

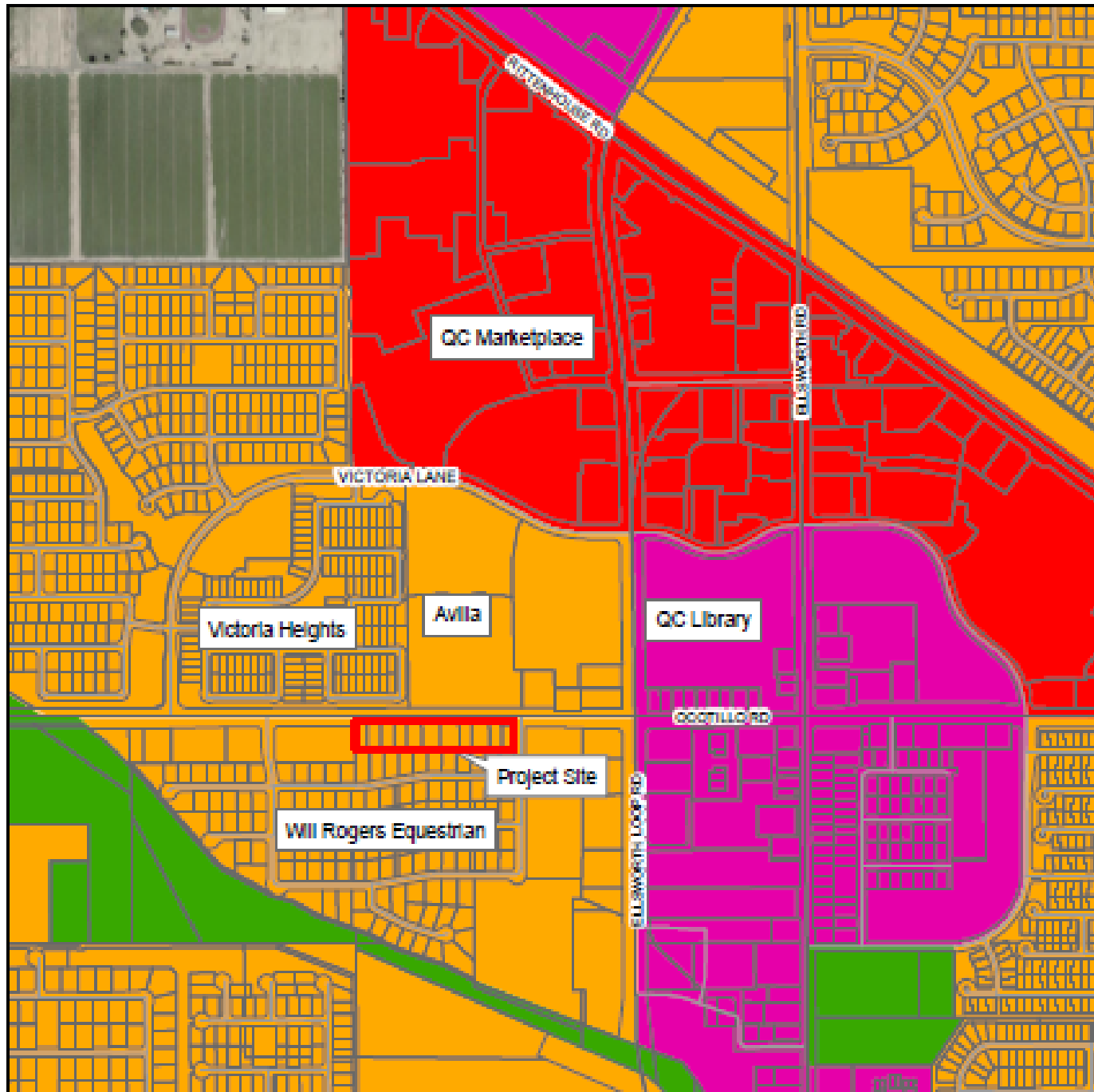


# Ocotillo 11 Text Amendments and PAD Rezone (P19-0238 & P19-0239)

Town Council  
April 1, 2020

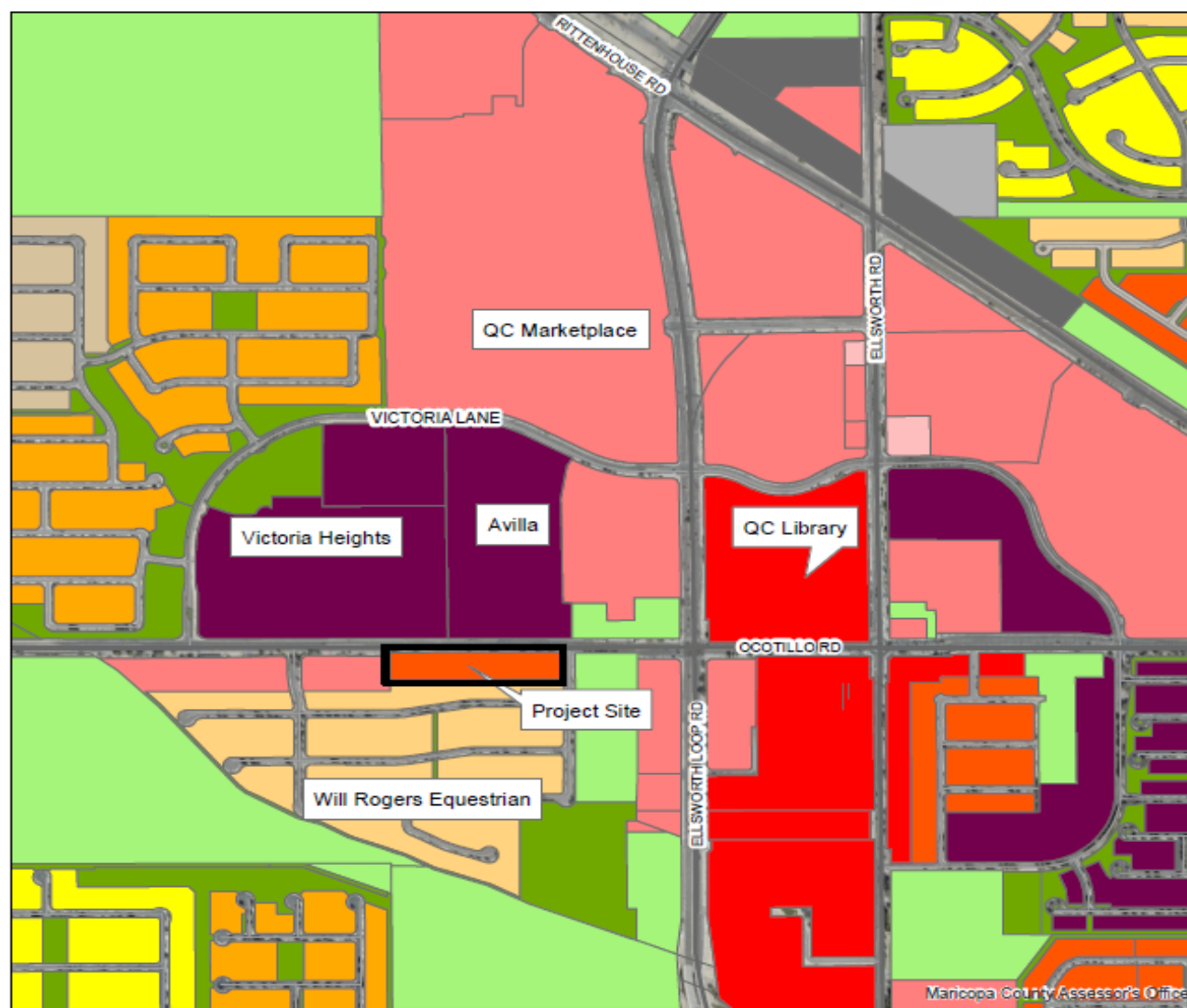
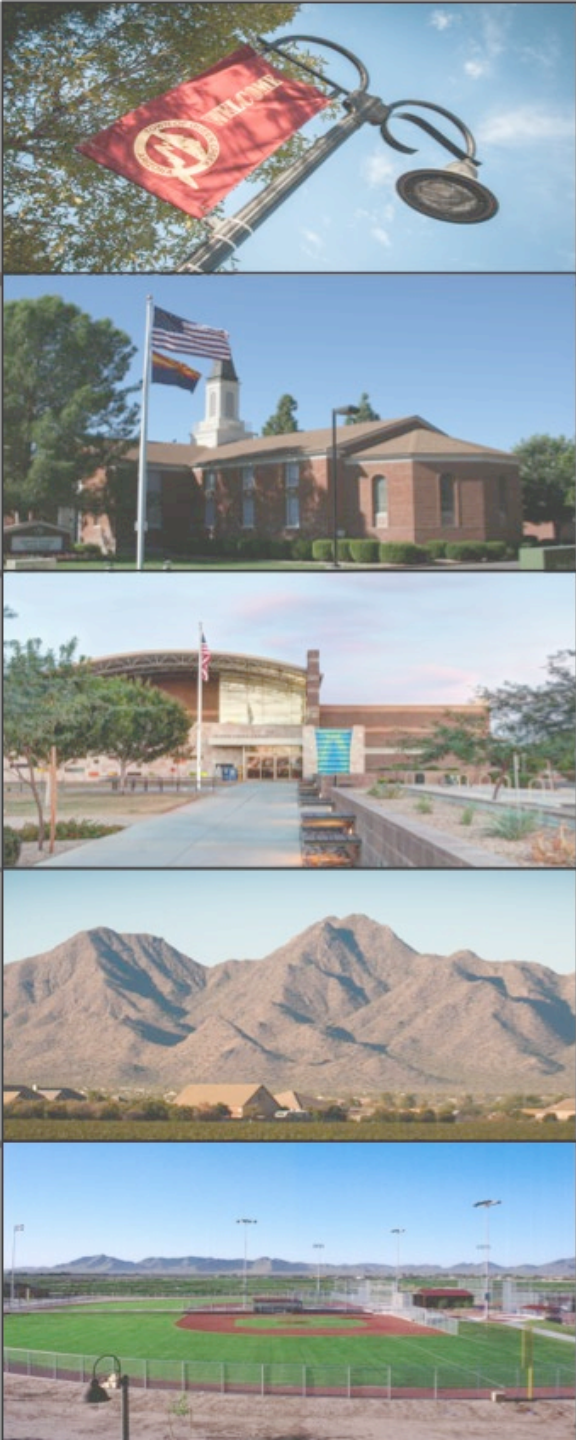






# GENERAL PLAN

Neighborhood

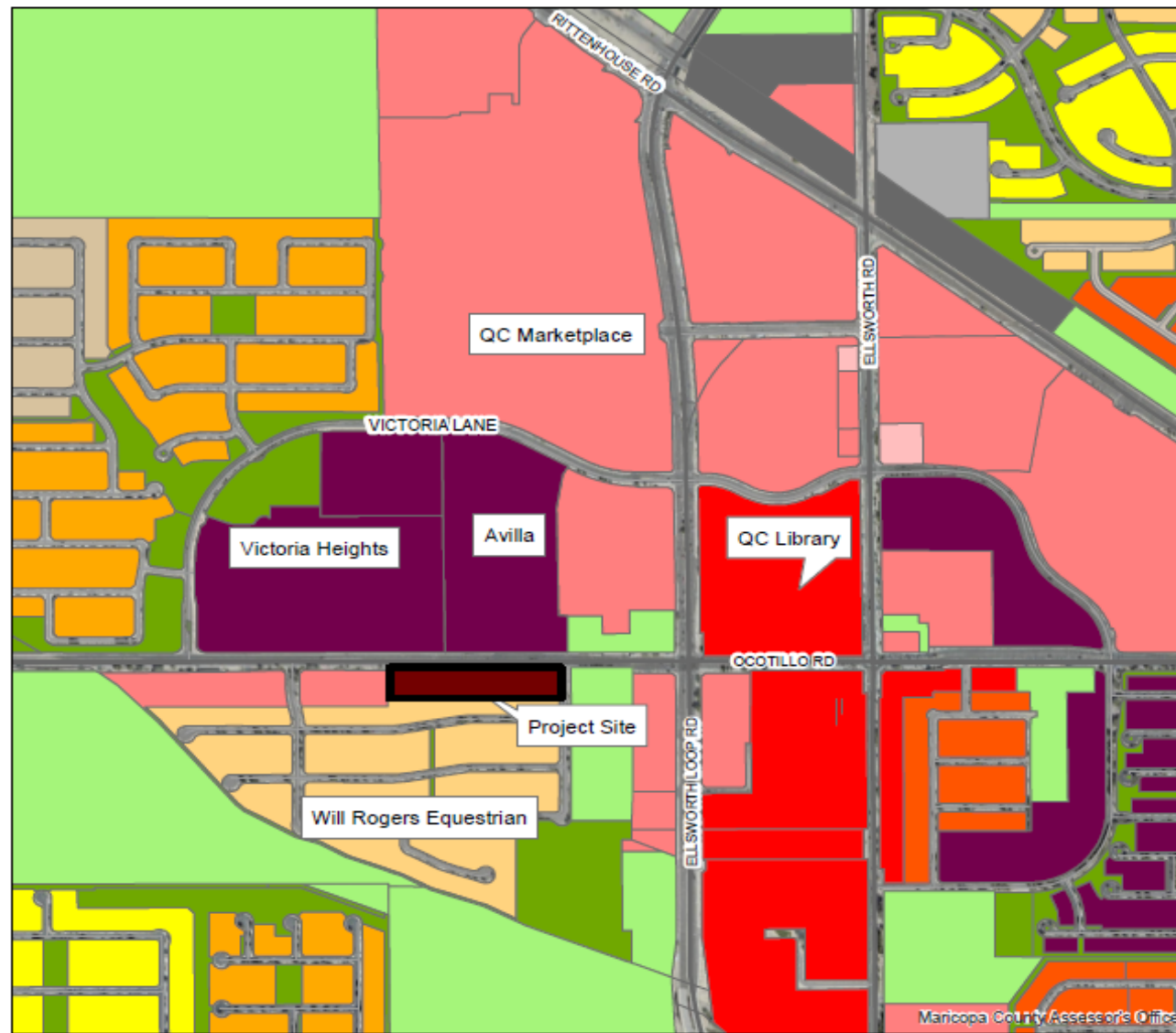


# EXISTING ZONING

R1-6

## Zoning

C-1 - Commercial	EMP B - General Industrial	R1-6 - Residential	R1-18 - Residential
DC - Downtown Core	PQP - Public/Quasi-Public	R1-7 - Residential	R1-35 - Residential
C-2 - Commercial	RC - Recreation/Conservation	R1-8 - Residential	R1-43 - Residential
C-3 - Commercial	MDR - Residential	R1-9 - Residential	R1-54 - Residential
EMP A - Office/Industrial Park	R1-4 - Residential	R1-12 - Residential	R1-190 - Residential
	R1-5 - Residential	R1-15 - Residential	PCD - Planned Community
			AT - Agritainment



# EXISTING ZONING

Residential Commercial (RC)/PAD

## Zoning

C-1 - Commercial	PQP - Public/Quasi-Public	R1-6 - Residential	R1-18 - Residential
DC - Downtown Core	PRC - Recreation/Conservation	R1-7 - Residential	R1-35 - Residential
C-2 - Commercial	MDR - Residential	R1-8 - Residential	R1-43 - Residential
C-3 - Commercial	R1-4 - Residential	R1-9 - Residential	R1-54 - Residential
RC- Residential Commercial	R1-5 - Residential	R1-12 - Residential	R1-190 - Residential
	EMP A - Office/Industrial Park	R1-15 - Residential	AT - Agritainment



# PROJECT DESCRIPTION

The subject property is currently zoned R1-6.

The total area includes 11 Parcels - 3.5 acres.



# THE PROCESS

- Text amendment request to create a new Residential Commercial (RC) Zoning District
- Rezone the Ocotillo 11 properties to the newly created RC district with a PAD overlay





# TEXT AMENDMENTS



# SUMMARY OF TEXT AMENDMENTS

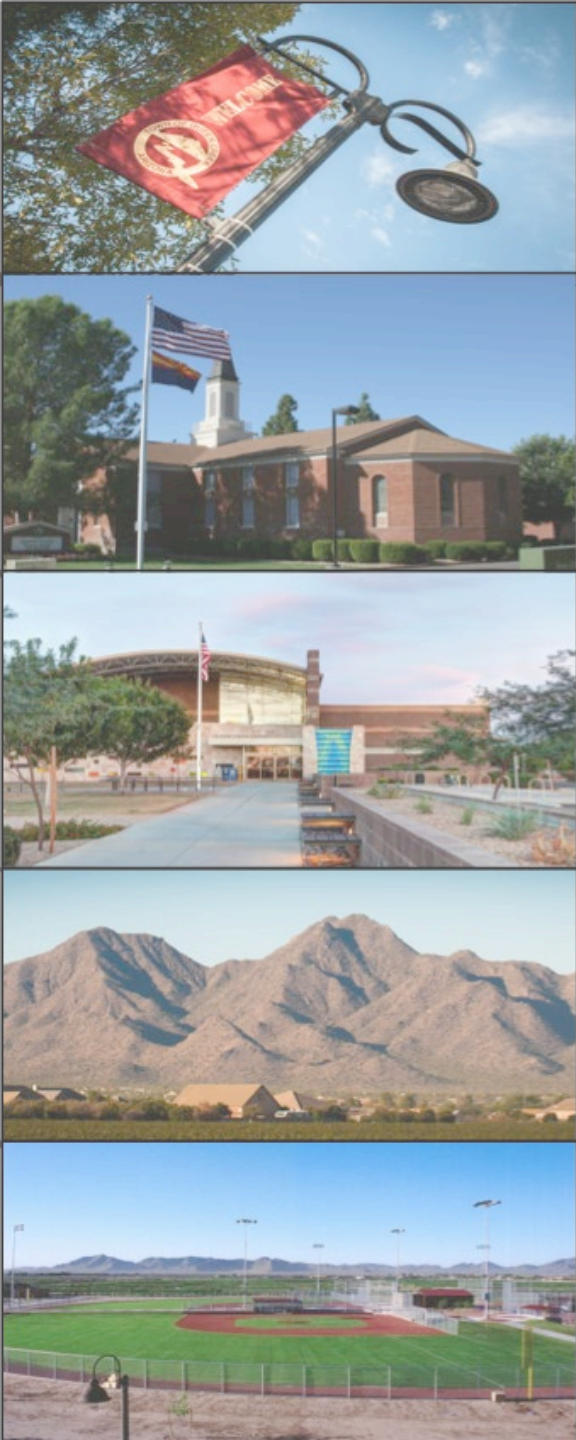
- Table 4.2-1: Zoning Districts – Update NC to RC
  - Table 4.3.2: Zoning District Descriptions
  - Table 4.7-2: Intensity Regulations
  - Section 4.9: Performance Criteria
  - Article 7: Sign Regulations
  - Other sections as applicable
- 
- Alternative standards that meet the intent of the Zoning Ordinance may be considered by the Planning Administrator





# PERMITTED USES

- Update the Zoning Ordinance Table
- Low-intensity, low traffic generating commercial uses
  - Single family, detached
  - Day care
  - Commercial offices
  - Medical offices
  - General and personal services
  - Bed and Breakfast
  - Small scale restaurants (conditionally permitted)
  - Arts, crafts, boutiques
- Residential/single-family



# DEVELOPMENT STANDARDS AND PERFORMANCE CRITERIA

Standard	RC (Proposed)
Minimum Area (Square Feet or Acres)	-
Minimum Width (Feet)	50
Minimum Depth (Feet)	100
Maximum Lot Coverage (Percent)	80%
Maximum Height (Feet)	30'
Minimum Front Yard Setback (Feet)	--
Minimum Side Setback (Feet)	5'
Minimum Rear Setback (Feet)	20' <sup>(1)</sup>

(1) Commercial uses in the DC and RC district abutting residential zoning districts shall have a rear yard landscape buffer of 15', subject to the approval of the Planning Administrator.



# PAD ZONING STANDARDS

# PERFORMANCE CRITERIA



- Commercial uses shall be required a 15' landscape buffer at the rear yards of the properties.
- New and redeveloped non-residential development is required to screen the rear and side yards with 6-foot tall solid masonry wall.
- Fabrication, assembly, and repair work shall be limited to areas within enclosed buildings and be completely screened.
- Outdoor display is prohibited and any outdoor storage shall be screened and located within the side or rear yards.
- Refuse enclosures shall be located at the rear of the site and fully screened.
- Operating hours to the public are limited to between 6:00 a.m. and 10:00 p.m.
- A clearly defined pedestrian path should be provided from the public sidewalk to the front entrance.

# 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')



# DESIGN GUIDELINES



- Building design elements for redeveloped properties are encouraged to use some or any of the following design elements. Please consider:
  - 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
- Alternative designs that meet the intent of the PAD may be considered by the Planning Administrator

# PHASING/ZONING

- No timeline for redevelopment
- Administrative Site Plan Process for redevelopment
- Possible consideration for site plan design of multiple properties (i.e. shared access)
- Alternative designs that meet the intent of the PAD may be considered by the Planning Administrator





# PROCESS/TIMELINE



- Property Owner Meeting – Sept.10<sup>th</sup>, 2019
- EDC Introduction – Oct. 22<sup>nd</sup>
- Property Owner Meeting – Oct. 24<sup>th</sup>
- Council Worksession– Nov. 6<sup>th</sup>
- PZ Worksession Introduction – Nov. 13<sup>th</sup>
- 1200' Neighborhood Meeting – Jan. 6<sup>th</sup>, 2020
- PZ Worksession – Feb 12<sup>th</sup>
- Council Worksession – Feb. 19<sup>th</sup>
- PZ Hearing – March 11<sup>th</sup>
  - Recommended Approval with a vote of 4-0 (Matheson, Gillette, and Sossaman absent)
- **Council Hearing – April 1<sup>st</sup>**



Questions?  
Thank You!