CITY COUNCIL  
WORK SESSION  
TUESDAY, OCTOBER 17, 2022  
4:00 PM**

- 1. WELCOME AND CALL TO ORDER** **MAYOR MIKE FUESSER**
  - 2. PRAYER** **MAYOR PRO TEM ED BROWN**
  - 3. PLEDGE OF ALLEGIANCE** **MAYOR MIKE FUESSER**
  - 4. DISCUSSIONS**
    - 4.1. Creekside PUD
  - 5. ADJOURN**
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**AGENDA  
YORK CITY COUNCIL  
SPECIAL CALL MEETING  
TUESDAY, OCTOBER 17, 2022  
IMMEDIATELY FOLLOWING WORK SESSION**

- 1. Call to Order** Mayor Mike Fuessler
  - 2. Executive Session**
    - 2.1. To Discuss Personnel Matters Related to the City Manager
    - 2.2. To Discuss Negotiations Incident to Proposed Contractual Arrangements and Proposed Sale or Purchase of Property
  - 3. Upon Returning to Open Session, Council May Take Action on Matters Discussed in Executive Session**
  - 4. Adjourn**
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## MEMORANDUM

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**TO:** Mayor and Council  
**FROM:** Seth Duncan, City Manager  
**SUBJECT:** October Work Session  
**DATE:** October 17, 2022

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### **DISCUSSIONS**

#### **Creekside PUD**

Council will discuss the Creekside PUD, a mixed-use development at the corner of Alexander Love Bypass and North Congress St (HWY 49), consisting of 147 townhomes and 1 commercial outparcel. Century Communities Southeast, LLC is the developer of the project and has hired R. Joe Harris & Associates as the engineer. Brandon Pridemore with R. Joe Harris is invited to attend the meeting and share with Council the details of this development.

PUDs are to encourage flexibility in the development of land in order to promote its most appropriate use, to improve the design, character and quality of new development, to facilitate the provision of streets and utilities, and to preserve the natural and scenic features of open areas. The full PUD standards can be found [here](#).

Developer	Century Communities Southeast, LLC
Builder	N/A
Development	78 – 2-story Townhome units with 1 car garage 69 – 2.5-story Townhome units with 2 car garage 147 units total Includes 1 commercial parcel
Density	8.33 DUA
Open Space	48.9% (proposed) – only 25% required
Materials	Non-vinyl siding community. Stone, brick, Hardee plank, etc.
Amenities	To be determined at preliminary plat – likely pavilion and playground
Request	Planned Unit Development (PUD)

At its September 26<sup>th</sup> meeting, the Planning Commission made a recommendation of denial for the following reasons:

1. The minimum front setbacks of 50 feet from North Congress Street and Alexander Love Highway have not been met.
2. Sidewalk, street trees and street lighting shall be provided along North Congress Street and Alexander Love Highway per the City's gateway corridor requirements.
3. The proposed housing density is higher than previously-approved similar projects.

4. The commercial component of the project should be more integrally designed with the residential aspect.
5. The timing of the commercial development should be more definitive.
6. The initially-submitted architectural design for the townhomes on North Congress St was more appropriate.
7. The number/location of parking spaces is not appropriate.

#### Recently Approved Projects for Comparisons

Project	DUA	Housing Types	Total Units	Open Space	Materials	Amenities
York Meadows	6.28	TH	155	48.5%	Non-Vinyl	Pavilion, playground
The Landings	7.46	TH	40	32%	Vinyl	Park, passive open space
Creekside PUD	8.33	TH	147	48.9%	Non-Vinyl	Pavilion, playground

The full map and notes for this project can be found [here](#). Below is a general rendering of the conceptual site plan.



