



Planning Commission Work Session

ZTA 2019-04

January 26, 2021

Process

- Staff discussed this text amendment with the Planning Commission on September 24, 2019.
- Town Council initiated this ZOTA during their November 12, 2019 Regular Meeting.
- Staff held a work session with Town Council on August 6, 2020.
- Staff held a work session with the Planning Commission on September 22, 2020.
- PC held the first public hearing on this text amendment on December 15, 2020.

Regular Meeting

- During the Regular Meeting on December 15, 2020, it was suggested to create an Ordinance "B" that would require a Special Use Permit approval to allow the horizontal mixed-use in the C District.
- Staff has created an Ordinance "B" for your review and input. Ordinance "B" is attached to the Novus agenda item.

Changes

- Staff has received input regarding the original draft regarding the open space plaza requirement of 10,000 s.f. A plaza of this size is too large and it was recommended that the main open space park or square be reduced. Staff reduced the main open space area from 10,000 s.f. down to 500 s.f. The overall development is still required to meet the 10% open space area – just in multiple open space areas.

What is Proposed?

- Staff has proposed the following:
 - Allowing a variety of housing types (with the exception of single-family detached homes);
 - Minimum lot size of 5 acres in order to pursue mixed-use development. Rezoning to a PUD option requires a minimum of 25 acres;
 - Height and setback restrictions when adjacent, or across a street, from a residential district. Otherwise, setbacks and heights are regulated by current C District regulations;
 - New Supplemental Use Regulations section in Article 9.

Supplemental Use Regulations

- Allow up to 5 du/acre by-right. Must also have 500 s.f. of non-residential floor space for each dwelling unit.
- A density bonus of 5 du/acre can be achieved when at least 10% of the units are affordable dwellings;
- More than 10 du/acre will require SUP approval;
- Design standards for parking areas;
- Pedestrian and/or bicycle routes required;
- Minimum 10% open space is to be provided in the form of parks, public squares or a natural open spaces;
- Residential dwellings may not be located more than 500 linear feet from the open space area;

What's Next?

- Hold the work session.
- Provide input on Ordinance "A" and new Ordinance "B".
- Revise text based on input.
- Hold a public hearing in February or March.

Discussion.....



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