

PLANNING COMMISSION SUMMARY

ITEM: Amendment to the Promontory Preliminary PUD, Area B

FILE NUMBER: ZON2019-002 & PUD2019-0002

PROJECT: Promontory Preliminary PUD, Area B, 1st Amendment

LOCATION: South of Highway 34 Business (10th Street), west of Promontory Parkway, east of Promontory Circle and north of 16th Street

APPLICANT: Sam Coutts on behalf of Promontory Investors, LLC, and State Farm Mutual Automobile Insurance CO

CASE PLANNER: Mike Garrott AICP, Planning Manager

PLANNING COMMISSION HEARING DATE: April 23, 2019

PLANNING COMMISSION FUNCTION:

The Planning Commission shall consider the staff report, along with testimony and comments made by the applicant and the public and shall then make a recommendation to the City Council regarding the application in the form of a finding based on the review criteria in Section 18.30.050(c)(3) and 18.32.040 (b)(1-2).

EXECUTIVE SUMMARY

The City of Greeley is considering a request by Sam Coutts on behalf of Promontory Investors, LLC, and State Farm Mutual Automobile Insurance CO, for a Preliminary PUD amendment. The applicants propose to add churches, schools and recreational areas uses within the Promontory PUD, Area B only. The properties consists of approximately 55.440 acres. (*See Attachment A – Vicinity Map*)

A. REQUEST

The applicant is requesting approval of the PUD Amendment. (*See Attachment A – Vicinity Map and Attachment B – Promontory PUD, Area B, 1st Amendment Zoning Map*).

B. STAFF RECOMMENDATION

Approval

C. LOCATION

Abutting Zoning:

North: R-L (Residential Low Density) & PUD (Planned Unit Development)

South: PUD (Planned Unit Development)

East: PUD (Planned Unit Development)

West: PUD (Planned Unit Development)

Surrounding Land Uses:

North: Vacant

South: Parkland (Promontory Park)

East: Vacant (Future Phase III, Promontory Residential)

West: Commercial (State Farm Regional Campus and CDOT Regional Headquarters)

Site Characteristics:

The site is currently undeveloped with no natural unique or special topography, vegetation, wildlife or other factors, which could influence development options. Perimeter landscaping has been installed at the all roadway intersections that surround the properties. Detached sidewalks exist along all internal roadways, but do not currently exist along Hwy 34 Business. The properties slope from the southwest to the northeast. Drainage is conveyed to an existing 24" storm water line (southwest corner of US Hwy 34 Business and Promontory Parkway, which directs storm drainage to an existing detention pond located across Promontory Parkway and US Hwy 34 Business.

D. BACKGROUND

The parcels were annexed into the City in 1985 as part of the Golden Triangle Second Annexation (File No. 2:85), which consisted of an area of approximately 1,701 acres. The intent of the concept PUD was to allow for mix-use development, including open space, residential, commercial, industrial, and recreational uses. The conceptual PUD plan shows light industrial development, business office, park, and commercial uses on the southern portion of the PUD area that transitioned to various densities of residential and recreational/open space uses to the north.

In 1997, the City Council approved an amendment, which broke the Golden Triangle Concept PUD from one PUD into six PUDs (File No. PUD 11:97). The amendment was intended to streamline the PUD approval process. Under the 1976 Development Code, PUD actions required all land owners to sign off on development plans. As the largest PUD in the City at the time, 1,701 acres, this requirement was found to be cumbersome. The concept PUD was split into six smaller PUDs and assigned each a set of allowed uses based on the concept PUD plan. The subject site is located in the Golden Triangle Concept PUD #1. In accordance with the Golden Triangle Concept PUD, PUD #1 allowed industrial uses only.

On December 1, 1998, the City Council approved an amendment to the Golden Triangle PUD, which rezoned the subject properties from PUD (Golden Triangle) to PUD (Tri-Pointe), [File No. PUD 8:98]. The Tri-Pointe PUD encompassed the area of 668.72 acres. The conceptual plan as

approved, allowed for a mixture of land uses, varying from residential, institutional, corporation headquarters, general commercial, and a requirement for the dedication of parks, schools, fire station location. From the minutes of the hearing, the applicant (Craig Harrison), agreed to provide “a 10 acre-park, a 1 ½ acre fire station site to the City of Greeley and a 10-acre site for an elementary school to the Windsor School District”. “The park and school sites will adjoin each other, the land that is dedicated would not include any water rights or on-site infrastructure”.

The permitted uses within the Tri-Pointe PUD (aka Promontory PUD), Area B (lots 2 and 3) allows for the following uses: Banks, savings and loans, financial intuitions, ATM’s windows, medical and dental offices and clinics, massage therapists, medical supply sales and rental, office and corporation headquarters, parking lots and structures, restaurant, deli, café, if contained within a primary use building.

On March 16, 1999, the City Council approved an amendment to the Tri-Pointe PUD (File No. PUD 3:99), the PUD was amended and the name of the PUD was formally changed to Promontory. This amendment also capped the amount of retail to 84.54 acres, increase the residential acreage cap from 200 acres to 250 acres (a minimum of 900 dwelling units), increased the height allowance for office/business uses from 40 feet to 70 feet and 60 feet for industrial uses, and requirement of the developer to dedicate a 10 acre park, a minimum of 1.5 acres for a fire station location

On December 21, 1999, the City Council approved modifications to the hearing held on March 16, 1999. At this hearing, the Council approved the allowance for detached sidewalks, site and building design standards, lighting standards, parking in non-residential areas can exceed 125 percent of the required parking, adding a requirement for bicycle parking, off-street parking regulations and landscaping to comply with the City’s Development code, and modified the requirement of signatures to submit PUD for approvals. Under the revision, each land owner would be able to sign a letter of waiver, “forfeiting their rights, which would allow future PUD’s be signed only by those pre-approving the PUD when they buy land. This proposal would be in lieu of application for final PUD approvals being submitted by the property owner, metro district, and 75 percent of all property owners owning 75 percent of the land within that tract or sub-tract”. So, the final provisions added, allows individual property owners within the individual tracks or areas to be the applicant and does not require the metropolitan district signature, providing the district does not own land within the track or area.

In 1999, the City of Greeley approved two metropolitan districts that serve the Promontory development, which are known as Tri-Pointe Commercial District and Tri-Pointe Residential District (MD 1:99). Lot 2 was exempted from either metropolitan district, Lot 3 is included within the Tri-Pointe Commercial District.

On October 4, 2000, the Final Plat was approved for the Promontory Subdivision (PUD 10:99), which created ten super pad lots and numerous tracks. The subject lots were platted as lots 2 and 3.

Since the platting in 2000, the subjects parcels have remained vacant and undevelopment.

E. APPROVAL CRITERIA

Development Code Section 18.30.050 Rezoning Procedures

For the purpose of establishing and maintaining sound, stable and desirable development within the City, the rezoning of land is to be discouraged and allowed only under circumstances provided for in this Section [of the Code]. This policy is based on the opinion of the City Council that the City's zoning map is a result of a detailed and comprehensive appraisal of the City's present and future needs regarding land use allocation and other zoning considerations, and, as such, should not be amended unless to correct manifest errors or because of changed or changing conditions in a particular area of the City in general.

The review criteria found in Section 18.30.050(c)(3) of the Development Code shall be used to evaluate the zoning amendment application.

- a) **Has the area changed, or is it changing to such a degree that it is in the public interest to rezone the subject property to encourage development or redevelopment of the area?**

Staff Comment: Since the zoning in 1998, two major headquarters have been constructed and over 300 single family lots have been development within the Promontory development. The subject properties have remained undeveloped for over 20 years, without any land use approvals or requests. The applicant has stated that the limitation of land use options has impacted the developability of the lots. As such, the applicant has a potential user (church), which would like to construct a new facility to serve the western portions of the City and the meet the needs of their growing church. Without the rezone, church uses would not be permitted within the subject area. Offering additional uses within the subject parcel may spur new development within the subject parcels, but also could be a catalyst for additional commercial/retail business near or within the Promontory area.

The proposal complies with this criterion.

- b) **Has the existing zoning been in place for at least fifteen (15) years without substantial development resulting and does the existing zoning appear to be obsolete, given development trends?**

Staff Comment: The subject site has been zoned Planned Unit Development (PUD) for over nearly 20 years, without any development within the sites. The zoning designation does not appear to be obsolete, however, adding additional uses to the sites could make the properties more marketable.

The proposal complies with this criterion.

c) Are there clerical or technical errors to correct?

Staff Comment: There are no clerical or technical errors to correct.

This criterion is not applicable to this request.

d) Are there detrimental environmental impacts, such as flood plains, inadequate drainage, slopes, unstable soils, etc., that may affect future development of this site and which may not have been considered during the original zoning of the property?

Staff Comment: The site does not contain any known detrimental environmental conditions.

This criterion is not applicable to this request.

e) Is the proposed rezoning necessary in order to provide land for a community related use, which was not anticipated at the time of adoption of the City's Comprehensive Plan; or have the policies of the City changed to the extent that a rezoning is warranted?

Staff Comment: The rezone request is not necessary to provide land for community related uses.

This criterion is not applicable to this request.

f) What is the potential impact of the proposed rezoning upon the immediate neighborhood and the city as a whole (including potential noise and environmental impacts, visual impacts, the provision of City services such as police, fire, water, sewer, and pedestrian systems and parks and recreational facilities)?

Staff Comment: It is not anticipated that the proposed zoning would create significant impacts on the property or adjacent land uses.

Any potential noise created by future development will be regulated by the Municipal Code. The appropriate buffering would be required to be provided, which lessens any potential visual impacts. City services should not be impacted, since the surrounding area is already served by municipal services such as water and sewer. Police and Fire are already serving this area since it is within the City of Greeley.

The proposal complies with this criterion.

g) Is there clear and convincing evidence that the proposed rezoning will be consistent with the policies and goals of the City’s Comprehensive Plan and comply with the applicable zoning overlay requirements?

There are no zoning overlay requirements for the subject property. The following City of Greeley Imagine Greeley Comprehensive Plan policies apply to this request:

Education, Health, and Human Services:

- ***EH-2.4 Land Use*** – *Promote land use decisions that support walkability and improve access to basic needs, such as neighborhood markets or grocery stores, parks and natural areas, as well as medical and personal services. Support access to goods and services that support health and wellness in all neighborhoods.*
- ***EH-4.2 School Siting*** – *Collaborate with the school districts in developing long-range school siting plans. Encourage new schools on sites that are:*
 - *Located near the population they are intended to serve;*
 - *Co-locate with or near existing facilities and amenities that provide opportunities for shared use and capital improvements, such as City parks;*
 - *Separated from potential land use hazards or nuisances;*
 - *Served by transportation options (e.g. roadways, transit, bike path and sidewalks) that provide safe access to and from school; and*
 - *Sites so as to minimize impacts on the surrounding neighborhood or area and existing transportation network.*

Growth & City Form:

- ***GC-2.5 Neighborhood Centers*** – *Promote neighborhood centers—small scale retail areas providing basic commercial goods and services—to locate within a walkable distance of residences, usually a quarter mile or less.*

Staff Comment: The Imagine Greeley Comprehensive Plan strongly supports compact, pedestrian scaled commercial development that is close to residential neighborhoods. The subject site is located within such a development, and therefore has the potential to contribute to wider option of goods and services (church, schools and parks) available within a walking or biking distance of many residents.

The proposal complies with this criterion.

h) What is the potential impact of the proposed rezoning upon an approved Zoning Suitability Plan for the property?

Staff Summary: There is no approved Zoning Suitability Plan for this property. The provided Zoning Suitability Map shows that the property can be development in accordance with the Development Code.

The proposal complies with this criterion.

Standards for PUD establishment: In reaching recommendations and decisions as to rezoning land to the PUD district, the Planning Commission and the City Council shall apply the following standards in addition to the standards and procedures of Section 18.30.050 applicable to the rezoning of land:

1. Area Requirements

The area of a proposed PUD shall be of substantial size to permit its design and development as a cohesive unit fulfilling the stated purpose of these regulations and to establish the PUD as a meaningful part of the larger community.

Staff Comment: The site contains 55.440 acres; Section 18.32.040(b)(1) of the Greeley Development Code limits consideration for PUD establishment to a minimum of two (2) acres in size.

The proposal complies with this criterion.

2. Is the proposed Preliminary/Concept PUD Consistent with the Land Use Chapter of the Comprehensive Plan

A PUD proposal shall be found to be consistent with all applicable elements of the Land Use Chapter of the City's adopted Comprehensive Plan with respect to its proposed internal design and use, its relationship to adjacent areas, and the City as a whole before it may be zoned as a PUD.

The following City of Greeley Imagine Greeley Comprehensive Plan policies apply to this request.

Education, Health, and Human Services:

- ***EH-2.4 Land Use*** – *Promote land use decisions that support walkability and improve access to basic needs, such as neighborhood markets or grocery stores, parks and natural areas, as well as medical and personal services. Support access to goods and services that support health and wellness in all neighborhoods.*

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The proposal complies with this criterion.

PHYSICAL SITE CHARACTERISTICS

1. SUBDIVISION HISTORY

The subject sites are part of the Promontory Subdivision (lots 2 and 3), which was platted in 2000 (Rec No. 2798115).

2. HAZARDS

Staff is unaware of any potential hazards that presently exist on the site.

3. WILDLIFE

The site is not located in an area of ecological significance.

4. FLOODPLAIN

The property is not located within any flood zones.

5. DRAINAGE AND EROSION

There are no concerns with drainage and/or erosion on the subject site.

6. TRANSPORTATION

The subject sites can be obtain accessed from Promontory Circle, 16th Street and Promontory Parkway. Adding church, school and park uses should not negatively impact the area. The City will review any proposed uses, as it relates to transportation at the tie of site development.

F. SERVICES

1. WATER

Water services are available in the area and can adequately serve the subject site.

2. SANITARY SEWER

Sanitation services are available in close proximity to all of the parcels within the subject site and can adequately serve the area.

3. EMERGENCY SERVICES

The subject site is within the City of Greeley’s Fire Protection area, the closest fire station is Station #7, which is located approximately 3.35 miles to the west (10th Street and 69th Avenue). The City of Greeley is anticipating construction of a new fire station, within the Promontory development. The new fire station is tentatively scheduled to be completed in either the late summer or early fall of 2020.

4. PARK/OPEN SPACES

No parks or regional open space areas are proposed with this rezone. Any future development projects will be required to evaluate the need to provide a park or regional open space.

5. SCHOOLS

No schools are proposed or located within the subject area. The properties are within the Windsor-Severance School District. The schools that currently (or will) serve the area are: Skyview Elementary, Severance Middle School and Severance High School (Fall of 2019).

6. METROPOLITAN DISTRICT

As mentioned previously within this report. The Tri-Pointe Commercial Metropolitan District serves lot 3 of the Promontory Subdivision, but does not serve lot 2 (from financial purposes). Typically, non-profit user do not pay property taxes, which could have a financial impact on the Metropolitan District.

G. NEIGHBORHOOD IMPACTS

1. VISUAL

There are no proposed site changes corresponding to the PUD amendment at this time.

2. NOISE

There are no proposed site changes corresponding to the PUD amendment at this time.

H. PUBLIC NOTICE AND COMMENT

Neighborhood notices were mailed to surrounding property owners on April 5, 2019, per Development Code requirements. Additionally, three public notice signs were posted on the subject site on April 11, 2019.

I. MINERAL ESTATE OWNER NOTIFICATION

Mineral notice is not required for a rezone request.

J. PLANNING COMMISSION RECOMMENDED MOTION

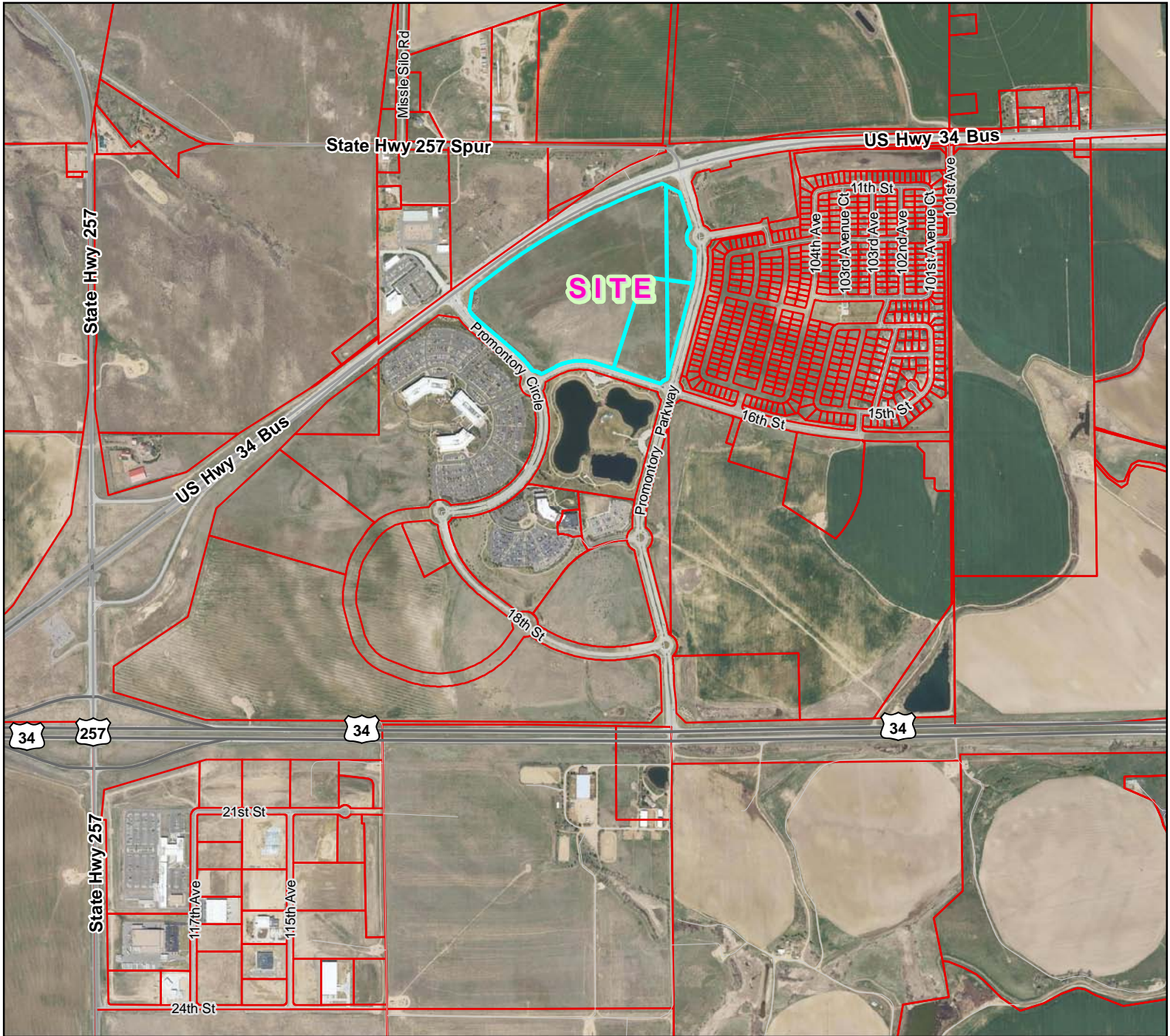
Based on the application received and the Project Summary and accompanying analysis, the Planning Commission find that the proposed amendment to the Promontory Preliminary PUD, Area B meets the applicable Development Code criteria, Sections 18.30.050(c)(3) a. b. f. g. and h. and Section 18.32.040(b) 1 and 2; and therefore, recommends approval of the rezone to the City Council.

K. ATTACHMENTS

Attachment A – Vicinity Map

Attachment B – Narrative

Attachment C – Promontory PUD, Area B, 1st Amendment Zoning Map



Notes:

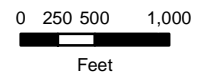
All planimetric data was digitized from aerial photographs dated 1987, 1992, 1995, 2000, 2005, and 2014. Updates are continual and data representations will change over time. This product is not necessarily accurate to engineering or surveying standards but does meet National Mapping Accuracy Standards (NMAAS). The information contained within this document is not intended to be used for the preparation of construction documents.

Information contained on this document remains the property of the City of Greeley. Copying any portion of this map without the written permission of the City of Greeley is strictly prohibited.

Promontory Preliminary PUD, Area B, 1st Amendment

Legend

 Property Lines



Created: April 4, 2019
By: garrotm, CD

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land planning ■ landscape architecture ■ urban design ■ entitlement

Promontory PUD, Area B, 1st Amendment

Project Narrative

This application is to request an amendment to the allowed uses in area B of the Tri-Pointe Mixed Use Development Conceptual Master Plan. The master plan currently allows a variety of office uses and restaurants within areas A and B. The applicant is requesting to add churches, schools and recreational areas as allowed uses in area B only.

The Tri-Pointe Mixed Use Development Conceptual Master Plan established the initial concept for the Promontory PUD development. The goal and intent for Promontory is to develop a showpiece mixed use project that creates a quality live/work environment which welcomes new business and new opportunities. The Promontory Design, Development and Construction Criteria Manual outlines that marketing will dictate ultimate build-out of the area and encourages a wide range of employment opportunities, services, housing, entertainment and recreation.

Churches and schools serve communities as more than just places of worship and education. They are also public spaces that provide a variety of goods and services. Many offer daycare, counseling, active recreation and employment opportunities. Some even offer art galleries, music venues and coffee shops. Schools and churches have the potential to be showpiece mixed use projects within themselves and will only further the goals of Promontory.

Recreational areas are also key to mixed use projects in order to provide residents and employees places to stay healthy mentally and physically. Promontory clearly recognizes recreational space's symbiotic relationship with development. A large public park is located at the center of the development and parcels D, J, K, L and M already allow recreational uses. By allowing recreational uses in parcel B, Promontory would have the option to create a loop of recreation around the entire development, which would could be anchored by the public park in the center.

Thinking outside of the box for over two decades.

The Promontory DDCC Manual also outlines general architectural guidelines to ensure the Promontory creates a vibrant built environment. Architecturally, church design is continually evolving and no longer has to fit the traditional archetype of an ornate building with steeples. More often, churches are looking to attract younger generations by providing modern architecture to make the church more approachable. Schools have also stepped up their game architecturally. School design has equally embraced the power of connecting to nature by providing windows in as many classrooms as possible. This ends up creating facades that mimic office buildings and medical suites, which are currently allowed uses in the area. Schools also generally have flat roofs with some architectural embellishments, as many commercial buildings do. It is entirely possible to design a church or school that is compatible with Promontory's commercial vernacular while still creating a usable and marketable space.

The addition of churches, schools and recreational areas in area B of the Tri-Pointe Mixed Use Development Conceptual Master Plan promotes the goals of the Promontory PUD, fits the intent of the land use, and helps open the door to new opportunities to enhance the character of this ambitious development.

TRI-POINTE Mixed Use Development Conceptual Master Plan

Amendment to the Tri-Pointe Planned Unit Development
Submitted for Westfield Development Company

Zoning Notes

The Project shall be viewed as a single unit.
A waiver for the entire site shall be granted to allow development outside the Mid-Range Expected Service Area expressly contingent upon the issuance of a permit to a major employer for the construction of a minimum facility of 150,000 square feet intended to house at least 300 employees at the site, 500 at full build-out.
No residential or commercial construction shall be allowed until issuance of a building permit for the minimum size 150,000 square foot facility by a major employer.
No fewer than 900 residential units shall be constructed at ultimate build-out.
Any land dedication does not include any water rights.
Should the fire district not require the prescribed land at time of dedication, requirement to dedicate will be waived.
Height Limits: (a) Office uses: 70' excluding enclosed mechanical penthouses or screened rooftop appurtenances.
(b) Retail/Commercial Uses: 40' excluding screened rooftop appurtenances.
All final PUD approvals shall be granted by City Council unless Council approves a set of design guidelines applicable to the various planning areas or uses. In that event, Planning Commission may approve all PUD's governed by those approved guidelines.
This PUD is valid for a period of three years from the date of its approval. If a major employer does not meet the minimum requirements set forth in this PUD within the three year time frame, the entire PUD must return to City Council for review.

Planned Unit Development Criteria

The Tri-Pointe PUD Amendment of 10/16/98 is an amendment to the land uses and development criteria of the existing Tri-Pointe PUD.
Open space requirements are being met within Areas E and F and within the eventual parcel by parcel site plans.

Mixed Use

Land Uses as identified on this PUD may be combined to the extent identified within the land use mix language of this PUD to encourage a creative mixture of housing, work and shopping opportunities. Quantities and types of specific land uses will be determined at Site Plan of the individual parcels.

PROMONTORY PUD, AREA B, 1ST AMENDMENT

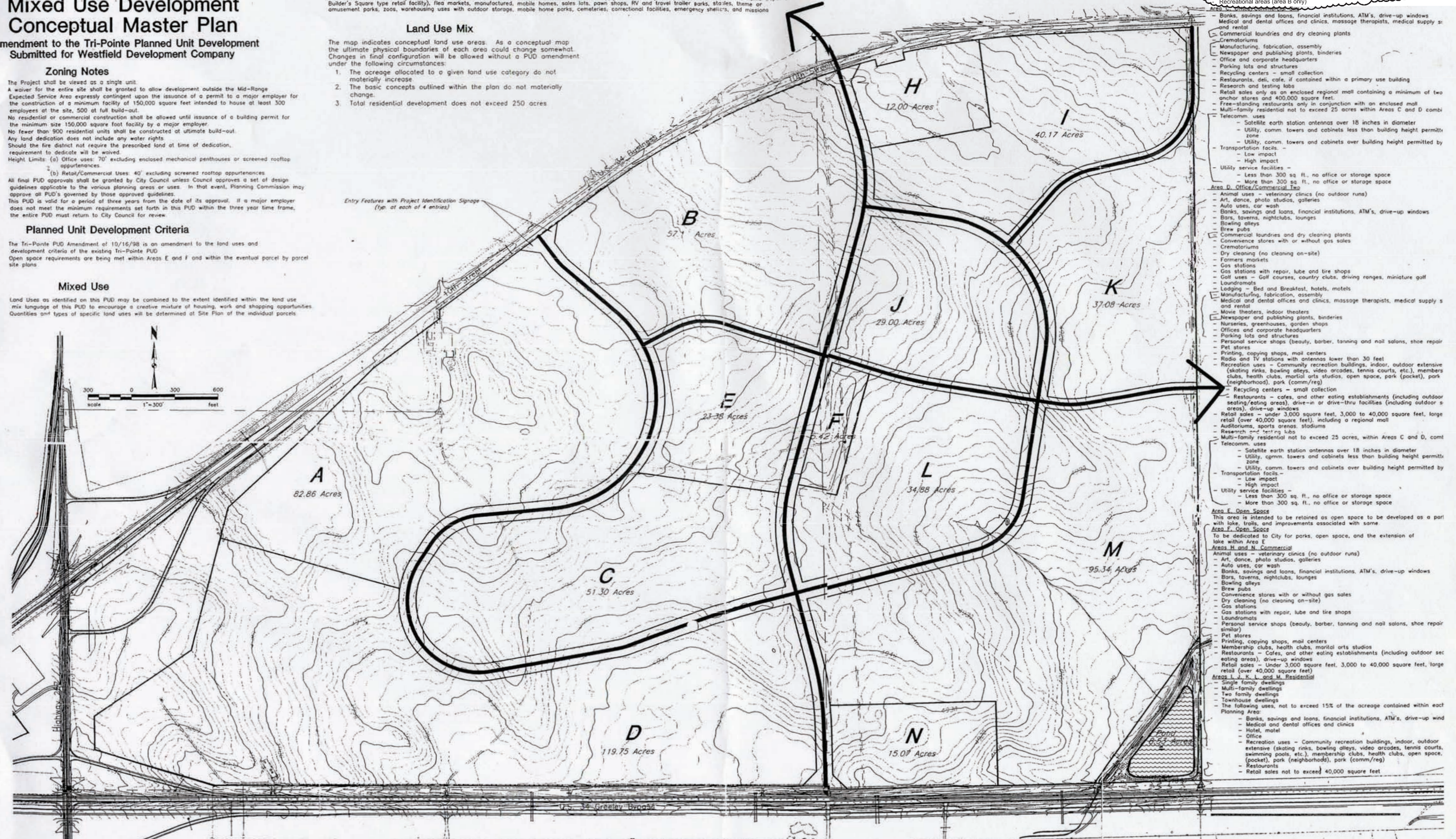
Uses not permitted at Tri-Pointe: airports, heliports, auto dismantling, junk and salvage yards, bulk storage of flammable liquids and gases for resale, concrete, asphalt batch plants (unless temporary for construction purposes only), farm equipment, implement, diesel and "hot" food processing, foundries, grain and feed elevators and supply, recycling centers, large collection and processing facilities, refuse transfer stations, rendering plants, slaughterhouse, meat processing, packaging, utility, commercial towers and cabinets over building height permitted by zone, transportation facilities, low impact, high impact, trucking and freight terminals, truck, trailer and large equipment rental, adult entertainment, kennels, auto dealer sales lots, bingo halls and parlors, livestock auction houses, builders, contractor supply offices and yards (except in the case of a Home Depot or Builder's Square type retail facility), flea markets, manufactured, mobile homes, sales lots, pawn shops, RV and travel trailer parks, stores, theme or amusement parks, zoos, warehousing uses with outdoor storage, mobile home parks, cemeteries, correctional facilities, emergency shelters, and missions.

Land Use Mix

The map indicates conceptual land use areas. As a conceptual map the ultimate physical boundaries of each area could change somewhat. Changes in final configuration will be allowed without a PUD amendment under the following circumstances:

1. The acreage allocated to a given land use category do not materially increase.
2. The basic concepts outlined within the plan do not materially change.
3. Total residential development does not exceed 250 acres.

Entry Features with Project Identification Signage
(Typ. of each of 4 entries)



- ### ALLOWABLE LAND USE BY AREA
- Area A and B Office**
 - Banks, savings and loans, financial institutions, ATM's, drive-up windows
 - Medical and dental offices and clinics, massage therapists, medical supply stores and rental
 - Office and corporate headquarters
 - Parking lots and structures
 - Restaurants, deli, cafe, if contained within a primary use building
 - Churches and Schools (area B only)
 - Recreational areas (area B only)
 - Area C, D, E, G, H, I, J, K, L, M, N Commercial**
 - Banks, savings and loans, financial institutions, ATM's, drive-up windows
 - Medical and dental offices and clinics, massage therapists, medical supply stores and rental
 - Commercial laundries and dry cleaning plants
 - Crematoriums
 - Manufacturing, fabrication, assembly
 - Newspaper and publishing plants, binderies
 - Office and corporate headquarters
 - Parking lots and structures
 - Recycling centers - small collection
 - Restaurants, deli, cafe, if contained within a primary use building
 - Research and testing labs
 - Retail sales only as an enclosed regional mall containing a minimum of two anchor stores and 400,000 square feet.
 - Multi-family residential not to exceed 25 acres within Areas C and D combi
 - Telecomm. uses
 - Satellite earth station antennas over 18 inches in diameter
 - Utility, comm. towers and cabinets less than building height permitted zone
 - Utility, comm. towers and cabinets over building height permitted by zone
 - Transportation facilities
 - Low impact
 - High impact
 - Utility service facilities
 - Less than 300 sq. ft., no office or storage space
 - More than 300 sq. ft., no office or storage space
 - Area D, Office/Commercial Use**
 - Animal uses - veterinary clinics (no outdoor runs)
 - Art, dance, photo studios, galleries
 - Auto uses, car wash
 - Banks, savings and loans, financial institutions, ATM's, drive-up windows
 - Bars, taverns, nightclubs, lounges
 - Bowling alleys
 - Brew pubs
 - Commercial laundries and dry cleaning plants
 - Convenience stores with or without gas sales
 - Crematoriums
 - Dry cleaning (no cleaning on-site)
 - Farmers markets
 - Gas stations
 - Gas stations with repair, lube and tire shops
 - Golf uses - Golf courses, country clubs, driving ranges, miniature golf
 - Laundromats
 - Lodging - Bed and Breakfast, hotels, motels
 - Manufacturing, fabrication, assembly
 - Medical and dental offices and clinics, massage therapists, medical supply stores and rental
 - Movie theaters, indoor theaters
 - Newspaper and publishing plants, binderies
 - Nurseries, greenhouses, garden shops
 - Offices and corporate headquarters
 - Parking lots and structures
 - Personal service shops (beauty, barber, tanning and nail salons, shoe repair)
 - Pet stores
 - Printing, copying shops, mail centers
 - Radio and TV stations with antennas lower than 30 feet
 - Recreation uses - Community recreation buildings, indoor, outdoor extensive (skating rinks, bowling alleys, video arcades, tennis courts, etc.), members clubs, health clubs, martial arts studios, open space, park (pocket), park (neighborhood), park (comm/reg)
 - Recycling centers - small collection
 - Restaurants - cafes, and other eating establishments (including outdoor seating/eating areas), drive-in or drive-thru facilities (including outdoor seating areas), drive-up windows
 - Retail sales - under 3,000 square feet, 3,000 to 40,000 square feet, large retail (over 40,000 square feet), including a regional mall
 - Auditoriums, sports arenas, stadiums
 - Research and testing labs
 - Multi-family residential not to exceed 25 acres, within Areas C and D, combi
 - Telecomm. uses
 - Satellite earth station antennas over 18 inches in diameter
 - Utility, comm. towers and cabinets less than building height permitted zone
 - Utility, comm. towers and cabinets over building height permitted by zone
 - Transportation facilities
 - Low impact
 - High impact
 - Utility service facilities
 - Less than 300 sq. ft., no office or storage space
 - More than 300 sq. ft., no office or storage space
 - Area E, Open Space**
 - This area is intended to be retained as open space to be developed as a park with lake, trails, and improvements associated with same
 - Area F, Open Space**
 - To be dedicated to City for parks, open space, and the extension of lake within Area E
 - Areas H and N Commercial**
 - Animal uses - veterinary clinics (no outdoor runs)
 - Art, dance, photo studios, galleries
 - Auto uses, car wash
 - Banks, savings and loans, financial institutions, ATM's, drive-up windows
 - Bars, taverns, nightclubs, lounges
 - Bowling alleys
 - Brew pubs
 - Convenience stores with or without gas sales
 - Dry cleaning (no cleaning on-site)
 - Gas stations
 - Gas stations with repair, lube and tire shops
 - Laundromats
 - Personal service shops (beauty, barber, tanning and nail salons, shoe repair similar)
 - Pet stores
 - Printing, copying shops, mail centers
 - Membership clubs, health clubs, martial arts studios
 - Restaurants - Cafes, and other eating establishments (including outdoor seating areas), drive-up windows
 - Retail sales - Under 3,000 square feet, 3,000 to 40,000 square feet, large retail (over 40,000 square feet)
 - Areas I, J, K, L, and M Residential**
 - Single family dwellings
 - Multi-family dwellings
 - Two family dwellings
 - Townhouse dwellings
 - The following uses, not to exceed 15% of the acreage contained within each Planning Area:
 - Banks, savings and loans, financial institutions, ATM's, drive-up window
 - Medical and dental offices and clinics
 - Hotel, motel
 - Office
 - Recreation uses - Community recreation buildings, indoor, outdoor extensive (skating rinks, bowling alleys, video arcades, tennis courts, swimming pools, etc.), membership clubs, health clubs, open space, (pocket), park (neighborhood), park (comm/reg)
 - Restaurants
 - Retail sales not to exceed 40,000 square feet

Planning Concepts:

1. Provide a mixed use activity center with a unique identity.
2. Maintain the ability to adjust land uses.

Notes: A minimum 10 acre school site and 1.5 acre Fire Station site will be dedicated to the City out of the residential area. The exact location and