

Master Framework Plan is a high-level overview, establishing a broad development framework for Veramendi by identifying:

- High-level development cells and land use designations;
- Major roadways;
- Centers and activity nodes; and
- Regional parks and a network of linear open spaces.

In order for development to advance at Veramendi, **Sector Plans** must be approved. Each Sector Plan must conform to the Master Framework Plan. To date, two Sector Plan applications have been approved at Veramendi: Sector 1 and Sector 1A.

Because the Master Framework Plan is a high-level, long-range plan, it is inevitable that amendments will need to be made over time as implementation of the project occurs. The Development Agreement anticipated this and outlines the processes for making amendments to the Master Framework Plan.

The developer has submitted an application for Sector Plan 2 that encompasses property north and adjacent to Loop 337. In order for Sector Plan 2 to be approved, the Master Framework Plan must first be amended to ensure conformance with the overall development plan and strategy. The proposed amendments to the Master Framework Plan are generally described below. Additional detailed information on the proposed amendments is illustrated on the attachments provided by the applicant.

1. The boundaries of Planning Area Pods have been adjusted.
2. The alignments of Major Roadways have been adjusted.
3. The boundaries of Regional Park 1 have moved by more than 500 feet.
4. The boundaries of Regional Park 1 Development Area have been revised.
5. Planning Area Designations have changed.

ADDRESSES A NEED/ISSUE IN A CITY PLAN OR COUNCIL PRIORITY:

City Plan/Council Priority: Word-Borchers Ranch Joint Venture Development Agreement	Approval of amendments to the Master Framework Plan will allow for review and consideration of Sector Plan 2 to advance the Veramendi project in accordance with the Development Agreement.
---	---

FISCAL IMPACT:

N/A

COMMITTEE RECOMMENDATION:

N/A

STAFF RECOMMENDATION:

Staff recommends approval. The proposed amendments respond to implementation of early phases of the project and the evolution of continued design and development in accordance with the Development Agreement.

ATTACHMENTS:

- Master Framework Plan Major Amendments Exhibit
- Summary of Master Framework Plan Amendments