



Ocotillo 11 Update

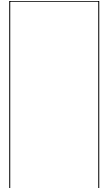
Town Council
February 19, 2020



WHY

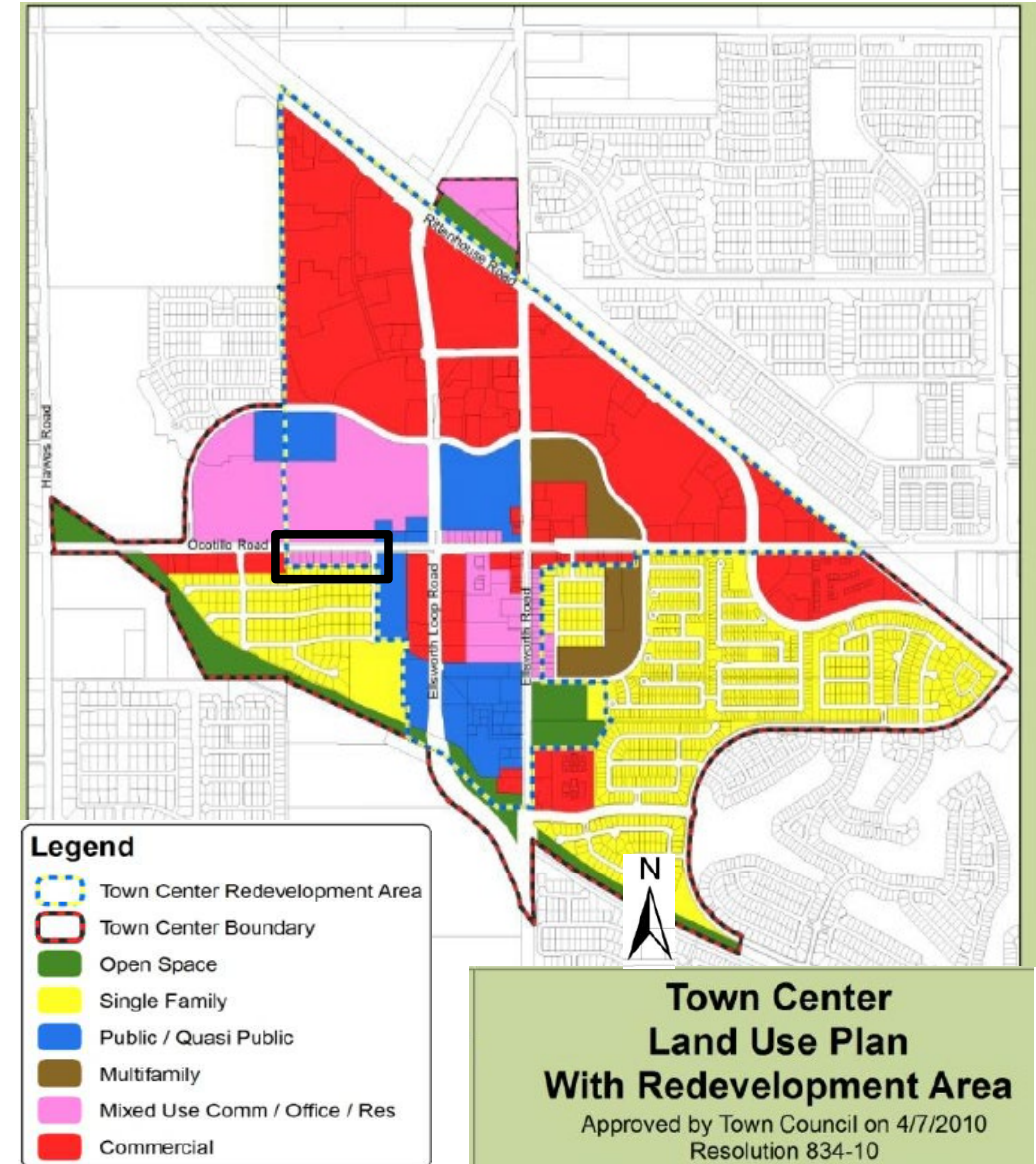
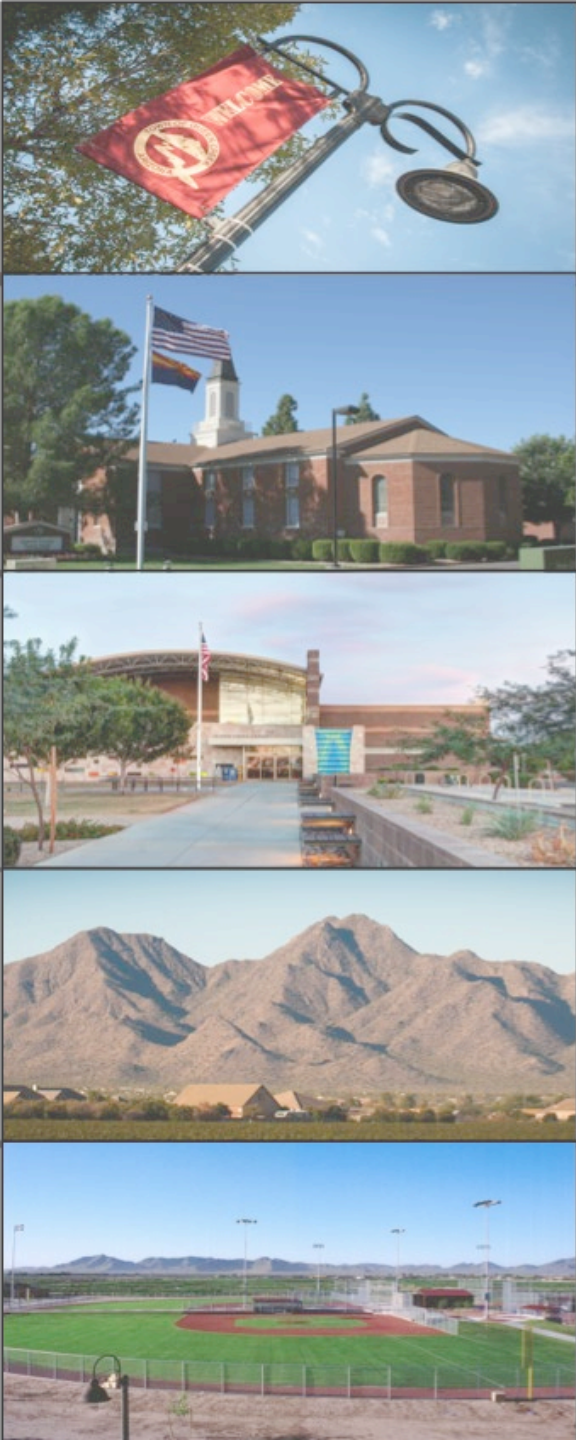
- Adapt to changing conditions and future property owner zoning requests
- Enable property owners to redevelop/convert if desired
- Develop a framework, standards and vision for redevelopment
- Mitigate conflicts (noise, traffic, permitted uses etc.)
- To enhance the life and long term use of the properties
- Support small, local businesses





CONSISTENCY WITH LONG RANGE PLANS

- 2018 General Plan
- Town Center Plan





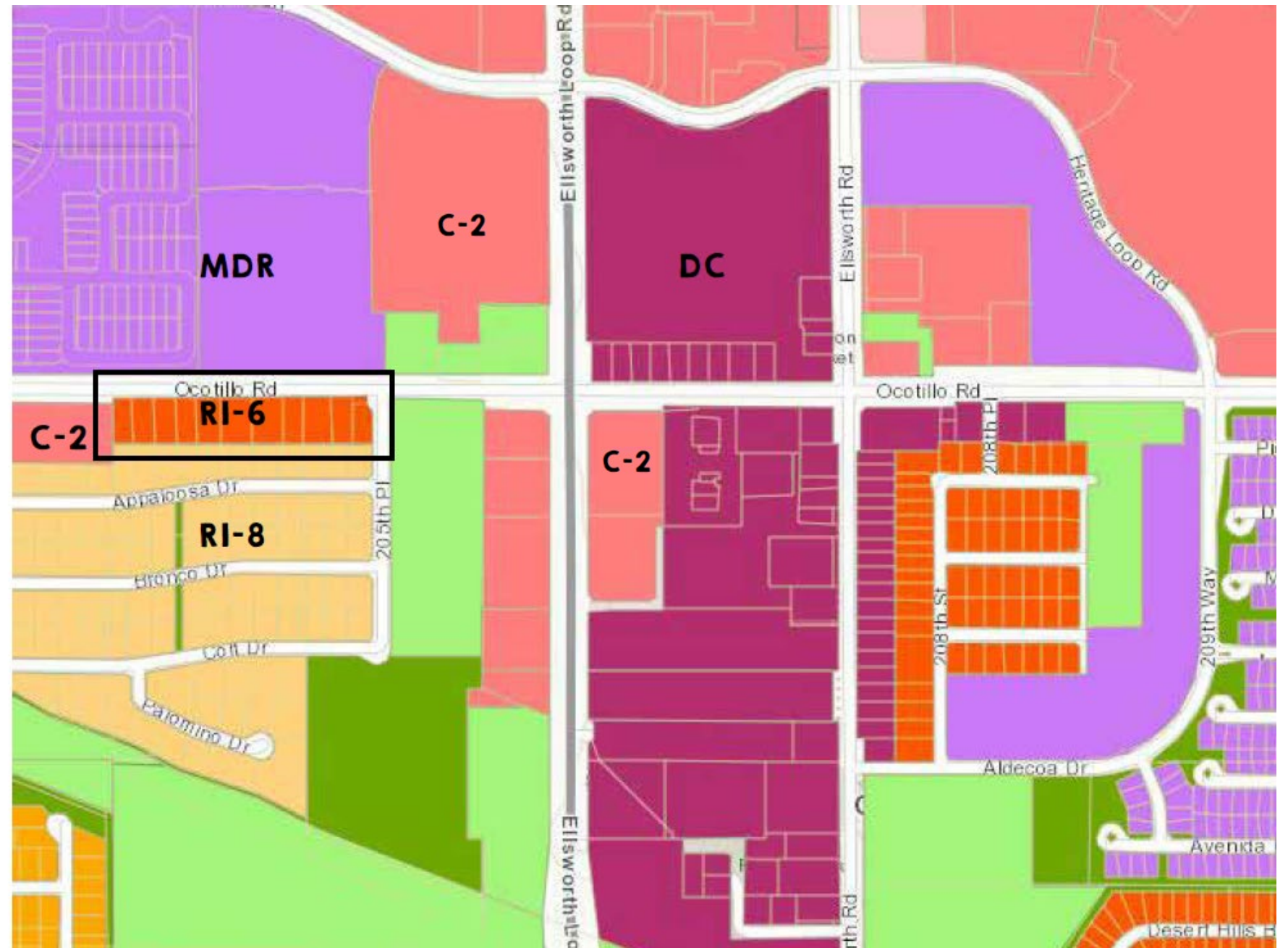
PROJECT DESCRIPTION

The subject property is currently zoned R1-6.

The total area includes 11 Parcels - 3.5 acres.

The purpose of this analysis is to study possible changes to allow for low intense office/commercial.





THE PROCESS

- Text Amendments to create a new Residential Commercial (RC) Zoning District
- Rezone the Ocotillo 11 properties to the newly created RC district with a PAD overlay
- No General Plan amendment required
- Administrative Site Plan Approval





PAD REZONE SPECIFICS

PERMITTED USES

- Low-intensity, low traffic generating commercial uses
 - Personal services (ex. tailors, law office, insurance agents, design studios)
 - Professional office
 - Arts, crafts, boutiques
- Residential/single-family



PERFORMANCE CRITERIA

- No outdoor display of goods
- Outdoor storage shall be fully screened
- Parking in rear of site
- Property line builder walls

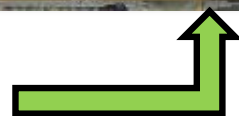


BUFFERING/LANDSCAPING

- 15' rear yard landscaping buffer for commercial uses/conversions only
- Front yard buffer with landscaping (i.e. tree required in front yard)



Buffer Area in green (15')



Note: Buffer to apply to Commercial conversions only

TRAFFIC/PARKING CONCERNS

- Minimize traffic conflicts
 - Possible shared access/parking among conversions to reduce ingress/egress
- No back outs onto Ocotillo
- Parking/uses must meet code
 - Limited opportunities for shared parking
- All new uses must meet traffic standards and receive final approval by Traffic Engineering/Public Works



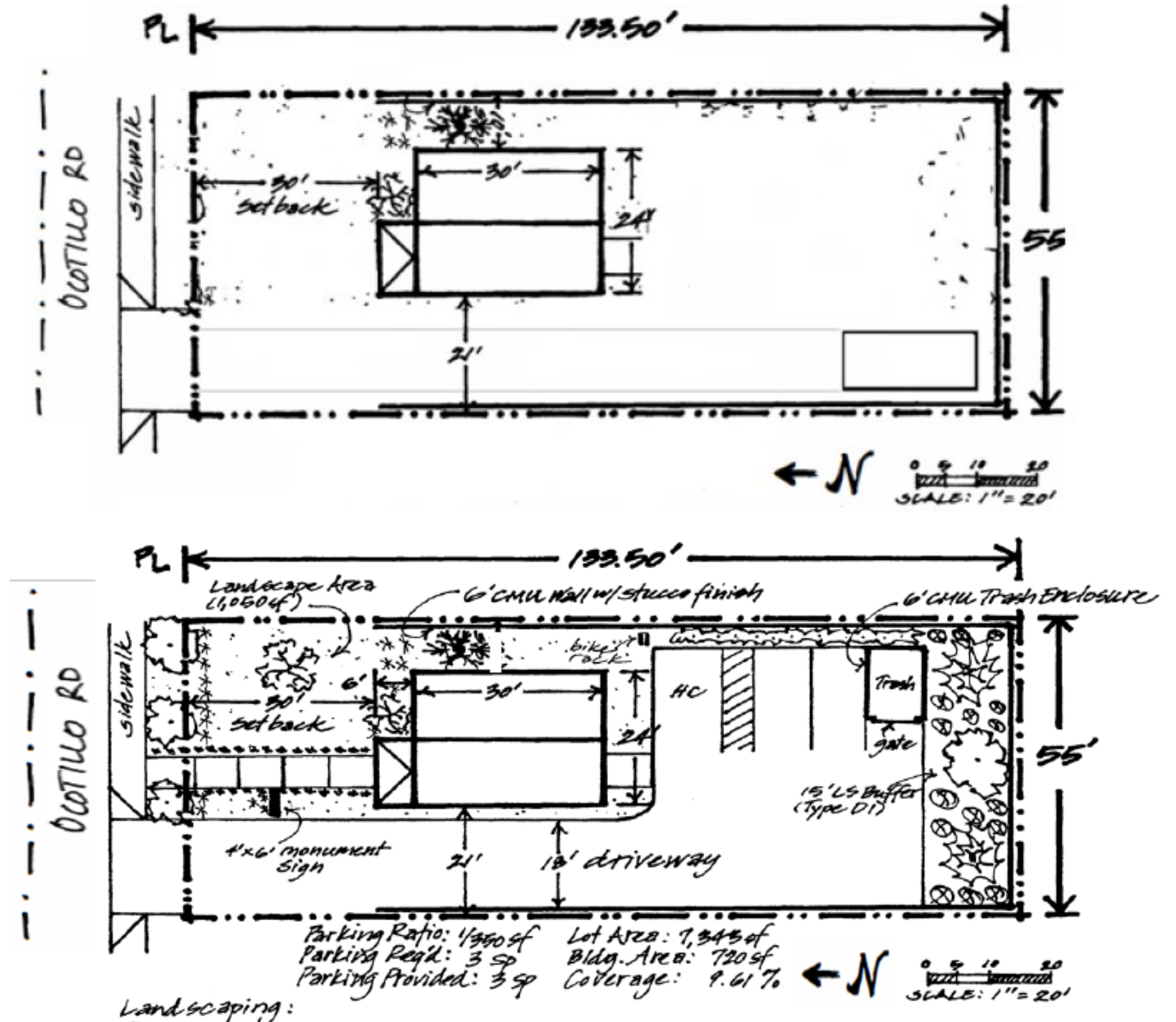
SITE PLAN EXAMPLE



Before



After



DESIGN GUIDELINES

- Buildings shall be painted neutral or earth tone colors
- Decorative brick, stone or masonry to the front façade
- Use of foundation planters or wainscoting
- Window detailing including shutters, simulated divided panes or more substantial trim
- A porch or covered entry
- Enhanced driveway materials
- Decorative fixtures should be coordinated in terms of style, color and materials
- Mechanical equipment and rooftop units shall be screened from public view



REDEVELOPMENT EXAMPLES

Before



After



REDEVELOPMENT EXAMPLES

Before



After



PHASING

- No timeline for redevelopment
- Possible consideration for site plan design of multiple properties (i.e. shared access)
- Admin. site plan approval process for the following:
 - Conversion of homes to commercial
 - Demolition of structures for new construction
 - New development on vacant land
 - Site redesign which includes landscaping, parking, etc.
- Must be consistent with the PAD/Design Guidelines



PROCESS/TIMELINE



- Property Owner Meeting – Sept. 10th, 2019
- EDC Introduction – Oct. 22nd
- Property Owner Meeting – Oct. 24th
- Council Worksession – Nov. 6th
- PZ Worksession Introduction – Nov. 13th

- 1200' Neighborhood Meeting – Jan. 6th, 2020
- PZ Worksession – Feb 12th
- **Council Worksession – Feb. 19th**
- PZ Hearing – March 11th
- Council Hearing – April 1st