



Date: January 26, 2023  
To: Planning and Zoning Board  
From: Ellen Hardgrove, City Planning Consultant  
XC: Sandy Riffle, Interim City Clerk  
Brett Sollazzo, Administrative Assistant  
Drew Smith, City Attorney  
Re: Proposed New Zoning District to Implement the Proposed Site Specific Future Land Use Designation

This agenda item is a continuation of P&Z's review of the new zoning district that will implement the proposed Site Specific Plan Future Land Use designation. The recommendations from last meeting were incorporated into the attached draft. One item needs further discussion: Open Space requirements, specifically related to a percentage dedicated to active recreation open space. Should this be a requirement?

The term "active recreation" is defined as an area that affords physical activity as contrasted with passive recreation, which involves no physical activity such as sitting. What is the purpose for requiring it? The only answer is to allow the employee to exercise.

Here are some questions that need to be contemplated: Will employees use the recreation space? Why does it have to be provided outside? Why couldn't an indoor gym take care of that intent? Will there be showers for employees to use if they do use it?

The intent of this district is adjacent land use compatibility; with this in mind, the recommendation is to direct the required open space into buffering instead of requiring active recreation areas. The following is staff's recommendation to be discussed at the meeting.

(4) *The Site Plan ...clearly indicating the following*

- a. *Open Space Plan demonstrating that at least 25% of the gross land area consists of open space as defined in Code Section 114-31 and is designed and counted consistent with Code Section 114-35, with the exception that 50% of that required open space, shall be "land use compatibility open space" used to enhance/buffer land use compatibility with adjacent uses. The enhancement/buffer shall be provided parallel and adjacent to the boundaries shared with properties needing buffering due to compatibility issues or conflicts. The width of such boundary buffers shall be such to sustain a substantial and*

continuous linear massing of evergreen trees to mitigate visual and operational impacts as determined by City Council, with Code Section 114-5 establishing the minimum width of the buffer (as determined by the listed uses not the referenced zoning districts in this Code Section). The evergreen tree massing shall be a minimum of two rows deep. Use of berms are strongly encouraged if noise abatement is necessary in addition to the evergreen tree mass planting. Pervious areas such as stormwater retention or detention ponds, parking lot islands or landscape planting areas around building foundations shall not be counted toward the land use compatibility open space.

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