



MEMORANDUM

DATE: April 13, 2009

TO: Members of the Steering Committee

FROM: Ellen Cook, Senior Planner II, and Jason Purse, Senior Planner

SUBJECT: Land Use Designation Description Charts

As a part of this Comprehensive Plan update process, staff evaluated the effectiveness of how the Land Use Designations were presented in the final document. The designations have basic descriptions, as well as Development Standards, that are listed in different location in the 2003 version of the final text. Since these two sections are interrelated, a chart has been created for each description that combines these two aspects to create one cohesive document for each description that can be used more easily.

These new charts are included in the land use designations attachment to the technical report, but will ultimately be included in the final text of the Comprehensive Plan, so that staff, Planning Commissioners, the Board of Supervisors, the public, and developers can read the descriptions and standards for various designations without having to flip back and forth between different sections.

Since these two sections have been combined, and are being presented in a different format, some changes have been made to the text that are not possible to show in strikethrough format. In the past, some of the text for the basic description overlapped with language in the development standards, and rather than repeat similar topics, staff combined language from both sections and included it as a single entry under the standards of development for the different sections. More importantly, language was not completely deleted from the final text; it was only re-arranged and in some cases consolidated to make the documents more concise. All major new language additions to the sections have been grey-highlighted and italicized.

For the residential designations, new information has been added on continuing care retirement facilities and communities and on timeshare uses to clarify where they are recommended and the standards that should be met. In addition, a section has been added that lists examples of enhanced environmental protection measures to re-enforce and clarify

recent practice. Finally, a section has been added addressing affordable and workforce housing goals to both re-enforce recent practice and to bring the standards in line with the Housing Technical Report. These are grey-highlighted and italicized for your reference.

For the commercial designations, new information has been added to the “Recommended Intensity” section to include information about Floor Area Ratios (FAR). These ratios will provide better guidance about the recommended intensity of development in the various districts. For Neighborhood Commercial (the least intensive commercial district) the maximum range for the ratio was chosen based on similarly designated parcels around the County. Since these developments are recommended to have less impact on surrounding residential areas than Community Commercial developments, no minimum was listed in order to support smaller scale commercial uses. Community Commercial FARs were determined by examining the Prime Outlets development and using industry standards (as well as proposed State legislation standards in the State Code) for the maximum range. The industrial designations are intended to serve higher yield uses and have higher FARs to maximize development potential and economic development opportunities. A paragraph was also added to “Recommended Uses” for the General Industrial description that included a more detailed listing of primary uses.

For the Mixed-Use description, language has been added to reflect the evolution of standards over time and to reflect more current practice. This language is intended to ensure that new Mixed-Use developments will meet certain standards regardless of their location in the County. While a preferred mix of uses is dependent on the nature of the development, there are certain criteria that should be present in all Mixed-Use developments and staff has crafted language to better explain those standards. The specific descriptions are still listed, and changes to those areas have been shown in strikethrough format.