



Planning Team Meeting #6

Future Land Use

Wednesday, April 11, 2018
John Igo Branch Library
12:00 PM



Cambridge Systematics, Inc.
Bowtie
Economic & Planning Systems, Inc.
Auxiliary Marketing Services
Mosaic Planning and Development Services
SJPA

Agenda



- Welcome, Introductions, and Opening Comments
- Presentation – Overview of Land Use Classification
- Breakout Sessions



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What is Land Use Planning?
Why is it Important?

What is a Future Land Use Plan?

- A Regulatory guide
- Presents orderly desired future development patterns
- Decision-making tool for zoning and development used by:
 - City Staff
 - Planning Commission
 - Zoning Commission
 - City Council
- **Provides clearly defined land use categories**
- Facilitates complementary transitions to reduce conflicts with adjacent uses

Land Use Plan vs. Zoning

Land Use (Categories)	Zoning (Districts)
A land use plan is a set of broad <i>policies and principles</i> to guide the City's decision-making regarding growth and development patterns.	Zoning consists of specific <i>regulations</i> about how property owners may use and develop their land, consistent with the Future Land Use Plan.
It is a policy document that guides the physical development of a community.	The zoning ordinance is a law with penalties and consequences for not following it.
The focus of the land use plan is to articulate the City's vision for future growth patterns and community form.	The focus of the zoning code is compatibility of neighboring uses and transitions.



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Why was the Land Use
Classification revised?

Reasons to Revise Land Use Categories

1. Create a consistent, predictable group of land use categories to be used in all areas of the City over the next five years and beyond.
2. Address known challenges of existing classification(s).
3. Create, eliminate, or revise categories to allow successful implementation of San Antonio's Comprehensive Plan.

San Antonio's Previously Adopted Plans

Alamodome Neighborhood Plan (1993)	Mahncke Park Neighborhood Plan (2001)
Arena District/ Eastside Community Plan (2003)	Meadow Village Neighborhood Plan (1993)
Camelot 1 Neighborhood Plan (2004, 2010)	Midtown Neighborhoods Neighborhood Plan (2000)
City South Community Plan (2003)	Mission San Jose Neighborhood Plan (1990)
Dignowity Hill Neighborhood Plan/ Eastside Reinvestment Plan (2009)	Monte Vista Neighborhood Plan (1988)
Downtown Neighborhood Plan (1999)	Near Northwest Community Plan (2002)
Downtown West Neighborhood Plan (2009)	Nogalitos/ South Zarzamora Community Plan (2004)
Eastern Triangle Community Plan (2009)	North Central Community Plan (2002)
Five Points Neighborhood Plan (2000, 2009)	North Sector Plan (2010)
Government Hill Neighborhood Plan (2001, 2010)	Northeast Inner Loop Neighborhood Plan (2001, 2008)
Greater Dellview Area Community Plan (2005)	Northwest Community Plan (1998, 2004, 2011)
Guadalupe/ Westside Community Plan (2007)	Oakland Estates Neighborhood Plan (2000, 2007)
HemisFair Park Area Master Plan (2004)	River North Master Plan (2009)
Heritage South Sector Plan (2010)	River Road Neighborhood Plan (2000, 2006)
Highlands Community Plan (2002)	San Antonio International Airport Vicinity Land Use Plan (2010)
Huebner/ Leon Creeks Community Plan (2003, 2009)	South Central San Antonio Community Plan (1999, 2005)
IH-10 East Corridor Perimeter Plan (2001, 2008)	Stinson Airport Vicinity Land Use Plan (2009)
Ingram Hills Neighborhood Plan (2009)	Tanglewoodridge Neighborhood Plan (1994)
Jefferson Neighborhood Plan (1997)	Tobin Hill Neighborhood Plan (2008)
Kelly / South San PUEBLO Community Plan (2007, 2010)	United Southwest Communities Plan (2005, 2011)
Lavaca Neighborhood Plan (2001)	West / Southwest Sector Plan (2011)
Lone Star Community Plan (2013)	Westfort Alliance Neighborhood Plan (1997, 2003)

Myriad Land Use Categories from previous planning documents

<u>Neighborhood & Community Plan Land Use Categories</u>		
Agricultural	Commercial	Transit Oriented Development Node
Rural Living	Neighborhood Commercial	Business / Office Park
Residential	Community Commercial	Business Park
Low Density Residential Estate	General Commercial	Commercial / Warehousing
Low Density Residential	Retail / Commercial / Office	Industrial
Urban Single Family Residential	Office / Commercial / Mixed	Light Industrial
Urban Low Density Residential	Regional Commercial	Heavy Industrial
Urban Multifamily Residential	Low Density Mixed Use	Parks
Compact Multifamily Residential	Mixed Use	Open Space
Medium Density Residential	Mixed Use Nodes	Parks / Open Space
High Density Residential	Mixed Use – Residential / Office / Commercial	Public / Institutional
Urban Living	Medium Density Mixed Use	Government / Educational
Office	High Density Mixed Use	Airport

<u>Sector Plan Land Use Categories</u>
Natural Tier
Country Tier
Rural Estate Tier
Suburban Tier
General Urban Tier
Urban Core Tier
Agribusiness Tier
Agribusiness / Research, Industrial, Manufacturing, Sport, and Entertainment (RIMSE) Tier
Mixed Use Center
Regional Center
Specialized Center
Civic Center
Military Center

<u>SA Corridors Framework Plan Land Use Categories</u>	
Agricultural	Medium Density Mixed Use
Low Density Residential Estate	High Density Mixed Use
Low Density Residential	Business/Office Park
Medium Density Residential	Light Industrial
High Density Residential	Heavy Industrial
Office	Parks/Open Space
Community Commercial	Government/Institutional/Educational
Regional Commercial	Airport
Low Density Mixed Use	Military

Example of Inconsistency: Land Use Categories & Related Zoning Districts

<u>Nogalitos / S. Zarzamora Community Plan (2004)</u>		<u>Lone Star Community Plan (2013)</u>	
Low Density Residential:	R-4, R-5, R-6, R-20	Low Density Residential:	R-3, R-4, R-5, R-6
Medium Density Residential:	R-4, R-5, R-6, RM-4, RM-5, RM-6	Medium Density Residential:	R-3, R-4, R-5, R-6, RM-4, RM-5, RM-6, MF-18
High Density Residential	RM-4, RM-5, RM-6, MF-25, MF-33, MF-40		
		Low Density Mixed Use:	RM-4, MF-18, MF-25, MF-33, O-1, NC, C-1, C-2P, IDZ, TOD, MXD, FBZD, AE-2, AE-4
		High Density Mixed Use:	MF-18, MF-25, MF-33, MF-40, MF-50, MF-65, O-1.5, C-2, C-2P, D, IDZ, TOD, MXD, FBZD, AE-1, AE-3
Mixed Use (Residential / Office / Commercial)	RM-4, RM-5, RM-6, MF-25, MF-33, MF-40, NC, C-1, C-2P, C-2, O-1, O-2, MXD, TOD, IDZ		
Neighborhood Commercial:	NC, C-1, O-1	Neighborhood Commercial:	NC, C-1, O-1
		Community Commercial:	O-1, O-1.5, NC, C-1, C-2, C-2P
Regional Commercial:	NC, C-1, C-2P, C-2, C-3, O-1, O-2	Regional Commercial:	O-1, O-1.5, O-2, NC, C-1, C-2, C-2P, C-3
Industrial	C-3, O-1, O-2, BP, L, I-1		
		Business Park:	O-1, O-1.5, O-2, BP, L, I-1, AE-4
Public / Institutional	varies	Public / Institutional	varies
Parks / Open Space	varies	Parks / Open Space	varies

UDC - Current Adopted Land Use Classifications

<u>Comprehensive land use category</u>	Land use categories designated in the comprehensive/master planning process. The following shall be the designated comprehensive land use categories for neighborhood, community, sector, perimeter plans and any other element of the comprehensive plan:
<u>Low density residential estate</u>	Permitted zoning districts: R-20, RE, RP and RD, as well as IDZ with uses and density permitted in R-20, RE, RP, and RD.
<u>Low density residential</u>	Permitted zoning districts: R-5, R-6, NP-8, NP-10, NP-15, and UD, as well as IDZ with uses and density permitted in R-5, R-6, NP-8, NP-10, NP-15, and UD.
<u>Medium density residential</u>	Permitted zoning districts: R-3, R-4, RM-4, RM-5, RM-6, MF-18 and UD, as well as IDZ with uses and density permitted in R-3, R-4, RM-4, RM-5, RM-6, MF-18 and UD.
<u>High density residential</u>	Permitted zoning districts: MF-25, MF-33 and UD, as well as IDZ with density permitted in MF-25, MF-33, and UD.
<u>Very high density residential</u>	Permitted zoning districts: MF-40, MF-50, and MF-65, as well as IDZ with density permitted in MF-40, MF-50 and MF-65.
<u>Office</u>	Permitted zoning districts: O-1, O-1.5 and O-2.
<u>Neighborhood commercial</u>	Permitted zoning districts: NC, C-1, and O-1.
<u>Community commercial</u>	Permitted zoning districts: O-1.5, C-1, C-2, C-2P and UD.
<u>Regional commercial</u>	Permitted zoning districts: O-1.5, O-2, C-2, C-2P, C-3 and UD.
<u>Mixed use</u>	Permitted zoning districts: IDZ, MXD, MPCD, TOD and FBZD.
<u>Business/office park</u>	Permitted zoning districts: BP, L, O-1.5 and O-2.
<u>Light industrial</u>	Permitted zoning districts: BP, L, MI-1 and I-1.
<u>Heavy industrial</u>	Permitted zoning districts: I-2 and MI-2.
<u>Agricultural</u>	Permitted zoning districts: RP and FR.
<u>Public/institutional</u>	Includes public, quasi-public, utility company and institutional uses. Examples include public buildings (government, post offices, libraries, social services, police and fire stations), schools, religious facilities, museums, fraternal and service organizations and hospitals.
<u>Parks/open space</u>	Includes large, or linear, unimproved land where conservation is promoted and development is not encouraged due to presence of topographic constraints or institutional uses on the site. Parks/open space include floodplains, utility corridors, public and private land uses that encourage outdoor passive or active recreation. Examples include city pocket, regional, or linear parks, as well as private parks associated with subdivisions and neighborhood associations.

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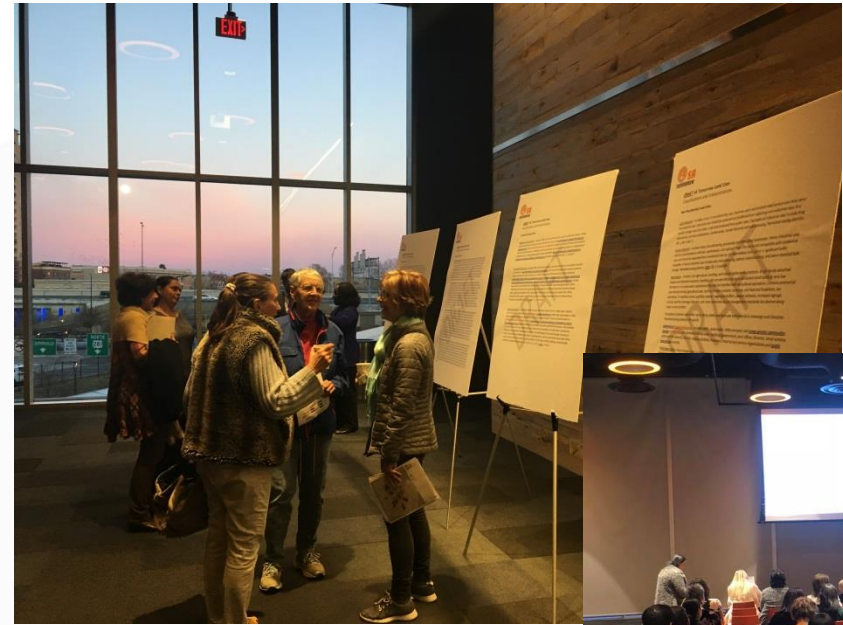
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Draft General Land Use Categories



Process

- Started with adopted Land Use categories from the UDC
- Series of Focus Group meetings
 - Community Groups
 - City Departments
 - Governmental Agencies
 - Neighborhood Alliances
 - Private Sector
- Community Land Use Meeting (January 30, 2018)



Proposed Land Uses

PROPOSED Comprehensive Land Use Category	Land use categories designated in the comprehensive/master planning process. The following shall be the designated comprehensive land use categories for each of the sub-area plans:
<u>Residential Estate</u>	Permitted zoning districts: R-20, RE, RP, FR
<u>Low density residential</u>	Permitted zoning districts: R-5, R-6, NP-8, NP-10, and NP-15
<u>Urban Low Density Residential</u>	Permitted zoning districts: R-3, R-4, R-5, R-6, RM-4, RM-5, RM-6, MF-18, NC, IDZ, and TOD
<u>Medium Density Residential</u>	Permitted zoning districts: R-3, R-4, RM-4, RM-5, RM-6, MF- 18, MF-25, MF-33, IDZ, and TOD
<u>High Density Residential</u>	Permitted zoning districts: RM-4, MF-25, MF-33, MF-40, MF-50, MH, MHC, MHP, IDZ, and TOD
<u>Neighborhood Commercial</u>	Permitted zoning districts: NC, C- 1, O-1, IDZ, and TOD
<u>Community Commercial</u>	Permitted zoning districts: O-1.5, C-1 C-2, IDZ, and TOD
<u>Regional Commercial</u>	Permitted zoning districts: O-1.5, O-2, C-2, C-3, L, IDZ, and TOD
<u>Neighborhood Mixed-Use</u>	Permitted zoning districts: RM-4, RM-5, RM-6, NC, C- 1, O-1, MF-18, FBZD, TOD, IDZ, and AE 1-2
<u>Urban Center Mixed-Use</u>	Permitted zoning districts: RM-4, RM-5, RM-6, MF-18, MF-25, MF-33, MF-40, O-1.5, C-1, C-2, MXD, FBZD, TOD, IDZ, and AE 1-4
<u>Regional Center Mixed-Use</u>	Permitted zoning districts: O-1.5, O-2, C-2, C-3, MF-40, MF-50, MF-65, ED, MXD, FBZD, D, BP, TOD, IDZ, and AE 1-4
<u>Employment/Flex Mixed-Use</u>	Permitted zoning districts: RM-4, MF-18, MF-25, MF-33, O-1, O-1.5, C-1, C-2, L, IDZ, and AE 1-4,
<u>Business/Innovation Mixed-Use</u>	Permitted zoning districts: C-2, C-3, O-1.5, O-2, BP, TOD, L, MI-1, I-1, MXD, and IDZ
<u>Light Industrial</u>	Permitted zoning districts: BP, TOD, L, MI-1 and I-1
<u>Heavy Industrial</u>	Permitted zoning districts: TOD, SGD, QD, I-2 and MI-2
<u>Agricultural</u>	Permitted zoning districts: RP and FR.
<u>City/State/Federal Government</u>	Includes public, quasi-public, utility company and some private community-serving uses. Includes areas owned and operated by a federal, state , or municipal agency. Examples include public property (government, post offices, libraries, social services, police and fire stations) and also public and private hospitals. Examples include military bases, municipal, state, or federal operated park lands, property owned and operated by a state agency, etc.
<u>Parks/Open Space</u>	Include large, linear, or unimproved land where conservation is promoted and development is not encouraged due to presence of topographic constraints or institutional uses on the site. Parks/open space include floodplains, utility corridors, public and private land uses that encourage outdoor passive or active recreation. Examples: city owned and/or operated pocket, regional, or linear parks, as well as private parks associated with subdivisions and neighborhood associations.

New Proposed Land Use Classifications

Urban Low Density Residential – This classification allows for a choice of housing types with related and accessory uses and services in compact residential subdivisions; maintains long-term community stability; and to ensure that future housing developments may meet the necessary density ranges in support of the Comprehensive Plan. Permitted zoning districts: R-3, R-4, R-5, R-6, RM-4, RM-5, RM-6, MF-18, NC, IDZ, and TOD. Typical densities in this development pattern would range from 7-18 DU/Acre.

Neighborhood Mixed-Use - Contains a mix of residential, commercial and institutional uses at a neighborhood scale. Residential units above first floor are encouraged in this district. Where practical, buildings are pulled up close to the public right of way, and parking is encouraged behind buildings rather than in front. Pedestrian spaces are encouraged to have lighting, signage and the streetscaping is scaled for pedestrians as well as vehicles. Typical first floor uses would include, but are not limited to small office spaces, professional services, and small scale retail establishments and restaurants. The mix of uses may be vertically or horizontally distributed, and there is no requirement that a single building contain more than one use. Live/work housing options are permissible in Neighborhood Mixed-Use area to ensure access to housing options and services within proximity for the local workforce. Parking requirements may be minimized using a variety of creative methods, such as shared or cooperative parking agreements, to maximize land available for housing and community services. Properties classified as Neighborhood Mixed Use should be located in proximity to transit facilities. Permitted zoning districts: RM-4, RM-5, RM-6, NC, C-1, O-1, MF-18, FBZD, TOD, IDZ, AE-1, and AE-2.

Urban Center Mixed-Use – Contains a mix of residential, commercial, and institutional uses at a medium level of intensity. These sites are more intense than Neighborhood Mixed Use, but not as intense as Regional Center Mixed-Use, although many of the approved uses could be the same. Building footprints are often block-scale, but could be smaller, depending on block configuration and overall development density. Typical first floor uses could include, but are not limited to professional services, offices, institutional uses, restaurants, and retail including grocery stores. The mix of uses may be vertically or horizontally distributed, and there is no requirement that a single building contain more than one use. Live/work housing options are permissible in Urban Center Mixed-Use area to ensure access to housing options and services within close proximity for the local workforce. Structured parking is encouraged in Urban Center Mixed-Use classification, but is not required. Parking requirements may be satisfied through shared or cooperative parking agreements, which could include off-site garages or lots. The Urban Center Mixed-Use classification should be located in proximity to transit facilities. Permitted zoning districts: RM-4, RM-5, RM-6, MF-18, MF-25, MF-33, MF-40, O-1.5, C-1, C-2, MXD, FBZD, TOD, IDZ, AE-1, AE-2, AE-3, and AE-4.

City/State/Federal Government - includes public, quasi-public, utility company and some private community-serving uses. Includes areas owned and operated by a federal, state, or municipal agency. Examples include public property (government, post offices, libraries, social services, police and fire stations), and also public and private hospitals. Examples include military bases, municipal, state, or federal operated park lands, property owned and operated by a state agency, etc.

Regional Center Mixed-Use May contain residential, commercial and institutional uses at very high densities. This land use would typically be found in proximity to regional centers and/or transit facilities, where mid-rise to high rise buildings would be appropriate. Typical lower floor uses could include, but are not limited to offices, professional services, institutional uses, restaurants, and retail including grocery stores. The mix of uses may be vertically or horizontally distributed, and there is no requirement that a single building contain more than one use. Live/work housing options are permissible in Regional Center Mixed-Use area to ensure access to housing options and services within proximity for the local workforce. Where feasible, development is ideally built at the block scale, with minimum building setbacks. Parking requirements may be satisfied through shared or cooperative parking agreements, which can include off-site garages or lots. If parking requirements are satisfied on-site, structured parking is encouraged for properties classified as Regional Center Mixed Use. Pedestrian spaces are encouraged to be generous in width, and lighting, streetscaping and signage are scaled to pedestrians. Regional Center Mixed Use projects encourage incorporation of transit facilities into development. Permitted zoning districts: O-1.5, O-2, C-2, C-3, MF-40, MF-50, MF-65, ED, MXD, FBZD, D, TOD, IDZ, AE-1, AE-2, AE-3, and AE-4.

Business/Innovation Mixed-Use – This category is intended to foster flexible districts that can accommodate light or small scale industrial uses with office, residential, and commercial uses, all within a cohesive setting. Industrial arts workshops, high tech fabrication, processing and assembly, and other identified industrial uses are permitted, in addition to commercial uses. Vocational training and technological learning centers are also appropriate for these spaces. Additional environmental performance standards should be employed for properties designated as Business/Innovation Mixed-Use, such as hours of activity, loading, noise levels and lighting, to ensure that the intensity of the industrially oriented uses is comparable to that of the other non-residential uses. The mix of uses may be either vertically or horizontally distributed. Live/work housing options are permissible in Business/Innovation Mixed Use areas to ensure access to housing options and services within close proximity of business innovation areas for the local-workforce. Business/Innovation mixed use should incorporate transit and bicycle facilities to serve the training and employment base. Permitted zoning districts: C-2, C-3, O-1.5, O-2, BP, TOD, L, MI-1, I-1, IDZ, MXD, TOD, AE-1, AE-2, AE-3, and AE-4.

Employment/Flex Mixed-Use – This category is intended to provide a flexible live/work environment with an urban mix of residential and service industrial uses. Uses include smaller-scale office, retail, art studio warehouses, art-oriented fabrication, creative businesses and work spaces, and cottage industrial and fabrication uses. Adaptive uses of vacant or underutilized structures are encouraged to provide residential urban infill and appropriate employment opportunities within or close proximity to neighborhoods. Buildings have a smaller footprint and can closely resemble campus-like development with several multi-functioning buildings on one site. Permitted zoning districts: RM-4, MF-18, MF-25, MF-33, O-1, O-1.5, C-1, C-2, L, TOD, IDZ, AE-1, AE-2, AE-3, and AE-4.

Residential Land Uses

Residential Estate ~~Low density residential estate~~ - includes large lot single-family detached houses on individual estate-sized lots or in conservation subdivisions. This form of development should be located away from major arterials, and can include certain nonresidential uses such as schools, places of worship, and parks that are centrally located for convenient neighborhood access.

Permitted zoning districts: FR, R-20, RE, and RP. ~~and RD, as well as IDZ with uses and density permitted in R-20, RE, RP, and RD.~~

Typical densities in this development pattern would be up to 2 DU/Acre.



Residential Land Uses

Low Density Residential - includes single-family detached houses on individual lots ~~at typical suburban densities~~. This form of development should not typically be located adjacent to ~~be located away from~~ major arterials, ~~and~~. This land use can include certain nonresidential uses such as schools, places of worship, and parks that are centrally located for convenient neighborhood access.

Permitted zoning districts: R-5, R-6, MH, NP-8, NP-10, and NP-15, ~~, and UD, as well as IDZ with uses and density permitted in R-5, R-6, NP-8, NP-10, NP-15, and UD.~~

Typical densities in this development pattern would range from 3-12 DU/Acre.



Residential Land Uses

Urban Low Density Residential – This classification allows for a choice of housing types with related and accessory uses and services in compact residential subdivisions; maintains long-term community stability; and ensures that future housing developments meet the necessary density ranges in support of the Comprehensive Plan.

Permitted zoning districts: R-3, R-4, R-5, R-6, RM-4, RM-5, RM-6, MF-18, NC, IDZ, and TOD.

Typical densities in this development pattern would range from 7-18 DU/Acre.



Residential Land Uses

Medium ~~d~~Density ~~R~~Residential - accommodates a range of housing types including single-family attached and detached houses on individual lots, duplexes, triplexes, fourplexes, and low-rise, garden-style apartments with more than four (4) dwelling units per building. Cottage homes and very small lot single-family houses are also appropriate within this land use category. Detached and attached accessory dwelling units such as granny flats and garage apartments are allowed when located on the same lot as the principal residence. Higher density multi-family uses should be located in proximity to transit facilities. Certain nonresidential uses, ~~such as~~ including, but not limited to schools, places of worship and parks, are appropriate within these areas and should be centrally located to provide easy accessibility.

Permitted zoning districts: R-3, R-4, RM-4, RM-5, RM-6, MF-18, MF-25, MF-33, IDZ, and TOD. ~~and UD, as well as IDZ with uses and density permitted in R-3, R-4, RM-4, RM-5, RM-6, MF-18 and UD.~~

Typical densities in this development pattern would range from 13-33 DU/Acre.



Residential Land Uses

High Density Residential - includes low-rise to mid-rise buildings with more than four (4) dwelling units each. High density residential provides for compact development including apartments, condominiums, and assisted living facilities. This form of development is typically located along or near major arterials or collectors. Higher density multi-family uses should be located in close proximity to transit **services facilities**. Certain nonresidential uses, such as schools, places of worship and parks, are appropriate within these areas and should be centrally located to provide easy accessibility. This classification may be used as a transitional buffer between lower density residential uses and nonresidential uses. High density residential uses should be located in a manner that does not route traffic through **other**, lower-density residential uses.

Permitted zoning districts: RM-4, MF-25, MF-33, **MF-40, MF-50, MH, MHC, MHP, IDZ, and TOD**. ~~UD, as well as IDZ with density permitted in MF-25, MF-33, and UD.~~

Typical densities in this development pattern would range from 25 –50 DU/Acre.



Commercial Land Uses

Neighborhood Commercial - includes smaller intensity commercial uses such as small-scale retail or offices, professional services, and convenience retail and services, ~~and shop front retail~~ that are intended to support the adjacent residential uses.

~~serves a market equivalent to a neighborhood.~~

Neighborhood commercial uses should be located ~~at the intersection of residential streets and arterials, and~~ within walking distance of neighborhood residential areas, ~~or along arterials where already established.~~ Special consideration should be given to pedestrian and bicycle facilities that connect neighborhoods to commercial nodes.

Permitted zoning districts: NC, C- 1, O-1, IDZ, and TOD.



Commercial Land Uses

Community Commercial - includes offices, professional services, and retail uses that are accessible to bicyclists and pedestrians and linked to transit facilities. This form of development should be located ~~at nodes on arterials at~~ in proximity to major intersections or where an existing commercial area has been established. Community commercial uses are intended to support multiple neighborhoods, have a larger market draw than neighborhood commercial uses, and attract patrons from the neighboring residential areas. ~~Parking areas should be located behind the building, with the exception of one row of parking facing the street.~~ Additionally, all off-street parking and loading areas adjacent to residential uses should include landscape buffers, lighting and signage controls. Examples of community commercial uses include, but are not limited to cafes, offices, restaurants, beauty parlors, neighborhood groceries or markets, shoe repair shops and medical clinics.

Permitted zoning districts: O-1.5, C-1 C-2, IDZ, and TOD. ~~C-2P and UD.~~



Commercial Land Uses

Regional Commercial - includes high ~~intensity-density land~~ uses that draw customers from ~~a larger~~ both adjacent communities as well as the larger metropolitan region. Regional commercial uses are typically located ~~at intersection~~ in general proximity to nodes along expressways or major arterial roadways and incorporate ~~adjacent to~~ high-capacity ~~mass~~ transit facilities ~~system stations~~. ~~These commercial nodes are typically twenty (20) acres or greater in area.~~ Regional Commercial uses should incorporate well-defined entrances, shared internal circulation, limited curb cuts to expressways and arterial streets, sidewalks and shade trees in parking lots, ~~landscaped yards~~ landscaping between the parking lots and roadways ~~street~~, and well-designed, monument signage. Examples of regional commercial uses include, but are not limited to movie theaters, ~~wholesale~~ plant nurseries, automotive repair shops, fitness centers, home improvement centers, hotels and motels, mid to high rise office buildings, and automobile dealerships. Permitted zoning districts: O-1.5, O-2, C-2, ~~C-2P~~ C-3, L, BP, IDZ, and TOD. ~~and UD.~~



Mixed-Use Land Uses

Neighborhood Mixed-Use - Contains a mix of residential, commercial and institutional uses at a neighborhood scale. Residential units above first floor are encouraged in this district. Where practical, buildings are pulled up close to the public right of way, and parking is encouraged behind buildings rather than in front. Pedestrian spaces are encouraged to have lighting, signage and the streetscaping is scaled for pedestrians as well as vehicles. Typical first floor uses would include, but are not limited to small office spaces, professional services, and small scale retail establishments and restaurants. The mix of uses may be vertically or horizontally distributed, and there is no requirement that a single building contain more than one use. Live/work housing options are permissible in Neighborhood Mixed-Use area to ensure access to housing options and services within proximity for the local workforce. Parking requirements may be minimized using a variety of creative methods, such as shared or cooperative parking agreements, to maximize land available for housing and community services. Properties classified as Neighborhood Mixed Use should be located in proximity to transit facilities. Permitted zoning districts: RM-4, RM-5, RM-6, NC, C- 1, O-1, MF-18, FBZD, TOD, IDZ, AE-1, and AE-2.



Mixed-Use Land Uses

Urban Mixed-Use – Contains a mix of residential, commercial, and institutional uses at a medium level of intensity. These sites are more intense than Neighborhood Mixed Use, but not as intense as Regional Center Mixed-Use, although many of the approved uses could be the same. Building footprints are often block-scale, but could be smaller, depending on block configuration and overall development density. Typical first floor uses could include, but are not limited to professional services, offices, institutional uses, restaurants, and retail including grocery stores. The mix of uses may be vertically or horizontally distributed, and there is no requirement that a single building contain more than one use. Live/work housing options are permissible in Urban Center Mixed-Use area to ensure access to housing options and services within close proximity for the local workforce. Structured parking is encouraged in Urban Center Mixed-Use classification, but is not required. Parking requirements may be satisfied through shared or cooperative parking agreements, which could include off-site garages or lots. The Urban Center Mixed-Use classification should be located in proximity to transit facilities. Permitted zoning districts: RM-4, RM-5, RM-6, MF-18, MF-25, MF-33, MF-40, O-1.5, C-1, C-2, MXD, FBZD, TOD, IDZ, AE-1, AE-2, AE-3, and AE-4.



Mixed-Use Land Uses

Regional Mixed-Use - May contain residential, commercial and institutional uses at very high densities. This land use would typically be found in proximity to regional centers and/or transit facilities, where mid-rise to high rise buildings would be appropriate. Typical lower floor uses could include, but are not limited to offices, professional services, institutional uses, restaurants, and retail including grocery stores. The mix of uses may be vertically or horizontally distributed, and there is no requirement that a single building contain more than one use. Live/work housing options are permissible in Regional Center Mixed-Use area to ensure access to housing options and services within proximity for the local workforce. Where feasible, development is ideally built at the block scale, with minimum building setbacks. Parking requirements may be satisfied through shared or cooperative parking agreements, which can include off-site garages or lots. If parking requirements are satisfied on-site, structured parking is encouraged for properties classified as Regional Center Mixed Use. Pedestrian spaces are encouraged to be generous in width, and lighting, streetscaping and signage are scaled to pedestrians. Regional Center Mixed Use projects encourage incorporation of transit facilities into development. Permitted zoning districts: O-1.5, O-2, C-2, C-3, MF-40, MF-50, MF-65, ED, MXD, FBZD, D, TOD, IDZ, AE-1, AE-2, AE-3, and AE-4.



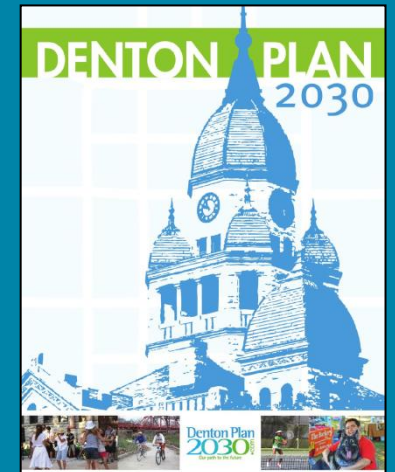
Mixed-Use Land Uses

Employment/Flex Mixed-Use – This category is intended to provide a flexible live/work environment with an urban mix of residential and light service industrial uses. Uses include smaller-scale office, retail, art studio warehouses, art-oriented fabrication, creative businesses and work spaces, and cottage industrial and fabrication uses. Adaptive uses of vacant or underutilized structures are encouraged to provide residential urban infill and appropriate employment opportunities within or close proximity to neighborhoods. Buildings have a smaller footprint and can closely resemble campus-like development with several multi-functioning buildings on one site. Permitted zoning districts: RM-4, MF-18, MF-25, MF-33, O-1, O-1.5, C-1, C-2, L, TOD, IDZ, AE-1, AE-2, AE-3, and AE-4.



Mixed-Use Land Uses

Business/Innovation Mixed-Use – This category is intended to accommodate industrial uses with office, commercial, and residential uses, all within a cohesive setting and on larger footprints than the Employment/Flex Mixed Use category. Industrial arts workshops, high tech fabrication, processing and assembly, and other identified industrial uses are permitted, in addition to commercial uses. Vocational training and technological learning centers are also appropriate for these spaces. Additional environmental performance standards should be employed for properties designated as Business/Innovation Mixed-Use, such as hours of activity, loading, noise levels and lighting, to ensure that the intensity of the industrially oriented uses is comparable to that of the other non-residential uses. The mix of uses may be either vertically or horizontally distributed. Live/work housing options are permissible in Business/Innovation Mixed Use areas to ensure access to housing options and services within close proximity of business innovation areas for the local-workforce. Business/Innovation mixed use should incorporate transit and bicycle facilities to serve the training and employment base. Permitted zoning districts: C-2, C-3, O-1.5, O-2, BP, TOD, L, MI-1, I-1, IDZ, MXD, TOD, AE-1, AE-2, AE-3, and AE-4.



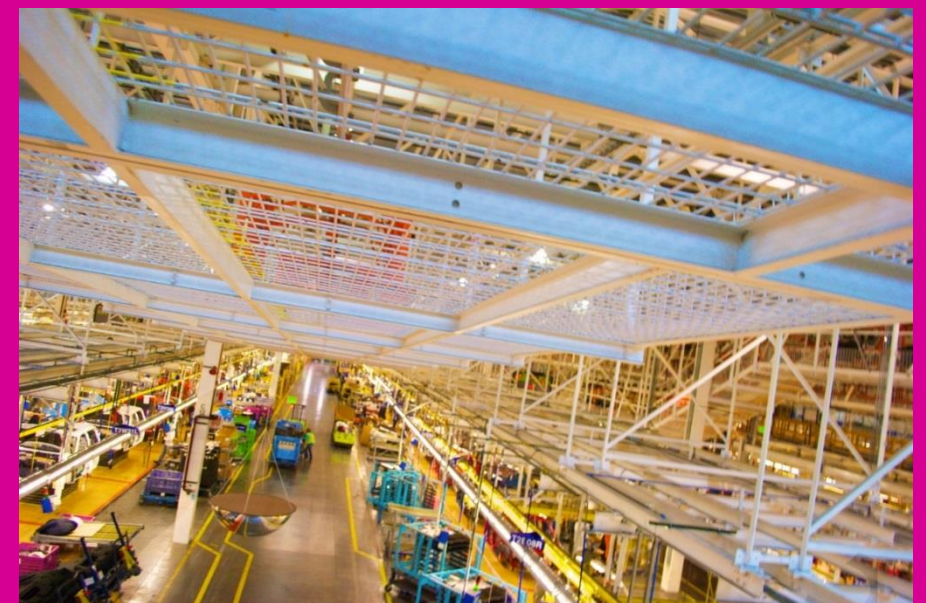
Industrial Land Uses

Light Industrial - includes a mix of manufacturing uses, business park, and limited retail/service uses that serve the industrial uses. Industrial uses should be screened and buffered from adjoining non-industrial uses. Any outside storage must be under a roof and screened from public view. Examples of industrial uses include drug laboratories, furniture wholesalers, lumberyards, ~~tamale factories~~ food production and warehousing. Permitted zoning districts: BP, TOD, L, MI-1 and I-1.



Industrial Land Uses

Heavy Industrial - includes heavy manufacturing, processing and fabricating businesses. Heavy industrial uses shall be concentrated at arterials, expressways, and railroad lines. This ~~use~~ category is not compatible with ~~residential uses and~~ neighborhood scaled categories or those that permit residential zoning. Heavy industrial should be separated from ~~residential~~ uses by an allowable intermediate land use or a significant buffer. Examples of heavy industrial uses include auto manufacturing, battery manufacturing, and petro chemical bulk storage. Permitted zoning districts: TOD, SGD, QD, I-2 and MI-2.



Non-Residential Land Uses

Parks/Open Space –may include, but is not limited to large, ~~or~~ linear, or unimproved land where conservation is promoted and development is not encouraged due to presence of topographic constraints or institutional uses on the site.

Parks/open space include, but is not limited to floodplains, utility corridors, public and private land uses that encourage outdoor passive or active recreation. Examples include city owned and/or operated pocket, regional, or linear parks, as well as private parks associated with subdivisions and neighborhood associations.



Non-Residential Land Uses

Agricultural - includes crop agriculture, ranching, and related agribusiness practices. Single-family detached houses and detached accessory dwelling units are permitted on agricultural and ranch lands at very low densities or in conservation subdivisions that will not interfere with agricultural operations. Limited commercial uses directly serving agricultural uses, such as farmers markets, nurseries, and bed and breakfasts, are permitted.

To maintain scenic qualities, natural vegetative buffers, deeper setbacks, increased signage control, and earthen drainage channels, more restrictive access management standards are desired along major scenic corridors. Floodplain protection and buffer zones along creeks and rivers are instrumental in retaining rural character.

Permitted zoning districts: RP and FR.



Non-Residential Land Uses

City/State/Federal Government~~Public/institutional~~
- includes public, quasi-public, utility company and
some private community-serving ~~institutional~~
uses. Includes areas owned and operated by a
federal, state, or municipal agency. Examples
include public property (government, post offices,
libraries, social services, police and fire stations),
~~schools, religious facilities, museums, fraternal and~~
~~service organizations~~ and also public and private
hospitals. Examples include military bases,
municipal, state, or federal operated park lands,
property owned and operated by a state agency,
etc.





SA

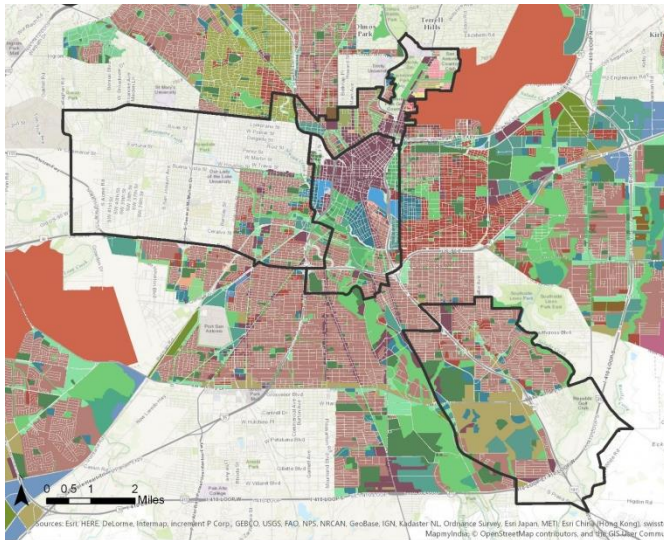


TOMORROW

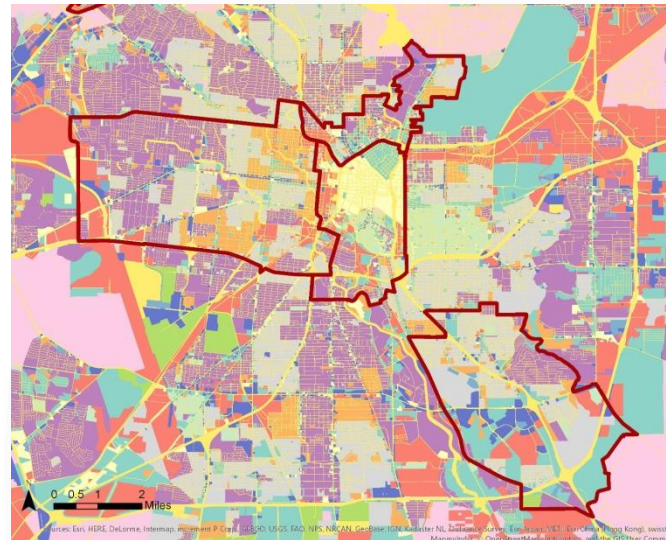
Applying Future Land Use Categories

General Methodology - Base Map

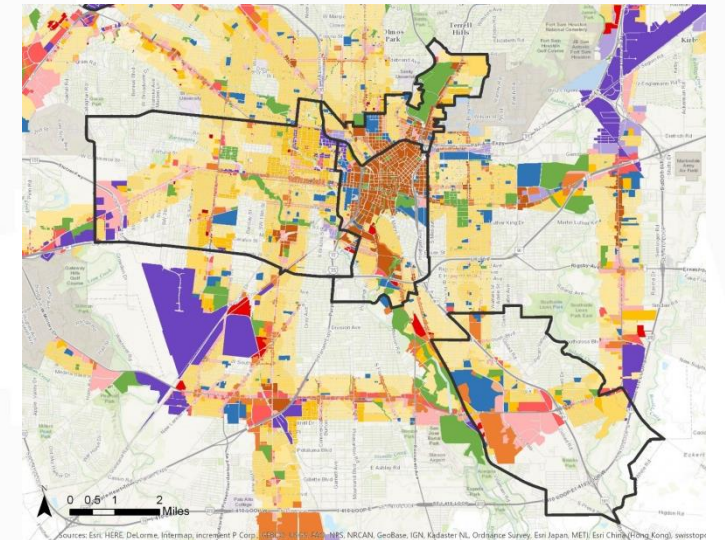
Adopted Future Land Use



Zoning



SA Corridors



General Methodology - Map Refinement

Base Map

+ Planning Team and Community Input

- Focus Areas and Catalytic Sites
- Key Corridors
- Mobility and Transit Improvements
- Parks, Trails, and Open Space recommendations
- Housing Strategies
- Economic Development Strategies

+ Policy Direction from Comprehensive Plan

= Draft Future Land Use maps

Special Topics and Questions

- Does the presence of historic districts or historic landmarks affect which future land use category is used?
- Are the density/height ranges absolute?
- Are the listed zones absolute?
- Is it possible that the land use categories will change any more?
- Will there be a way for an affected property owner to look up what the proposed use is on their property and on neighboring properties?



Next Steps

Next Steps

- Planning Teams, staff, and consultant work to refine the future land use maps and create text policies to guide future development.
- **Planning Team Meeting #7** (Revised Future Land Use maps, Infrastructure and Amenities, Policy-Oriented Implementation items)



Planning Team Meeting #6

Future Land Use

Wednesday, April 11, 2018
John Igo Branch Library
12:00 PM



Cambridge Systematics, Inc.
Bowtie
Economic & Planning Systems, Inc.
Auxiliary Marketing Services
Mosaic Planning and Development Services
SJPA