

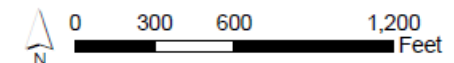
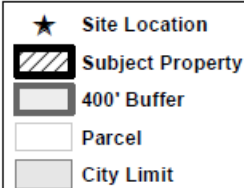
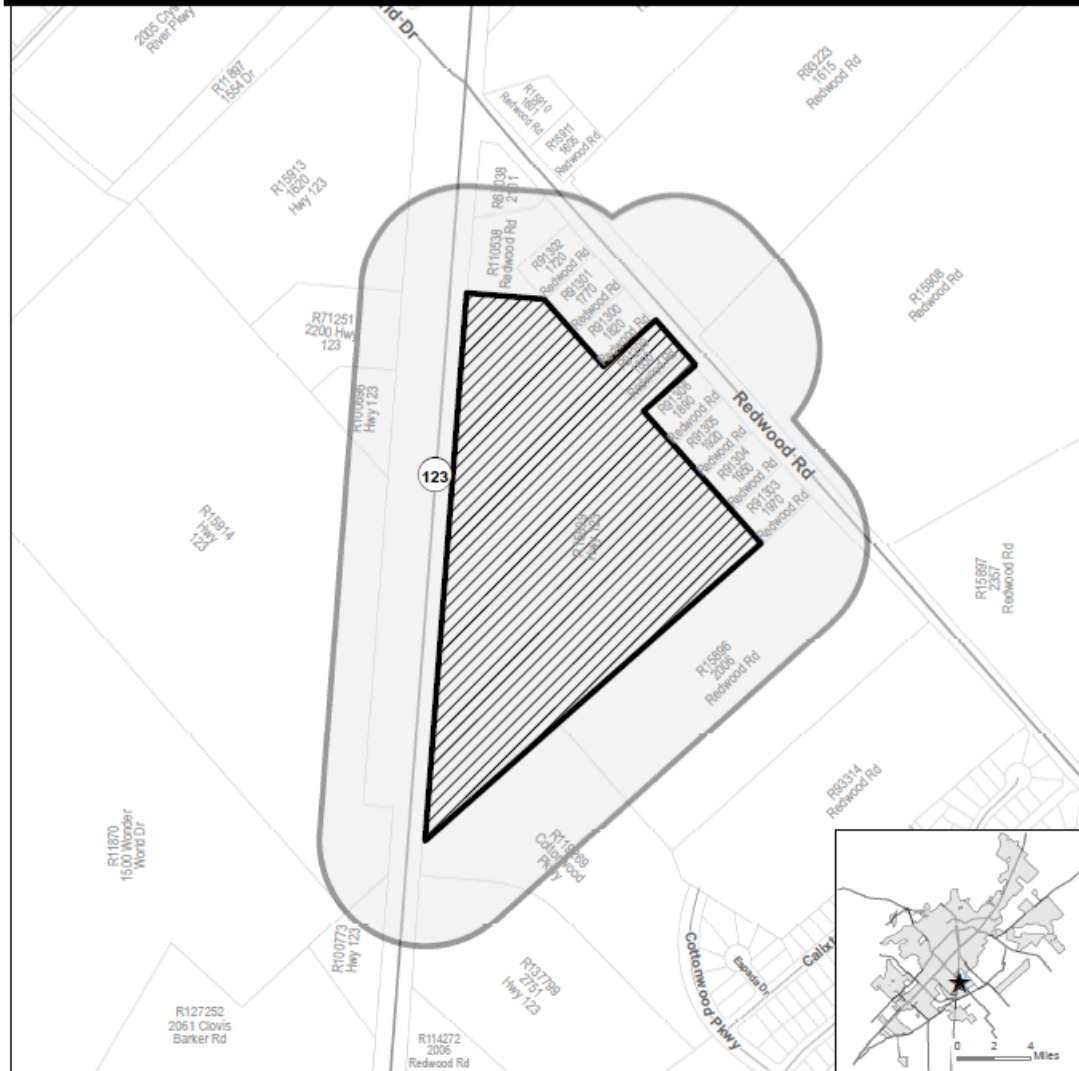
ZC-20-24 Picoma Zoning Change

Receive a Staff Presentation and hold a Public Hearing to receive comments for or against Ordinance 2020-XX, amending the Official Zoning Map of the City by rezoning approximately 32.24 acres of land, generally located in the 2400 Block of Hwy 123 (Case No. ZC-20-24), from “FD” Future Development District to “CD-5” Character District-5 District; and including procedural provisions; and consider approval of Ordinance 2020-XX on the first of two readings.

Location:

- Approximately 32.24 acres
- **Current Configuration:** Vacant / Agricultural land
- Surrounding uses include:
 - La Vista Retirement Community
 - Proposed Multifamily
 - Commercial / Warehouse
 - Vacant / Agricultural land
- Located primarily outside the City Limits (Extraterritorial Jurisdiction)
 - A 30 foot strip of property is annexed along the southern property line

ZC-20-24 400' Notification Buffer Picoma CD-5 Zoning – 2400 Block of Hwy 123



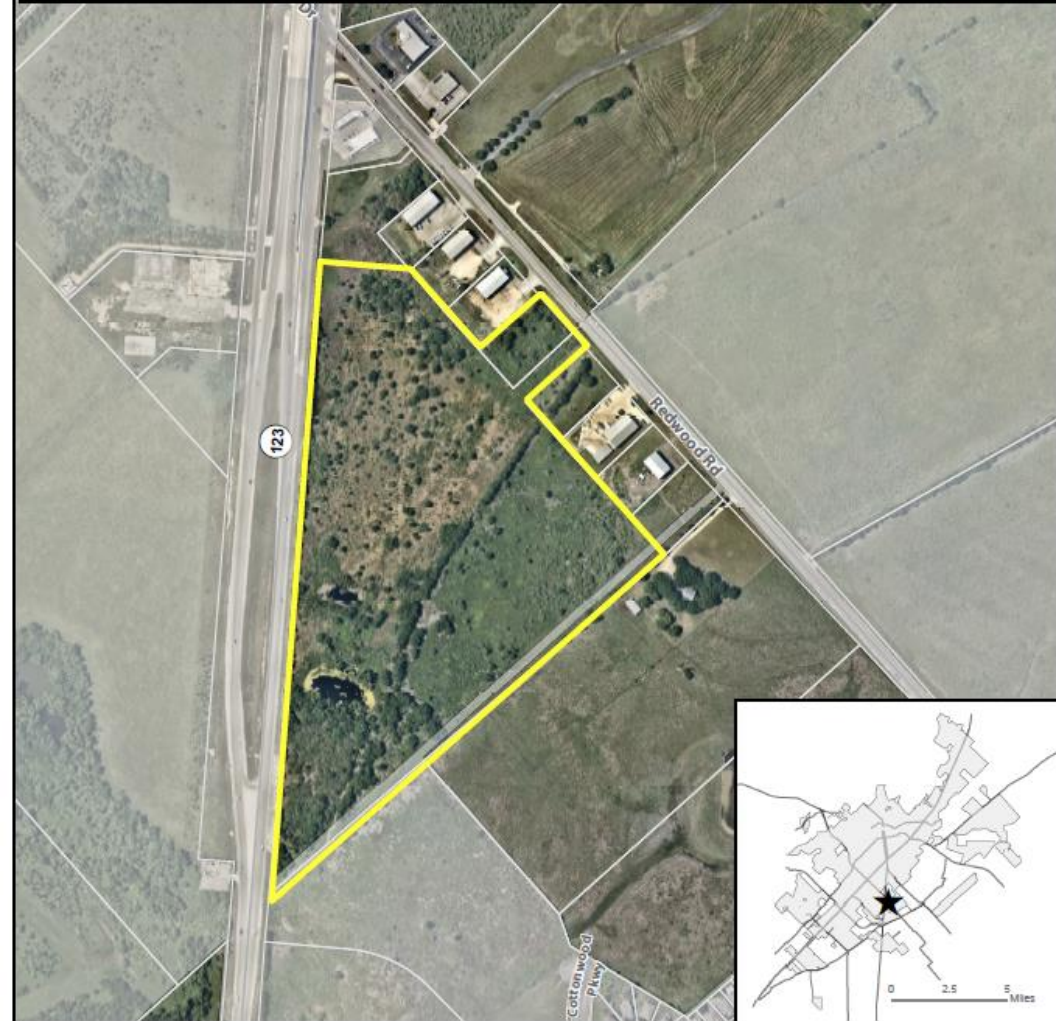
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Map Date: 10/6/2020

Context & History

- **Existing Zoning:** Outside City Limits (ETJ) / Future Development (FD)
- **Proposed Zoning:** Character District - 5 (CD-5)
 - Applicant is proposing multifamily. Other potential uses allowed in CD-5 may be proposed
- Proposed CD-5 zoning allows for residential, commercial, and office uses and Building Types.
- Annexation request is being processed concurrently for property located outside City Limits
 - FD zoning is default classification for newly annexed land.

ZC-20-24 Aerial View Picoma CD-5 Zoning – 2400 Block of Hwy 123



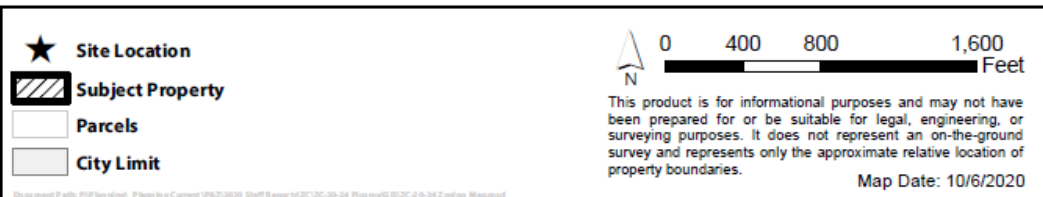
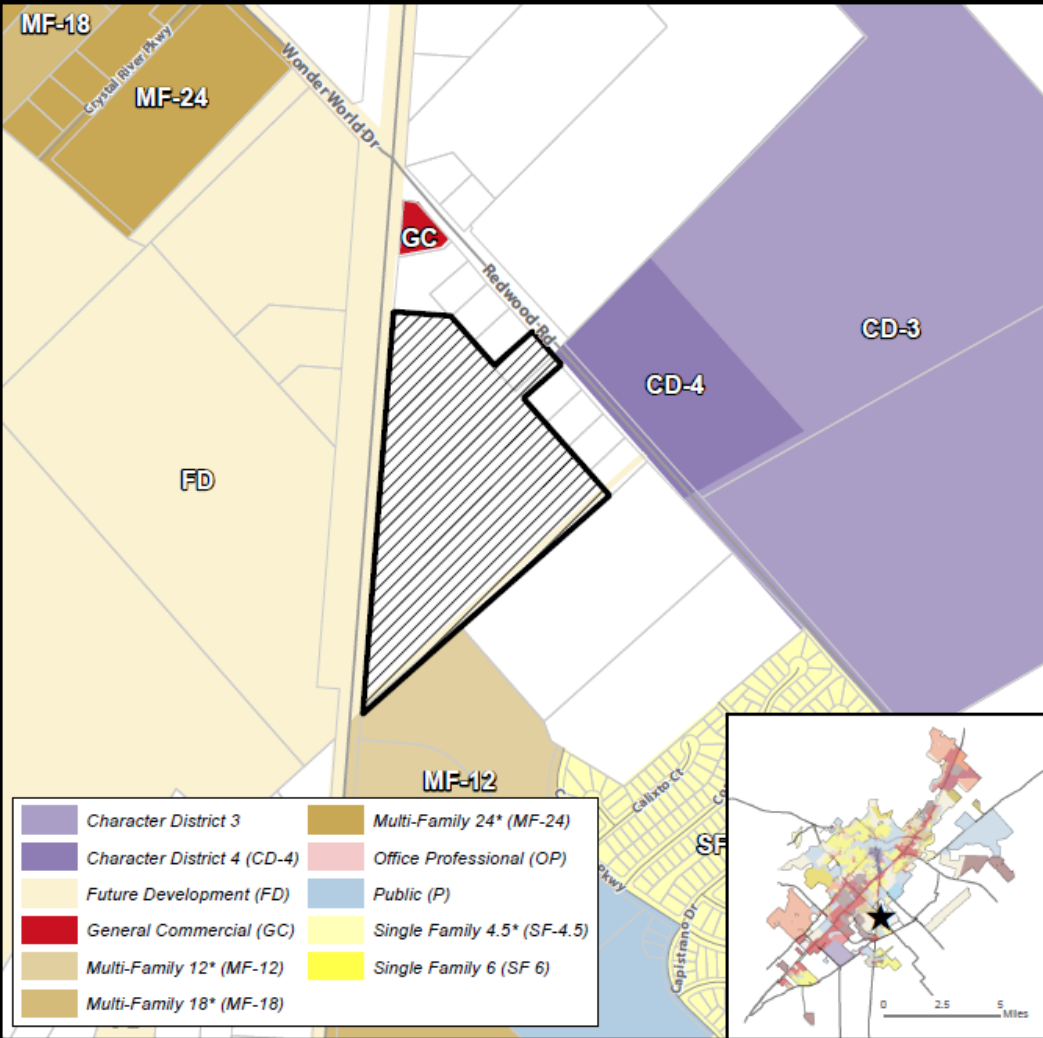
- ★ Site Location
- Subject Property
- Parcel
- City Limit

0 250 500 1,000 Feet

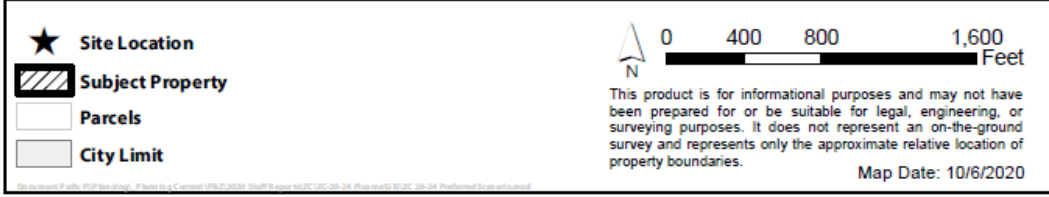
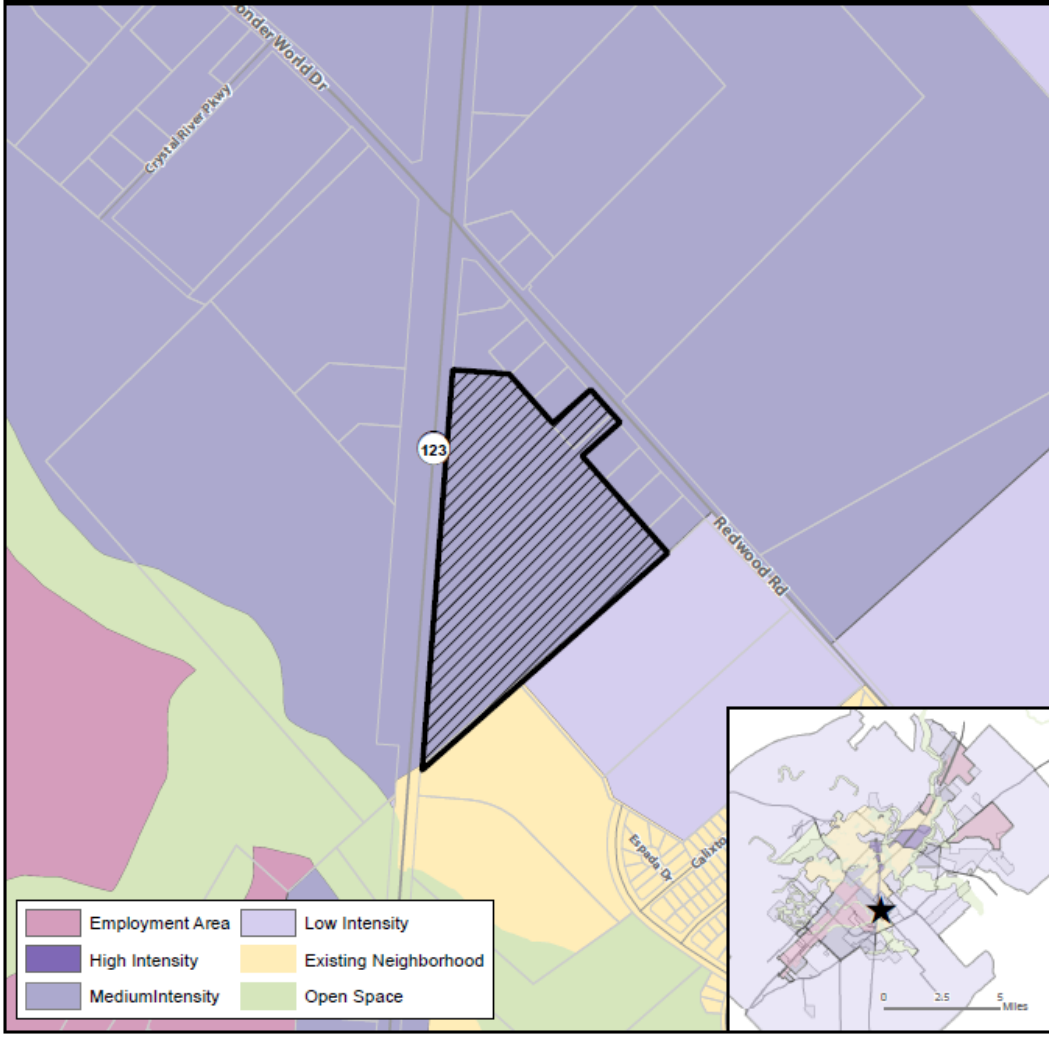
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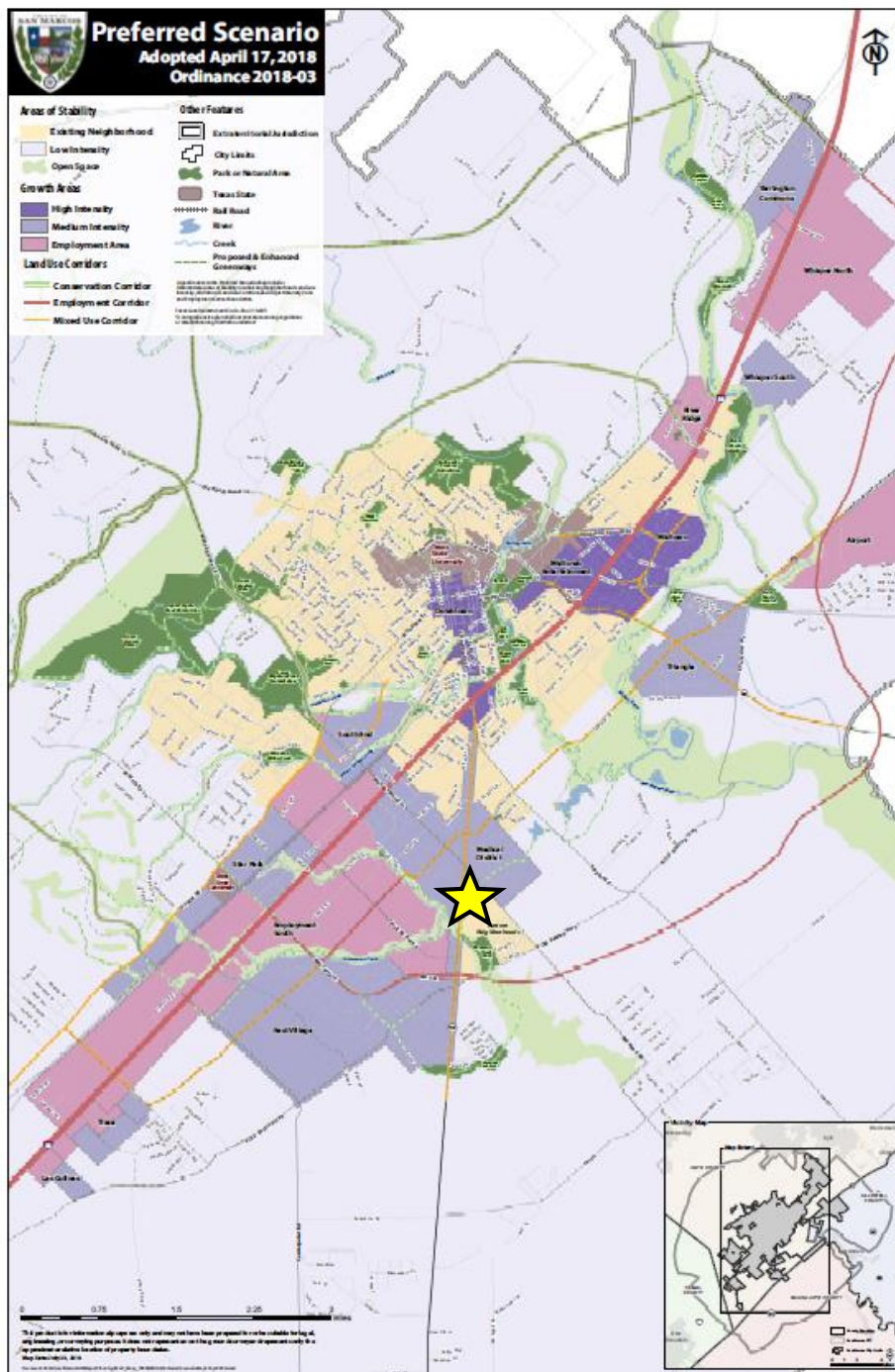
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ZC-20-24 **Existing Zoning** **Picoma CD-5 Zoning – 2400 Block of Hwy 123**



ZC-20-24 **Preferred Scenario** **Picoma CD-5 Zoning – 2400 Block of Hwy 123**





Comprehensive Plan Analysis

Step 1: Where is the property located on the Comprehensive Plan?

**Located in a Growth Area –
Medium Intensity Zone**

“An area of change intended to accommodate the City’s future growth and expansion where people can meet their daily needs within a short walk, bike, transit trip, or drive” (4.1.1.6)

Comprehensive Plan Analysis

Step 2: Is the request consistent with the Comprehensive Plan / District Translation Table?

Applicant is requesting a “Character District” (CD-5) within a Growth Area – Medium Intensity Zone.

TABLE 4.1 COMPREHENSIVE PLAN / DISTRICT TRANSLATION


DISTRICT CLASSIFICATION	COMPREHENSIVE PLAN DESIGNATIONS					
	OPEN SPACE/ AGRICULTURAL	LOW INTENSITY	EXISTING NEIGHBORHOOD	MEDIUM OR HIGH INTENSITY ZONE	EMPLOYMENT CENTER	CORRIDOR
Conventional Residential	NP	NP	C	--	--	--
Neighborhood Density Districts	NP	NP	See Section 4.1.2.4 - 4.1.2.5	NP	NP	C
Character Districts	NP	C	--	C	NP	C
Special Districts	--	NP	NP	NP	C	C
Legend	-- = Not Allowed (PSA Required)		NP=Not Preferred		C = Consider	

CD-5 Zoning Analysis:

- CD-5 zoning is intended to provide a variety of residential, retail, and commercial uses. To promote walkability and compatibility, auto-oriented uses are restricted. CD-5 promotes mixed use and pedestrian-oriented activity.
- Allowable Building Types:** *Accessory Dwelling, Townhouse, Apartment, Live/Work, Mixed Use Shopfront, Civic Building*
- Proposed rezoning aligns with vision of the Comprehensive Plan, which states that the community needs diversified housing options and to direct growth to Intensity Zones.
- The property is vacant and shown to be in a low constrained area. There is no floodplain on the property.

CD-5

SECTION 4.4.3.5 CHARACTER DISTRICT - 5







GENERAL DESCRIPTION

The CD-5 district is intended to provide for a variety of residential, retail, service and commercial uses. To promote walkability and compatibility, auto-oriented uses are restricted. CD-5 promotes mixed use and pedestrian-oriented activity.

TRANSPORTATION

Block Perimeter	2,000 ft. max	Section 3.6.2.1
Streetscape Type	Main Street Multi-Way	Section 3.8.1.6 Section 3.8.1.9

DENSITY

Impervious Cover	100% max.
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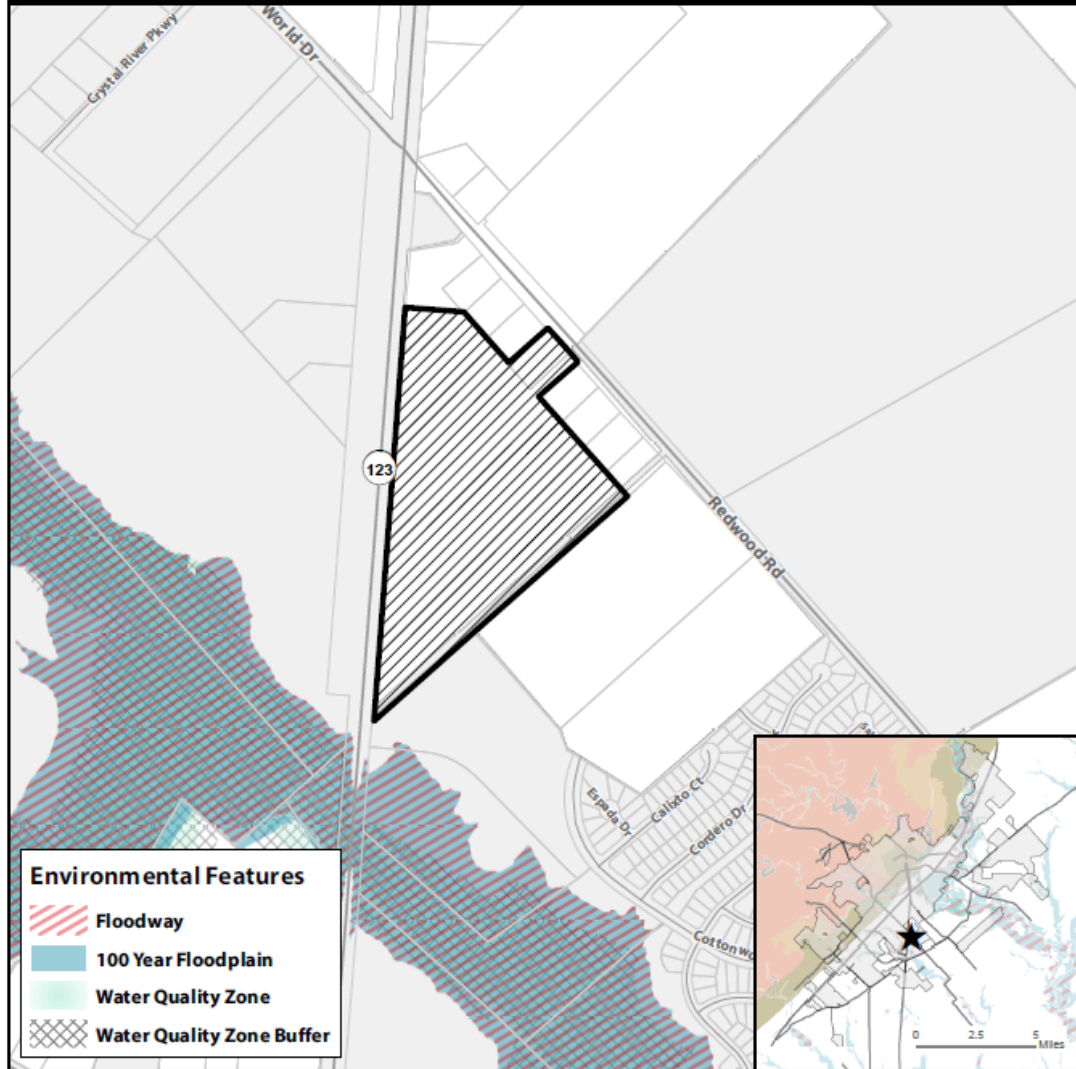
BUILDING TYPES ALLOWED

Accessory Dwelling	Section 4.4.6.1
Townhouse	Section 4.4.6.7
Apartment	Section 4.4.6.10
Live/ Work	Section 4.4.6.11
Mixed Use Shopfront	Section 4.4.6.14
Civic Building	Section 4.4.6.15

Environmental Analysis

- Located in a low to moderately constrained area on the Land Use Suitability map
- Not located in floodplain
- Watershed Protection Plan Phase 2
 - Detention
 - Drainage
 - Environmental Reports

ZC-20-24 Environmental Features Picoma CD-5 Zoning – 2400 Block of Hwy 123



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Infrastructure Requirements

• Street Requirements

- Transportation Master Plan
- Block perimeter requirements (2,000 feet)
- Bike facility requirements
- Greenway requirement
- Sidewalk connections
- Traffic Impact Analysis (TIA)

• Subdivision Requirements

- Subdivision plat in accordance with lot and block standards

• Utility Requirements

- Existing infrastructure, however, any required extensions of water and wastewater facilities will be installed in accordance with City standards

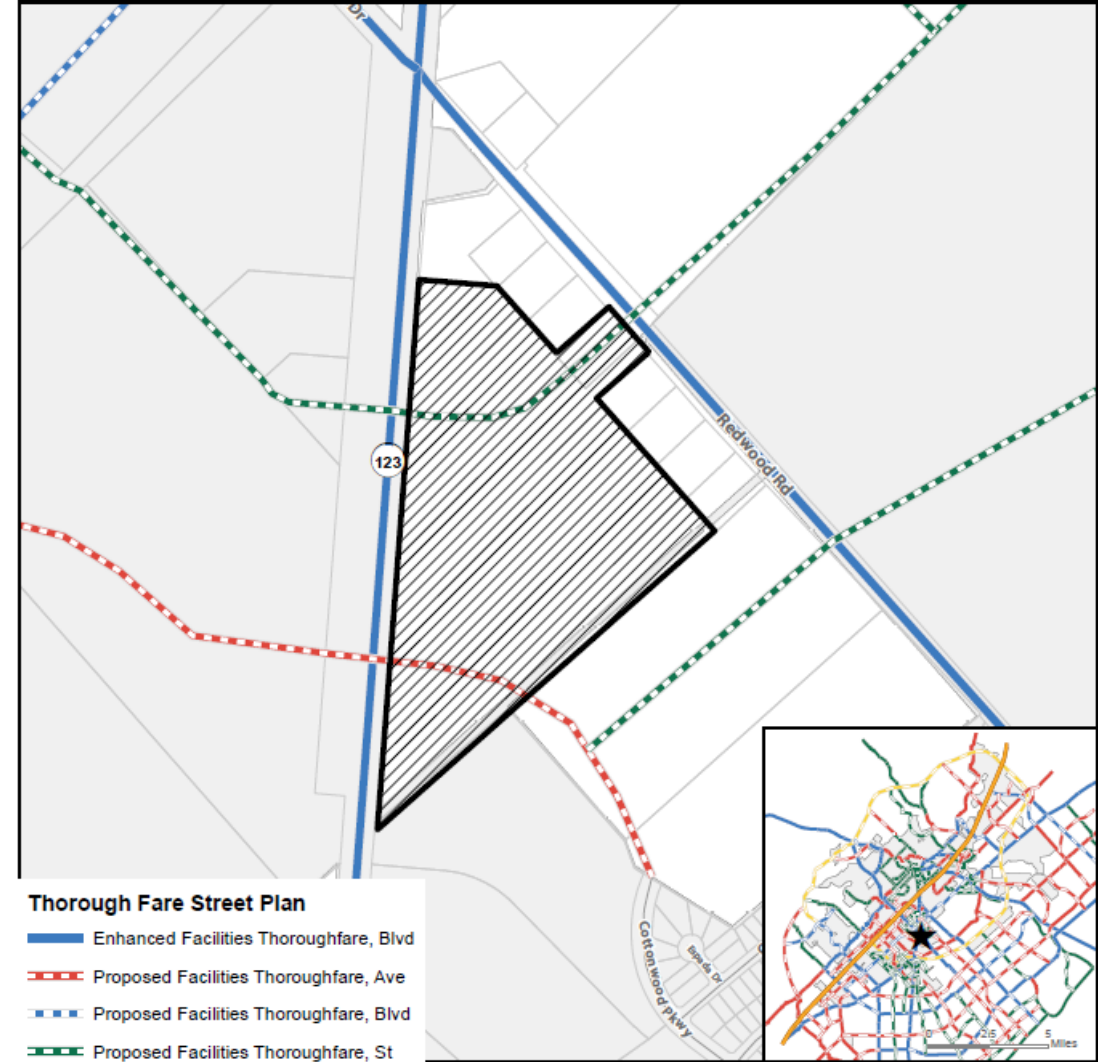
• Parkland Dedication + Development

- Land dedication and development of infrastructure required for residential uses based on the total number of units proposed
- Fee-in-lieu may be requested

ZC-20-24

Transportation Master Plan

Picoma CD-5 Zoning – 2400 Block of Hwy 123



Thorough Fare Street Plan

- Enhanced Facilities Thoroughfare, Blvd
- Proposed Facilities Thoroughfare, Ave
- Proposed Facilities Thoroughfare, Blvd
- Proposed Facilities Thoroughfare, St

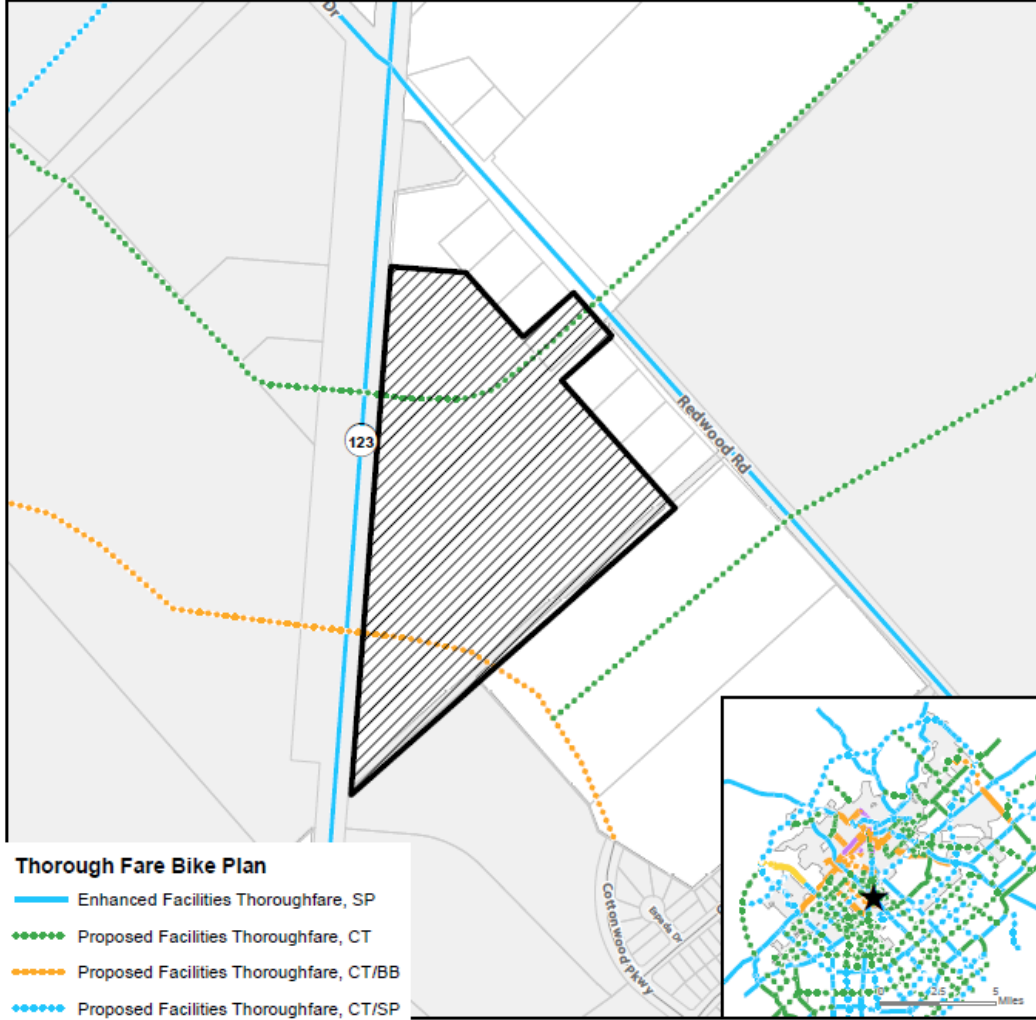
- ★ Site Location
- ▨ Subject Property
- Parcels
- City Limit

0 300 600 1,200 Feet

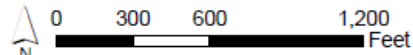
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ZC-20-24 Transportation Master Plan - Bicycle Facilities Picoma CD-5 Zoning – 2400 Block of Hwy 123



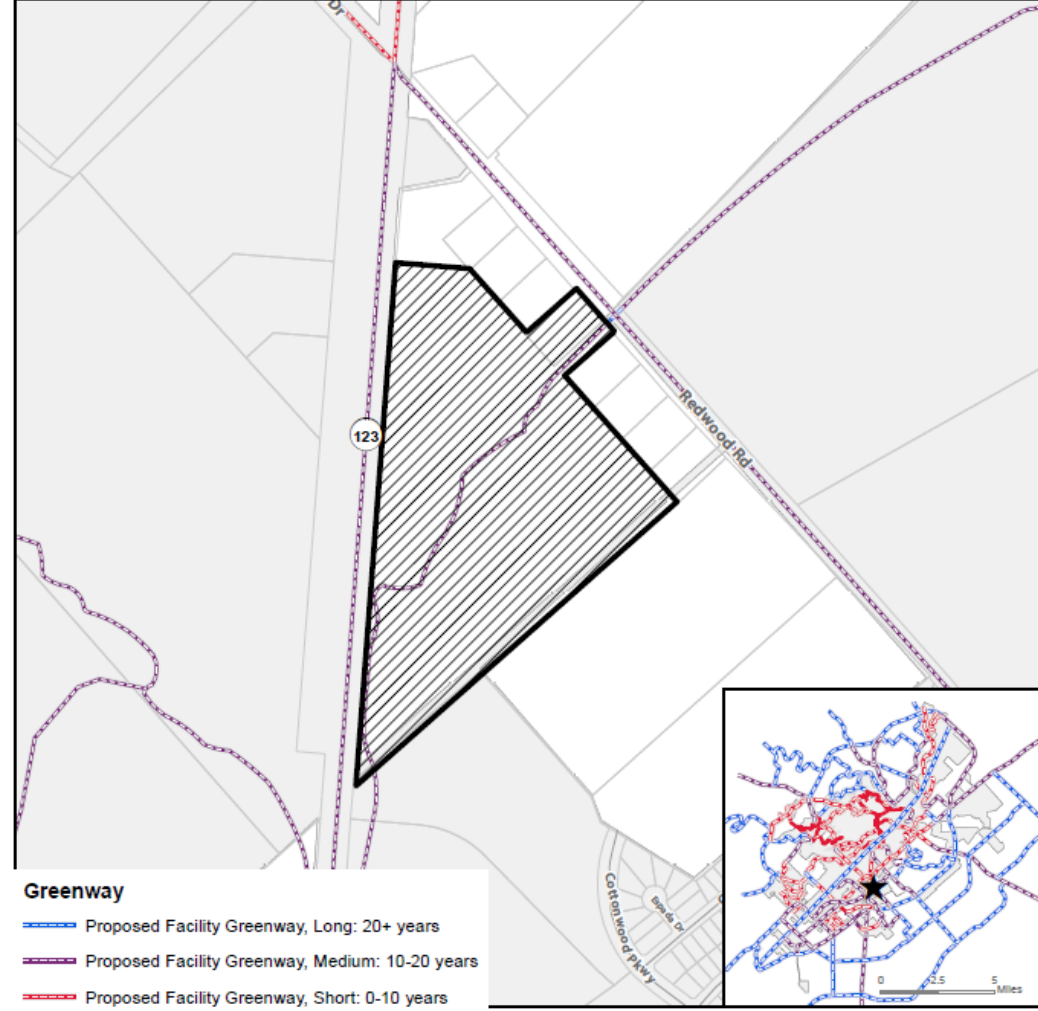
- ★ Site Location
- ▨ Subject Property
- Parcels
- City Limit



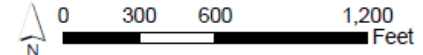
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ZC-20-24 Transportation Master Plan - Greenways Picoma CD-5 Zoning – 2400 Block of Hwy 123



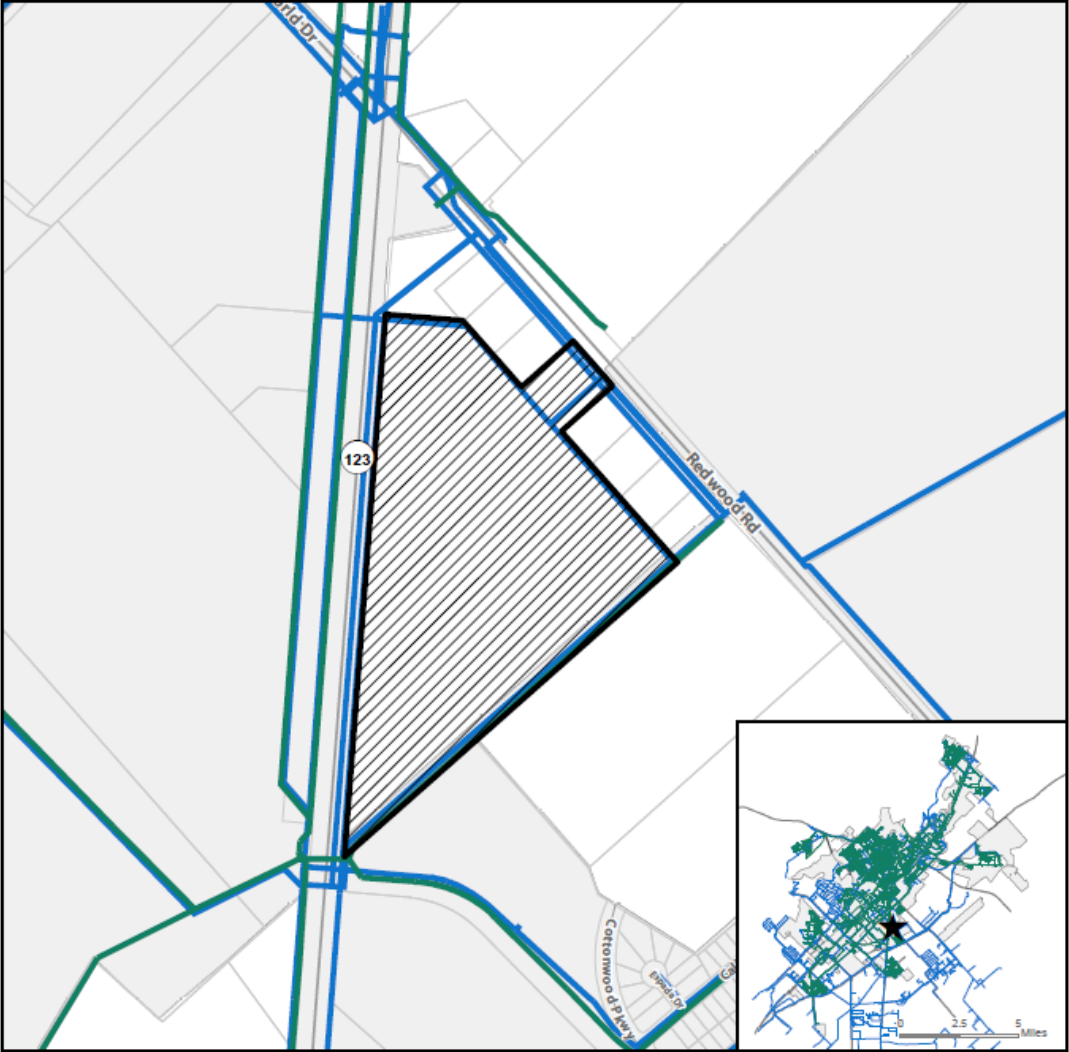
- ★ Site Location
- ▨ Subject Property
- Parcels
- City Limit



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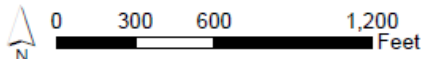
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ZC-20-24
Water/Wastewater Lines
Picoma CD-5 Zoning – 2400 Block of Hwy 123



- ★ Site Location
- ▨ Subject Property
- Parcels
- City Limit

- Sanitary Main
- Water Main



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Map Date: 10/6/2020



Commission Recommendation:

At the October 27, 2020 meeting, the Planning and Zoning Commission recommended **approval** of the zoning request with a 8-1 vote.

Staff Recommendation:

Staff provides this request to the Commission for your consideration and recommends **approval** of the request for a zoning change from “FD” Future Development to “CD-5” Character District – 5

Zoning District Comparison Chart

Topic	Existing Zoning: Future Development (FD)	Proposed Zoning: Character District – 5 (CD-5)
Zoning Description	The Future Development (FD) District is intended to serve as a temporary zoning district for properties that shall develop in the future, but have been newly annexed and/or are not yet ready to be zoned for a particular Use. Characterized by primarily agricultural use with woodlands and wetlands and scattered buildings.	The CD-5 district is primarily intended to provide a variety of residential, retail, service, and commercial uses. To promote walkability and compatibility, auto-oriented uses are restricted. CD-5 promotes mixed use and pedestrian-oriented activity.
Uses	Residential / Agricultural (See Land Use Matrix)	Residential, Commercial, Office, etc. (See Land Use Matrix)
Parking Location	No location standards	No parking in the 1st layer; Parking allowed in 2 nd layer along secondary street only
Parking Standards	Dependent upon use	Dependent upon use
Max Residential Units per acre	0.4 units per acre (max)	N/A
Occupancy Restrictions	N/A	N/A
Landscaping	Tree and shrub requirements	Tree and shrub requirements
Building Height (max)	2 stories	2 stories (min), 5 stories (max)
Setbacks	Based on Zoning District	Based on Zoning District
Impervious Cover (max)	30%	100%
Lot Sizes	Allows a variety of lot sizes depending on Building Type.	Allows a variety of lot sizes depending on Building Type.
Streetscapes	Residential Street: 5' sidewalk for lots smaller than 1 acre, street trees every 40' on center average, 7' planting area between sidewalk and street required.	Main Street: 10' sidewalk, street trees every 35' on center average, 7' planting area between sidewalk and street required.
Blocks	No Block Perimeter Required	2,000 ft. Block Perimeter max