



Zimmerman Dairy/North Creek PAD Rezone Case P20 - 0109

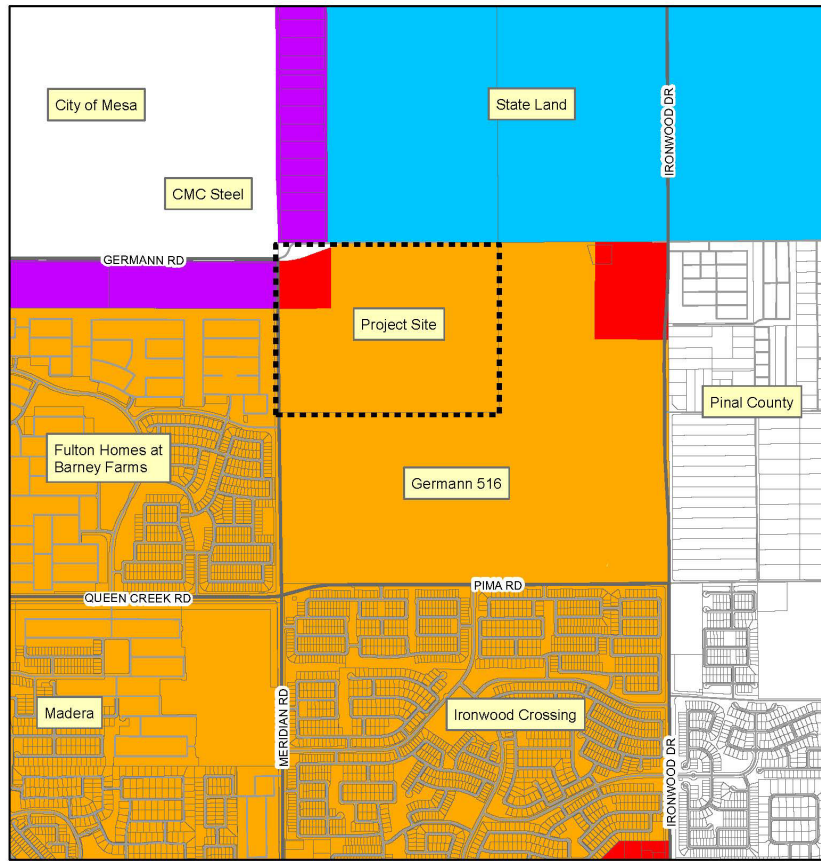
Town Council
November 4, 2020





Aerial
195.1 acres

Source: Esri, Maxar, GeoEye, Airbus, GeoGraphics, IGNIS/Airbus DS, USDA, USGS, AeroGRID, IGNIS, and the GIS User Community

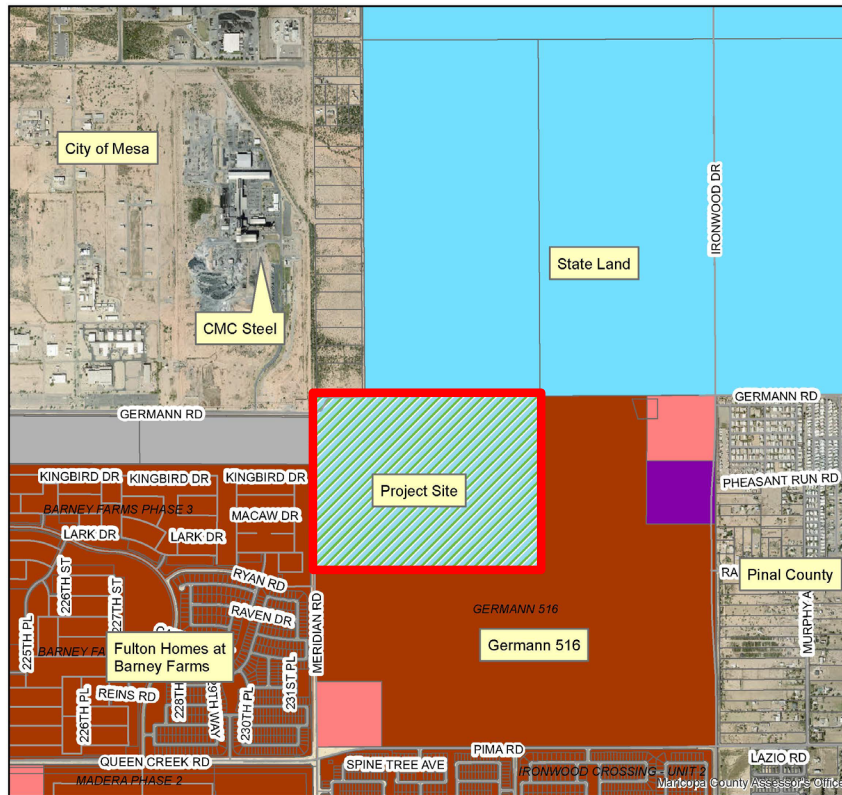


General Plan Land Use

- | | | | |
|--------------|------------|--------------------|--------------------|
| Rural | Commercial | Special District 1 | Special District 4 |
| Neighborhood | Industrial | Special District 2 | |
| Urban | Open Space | Special District 3 | |

General Plan Exhibit

14.1 acres of Commercial
177 acres of Neighborhood

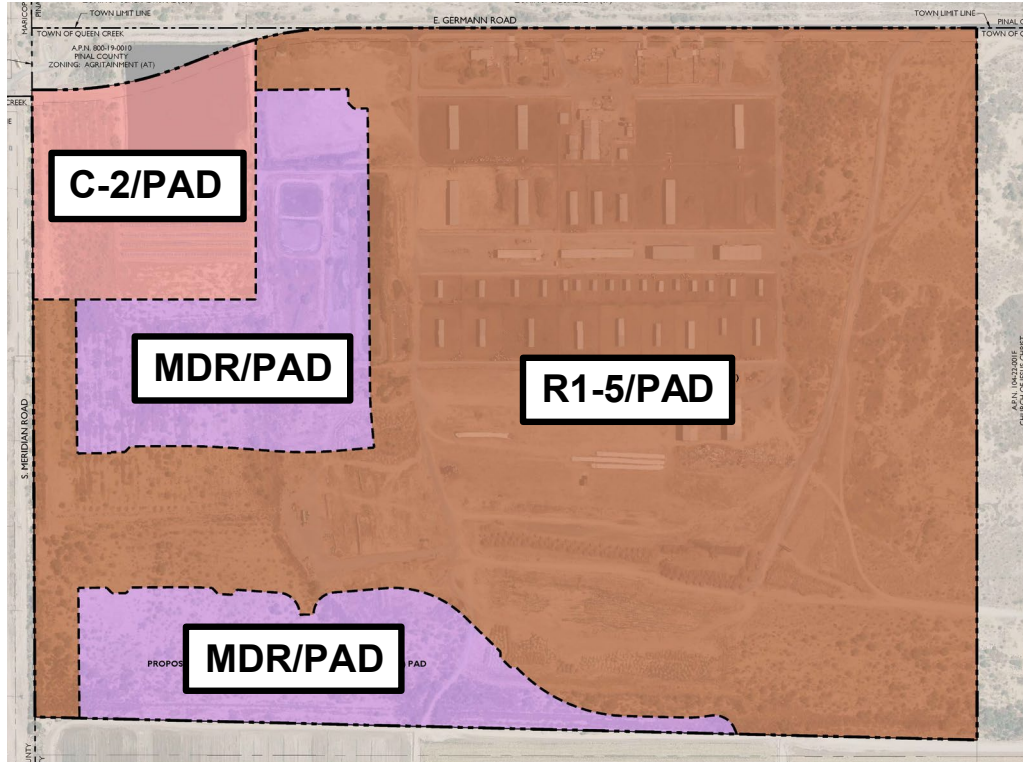


Existing Zoning Exhibit Agritainment (AT)

Zoning Districts

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

Proposed Zoning Exhibit



- R1- 5/PAD – 142 acres
- MDR/PAD - 38 acres
- C- 2/PAD - 15.1 acres

Development Plan



738 lots

4.5 du/acre (net)

- R1-5 – 3.8 du/acre (net)
- MDR – 6.7 du/acre (net)

MDR – Single - family detached alley loaded housing product

Lot Size	Zoning District	# of Lots	% of Lots
Village Series	MDR	256	35%
46'x120'	R1-5	304	41%
60'x135'	R1-5	178	24%
TOTAL		738	100%

Proposed Deviations

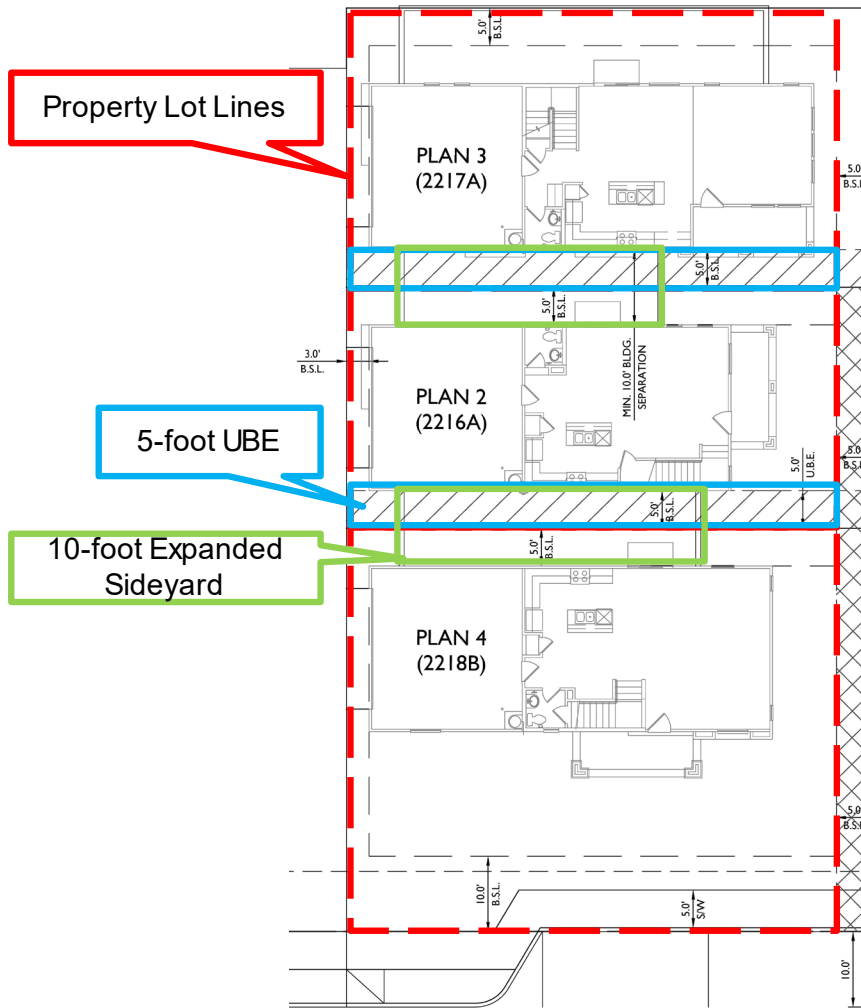
- **Proposed Lot Width (R1 - 5)**
 - Reduce from 50 - feet to 46 - feet
 - 304 lots of 482 lots (63%) in the R1 - 5 parcels
- **MDR Dimensional Standards**



Alley Loaded Product



Use and Benefit Easement



Alley Loaded Product



2218i C

2214 A

2218i D

2216 C

2213 A

2216 D

2214 B

2213 C



Public Comments

- Neighborhood Meeting held on Sept. 1 – no members of the public in attendance
- Staff received one email of opposition
 - Adjacency to industrially zoned area

