



Date: April 4, 2022
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 Comprehensive Plan Amendment – Site Specific Future Land Use Designation

This agenda item is a proposed comprehensive plan amendment to add a new future land use designation for uses that require site specific development standards to ensure adjacent land use compatibility and/or protect environmentally sensitive areas. The proposed amendment adds a sixth future land use designation to Future Land Use Policy 1.1.6. to help the city plan for future growth and development.

As proposed, the uses that are allowed in the new future land use designation are any of the uses allowed in the City's existing future land use designations. As also proposed, a request to designate a parcel as Site Specific Plan will require a simultaneous text amendment detailing, at a minimum, the specific allowable uses and densities/intensities.

The proposed policy also requires that development on property with this designation be rezoned to a new zoning district. The intent of the new zoning district is to ensure a well-planned development program that will be compatible with existing/planned adjacent uses through consistency with site specific design standards and architectural controls.

General language is also proposed to be added to this policy, applicable to all future land use designations, to provide an understanding that the listed densities/intensities are not an entitlement.

Policy 1.1.6 Development orders shall only be approved consistent with the adopted Future Land Use Map. The Future Land Use Map classifications are defined below:

Commercial: Activities within land areas that are predominantly connected with the sale, rental and distribution of products, or performance of services. Commercial uses will be at a relatively low to moderate intensity, consistent with existing uses. Maximum commercial intensity shall be 0.50 F.A.R. (floor area ratio), unless as set forth below.

Properties with a Commercial Future Land Use designation that have frontage on a roadway designated as "principal arterial", may have a mixed-use development pattern not exceeding 3.0 F.A.R. and up to 80 dwelling units per acre, when adequate public facilities and services are demonstrated to be available and land use compatibility demonstrated. This mixed-use pattern will promote infill and redevelopment, while also promoting a reduction in vehicle trips and promoting mobility. Properties developing under the mixed-use concept may develop meeting the following design components, implemented through the land development regulations:

1. Massing and scale building heights shall be permitted by land development regulations; however, floors over the first may be required to be stepped back to provide massing relief from adjacent properties with a residential designation.
2. All sides of mixed use buildings shall incorporate architectural detail and design elements so that there are no blank walls on the exterior, incorporating a variety of rooflines, windows, and visual relief through changes in building material, as well as horizontal and vertical changes in the building facades.
3. Active uses within mixed-use buildings, including parking areas, recreational facilities, and mechanical equipment shall be appropriately buffered to reduce impact on existing residential uses.
4. Lighting and signage shall be appropriately designed, scaled and shielded to reduce impact on surrounding residential areas.
5. Other compatibility measures and development standards as may be defined through the Planned Development and site plan review process.
6. Any site with a property line adjacent to a street that provides access to a residential neighborhood shall have no curb cuts onto the residential street, so as to minimize impact to the residential neighborhood, unless approved by City Council in a public hearing as part of a Planned Development Zoning or a conditional use process.

Low Density Residential: Low density residential land uses shall be at a density not exceeding 4 dwelling units per acre.

Medium Density Residential: Medium density residential land uses shall be at a density greater than 4 dwellings units per acre and not exceeding 7 dwelling units per acre.

High Density Residential: High density residential land uses shall be at a density exceeding 7 dwelling units per acre but not greater than 16 units per acre.

Institutional: Activities within land areas that are predominantly connected with government, schools, hospitals, and medically related facilities. Institutional land uses will be at a relatively low to moderate intensity, consistent with existing uses. Maximum institutional intensity will be 0.50 F.A.R. (floor area ratio).

Site Specific Plan: The Site Specific Plan designation is used for parcels that, due to the proposed use, residential and/or nonresidential, require a more detailed level of review to ensure adjacent land use and/or environmental compatibility. The permitted uses on property with a Site Specific Plan designation shall be those allowed in any of the other City future land use designations; however, the ability to develop any use on the property shall be conditioned on demonstration of adjacent land use and environmental compatibility. To be compatible means, a development, building and/or land use is designed to be able to exist or occur without conflict with its surroundings in terms of its uses, scale, height, massing, and location on its site. The maximum density allowed shall be 16 units per acre for residential and 1.0 floor area ratio for nonresidential. Simultaneously with establishing this designation on the Future Land Use Map, a policy amendment shall be approved that details the development program for the property including, at a minimum, specific permitted uses and maximum density/intensity. Any change to such policy directives shall require a comprehensive plan amendment. Development on properties with this designation shall be required to be rezoned to the Site Specific Plan District to ensure a well-planned development program compatible with adjacent uses through consistency with site specific design standards and architectural controls.

The density/intensity maximums listed in this policy are not an entitlement and are not achievable in all situations. Many factors may limit the permitted use and/or density and/or intensity including, but not necessarily limited to, physical limitations imposed by property dimensions and onsite natural resources and environmental systems, necessary land use compatibility design standards, as well as compliance with applicable code requirements such as, but not limited to parking, open space, setbacks, and impervious surface maximums.