



Magma PAD Rezone & Site Plan

Town Council

Feb. 21, 2024



Request

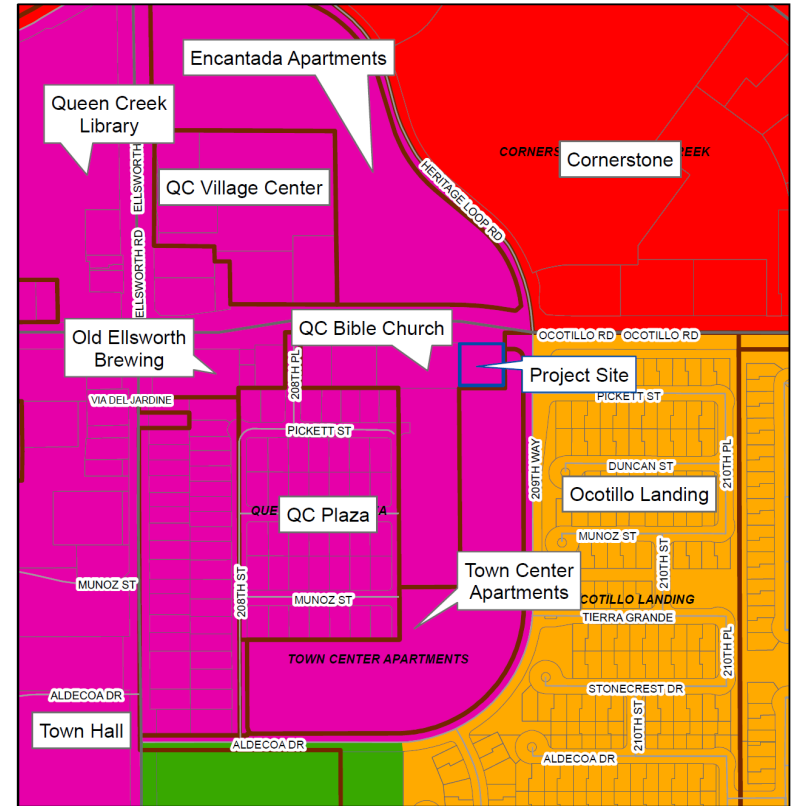
- Rezoning: ~0.5 acres (R1-43 to Downtown Core (DC) PAD)
- Site plan:
 - Site and building improvements
 - Reuse of building
 - Remove accessory buildings and covered patio



Magma Rezone



General Plan: Urban



General Plan Land Use

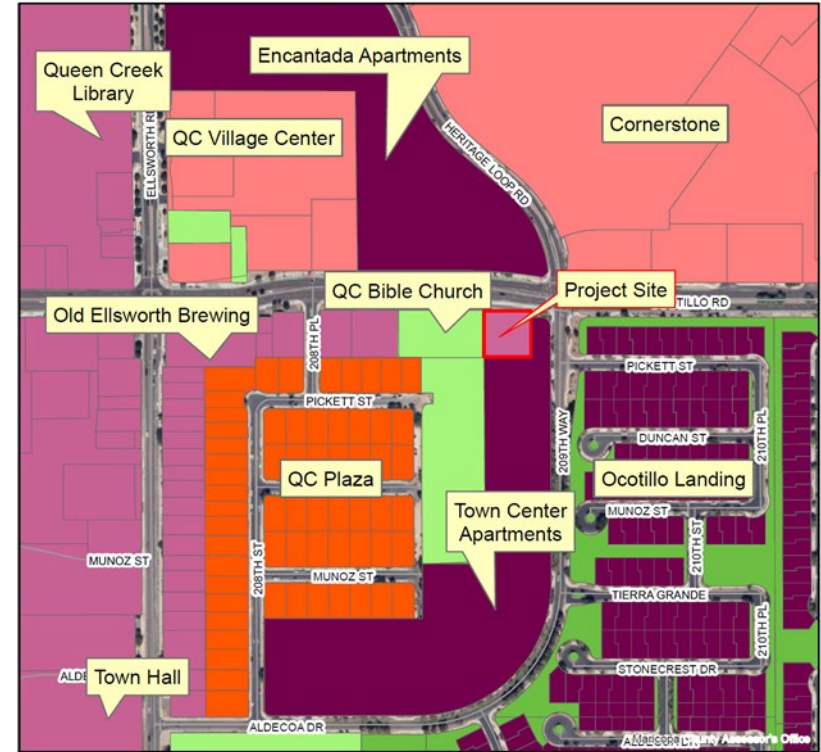
- | | | | |
|----------------------------------|------------|--------------------|--------------------|
| Special District 1: Agritainment | Urban | Open Space | Special District 4 |
| Rural | Commercial | Special District 2 | |
| Neighborhood | Industrial | Special District 3 | |



Magma Rezone



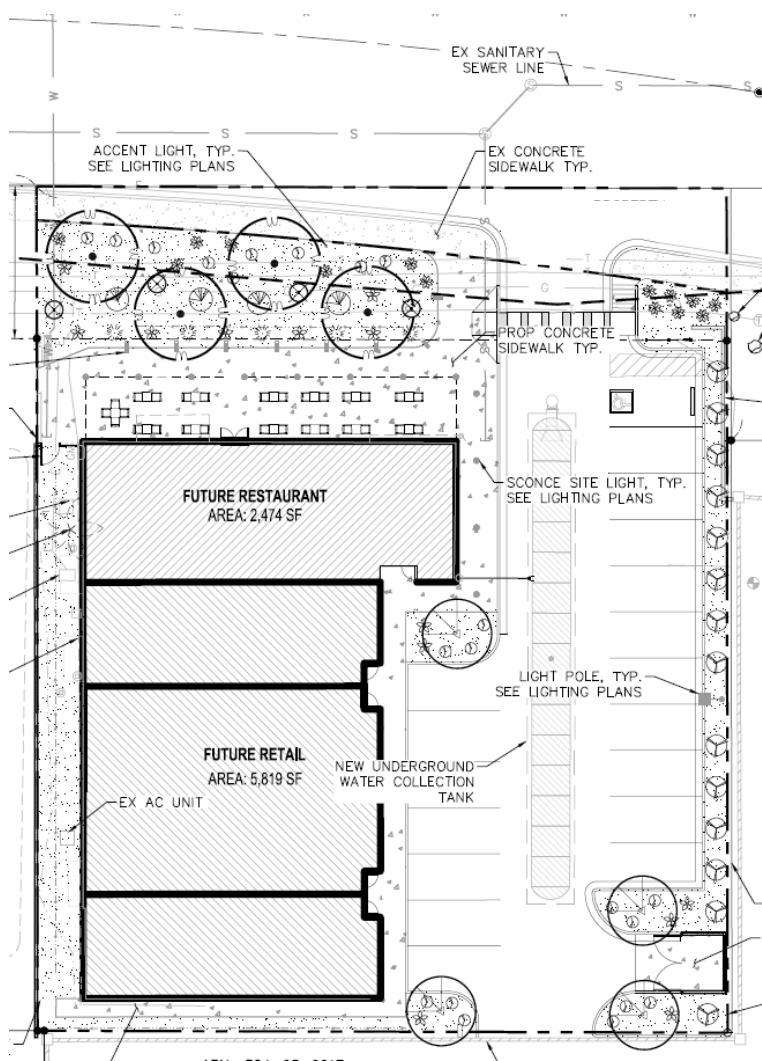
Proposed Zoning: DC/PAD



Zoning Districts

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





(Building Area: 8,293 sq. ft.)

- Restaurant: 2,474 sq. ft.
- Retail: 5,819 sq. ft.

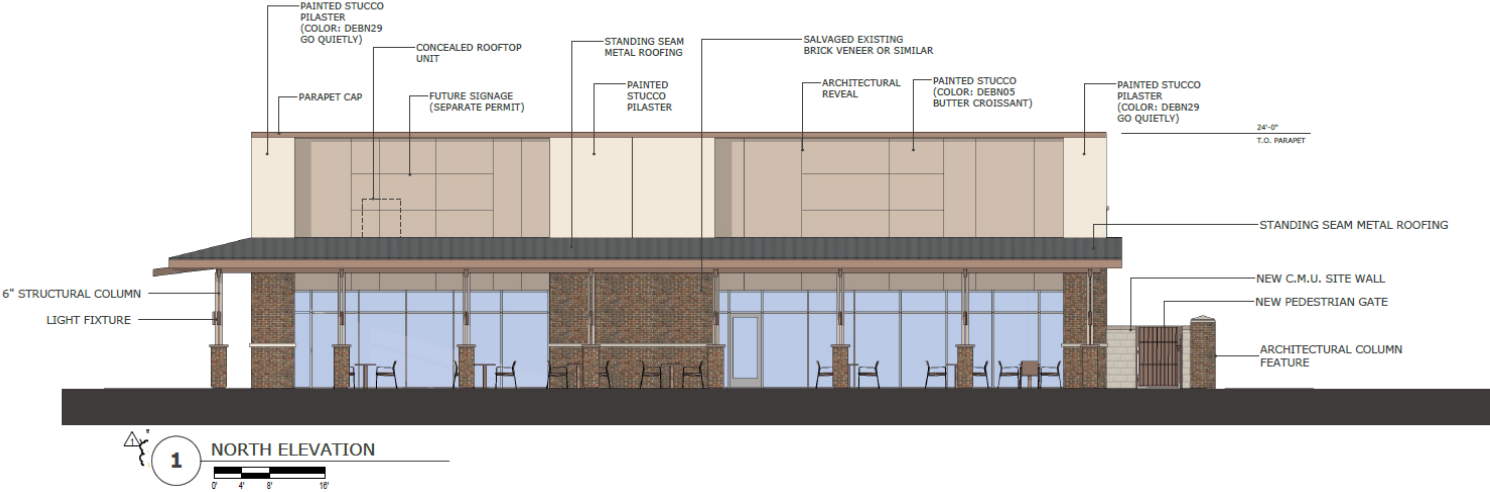
DEVIATIONS:

1) Parking:

- Required = 57 / Provided = 38

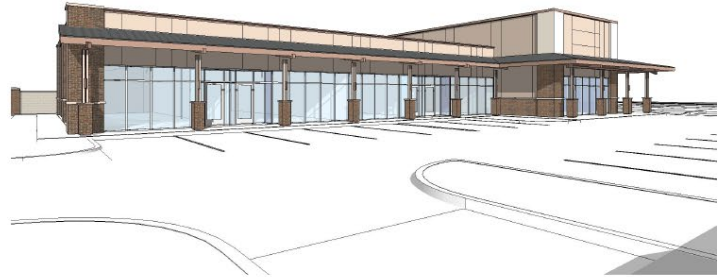
2) Landscape Buffer:

- East: Required 10' / Provided 5'*
- West: Required 15' / Provided 9' (existing)
- South: Required 10' / Provided 7' (existing)





1 NE CORNER



2 SE CORNER



3 NW CORNER



4 SW CORNER



(Dec. 4) Public Participation

- Neighborhood Meeting: 1 resident attended



(Jan. 10) Planning Commission

- Recommended Approval = 6-1
- Questions/concerns on parking
 - +20 temp. spaces next door at church
 - Available existing/future public parking





Thank you!