

## **Major Proposed Revisions to January 2012 Draft “Martineztown/Santa Barbara Sector Development Plan”**

***The following summary of changes should be read in conjunction with the newly proposed zone drafts and zoning map, under separate cover. These drafts are intended for your review. The City welcomes questions and comments.***

### **OUR APPROACH – Major Issues:**

1. Instead of rezoning from HM to M-1:
  - *Created a new zone to retain permissive industrial uses, add commercial and residential uses, but remove noxious uses incompatible with nearby residential areas*
2. Instead of rezoning from M-1 to C-2:
  - *Created a new zone to retain some industrial uses, add commercial and residential uses, and make more intense uses abutting residential conditional*
3. Instead of rezoning from C-3 to C-2 (except along Lomas and just south of Lomas on Broadway – please see proposed zoning map):
  - *Created a new zone to retain some industrial uses, add commercial and residential uses, and make more intense uses abutting residential conditional*
4. Instead of rezoning NR to R-1 while trying to attract more retail and services:
  - *Retained R-1 uses in NR; and*
  - *Created a new zone that allows higher-density on existing undeveloped properties with height limits and solar protections to ensure compatibility with the character of surrounding single-family houses*

### **WHAT WE ARE PROPOSING:**

1. Two new mixed-use zones tailored to better address existing conditions, future redevelopment opportunities, and incompatible uses. Applied two new zones (Commercial/Industrial and Commercial/Light Industrial) according to:
  - a. existing zoning,
  - b. proximity to existing residential zoning, and
  - c. redevelopment opportunities.
2. A new residential zone tailored to better address existing conditions, future redevelopment opportunities. Applied the new zone (Residential Infill) according to:
  - a. existing zoning,
  - b. undeveloped properties,
  - c. lot size, and
  - d. anticipated market demand.
3. Reduced landscape and buffer requirements and added options for compliance.
4. Eliminated density cap in R-3.
5. Reduced off-street parking requirements.

## **DETAILS OF MAJOR PROPOSED REVISIONS:**

### **1. Two New “Mixed-Use” Zones**

- **“Commercial / Industrial” (C/I) Zone:** intended to provide opportunities for future mixed-use development in areas that currently have functionally obsolete development and are ripe for redevelopment, allowing everything from multifamily residential and community commercial to light industrial and even limited light manufacturing uses compatible with nearby residential areas. This zone is tailored to acknowledge the existing built environment and mix of uses in the neighborhood and the need for area employment while ensuring the health, safety, and general welfare of residents.
  - Replaces “HM” and “M-1” zoning west of Broadway, north of Mountain
  - Replaces C-3 and M-1 in northeast corner of Plan Area
  - Expands opportunities and allowable uses for future redevelopment, including retail and residential
  - Introduces opportunities for commercial (C-2) and residential (R-3) development in exchange for removing certain manufacturing uses that:
    1. Are mostly conditional uses,
    2. Have not been and are not being utilized,
    3. Mostly require larger lots than available, and
    4. Are incompatible with nearby historic and potential future residential uses
  - Positions key areas for redevelopment with higher, better uses that benefit both property owners and the community
  - See next page for details of proposed changes to permissive uses

SU-2 HM (1990 MTSB SDP)

Permissive uses (per M-1):

1. Uses first listed as permissive in the C-3 zone.
2. IP permissive uses.
3. Antenna, without limit as to height.
4. Automotive sales, rentals, service, and storage.
5. Automobile dismantling.
6. Commercial agriculture.
7. Emergency Shelter.
8. Manufacturing, assembling, treating, repairing or rebuilding articles within a completely enclosed building.
9. Incidental uses within a building.
10. Parking lot.
11. Recycling bins as an accessory use.
12. Sign, off-premise.
13. Sign, on-premise.
14. Storage structure for yard equipment, material or activity incidental to a specific construction project.
15. Trailer sales, rentals, service, repair, and storage.
16. Blacksmith shop, and poultry or rabbit live storage or killing and dressing, within a completely enclosed building.
17. Concrete or cement products manufacturing, batching plant, processing of stone / Gravel, sand, or dirt removal, stockpiling, processing, or distribution / Truck terminal, tractor, trailer, or truck storage

\*NOTE: The HM zone prohibits the development of community commercial and/or residential uses.

SU-2/MTSB C/I (July 2012 Draft)

Modifications to HM permissive uses:

1. Uses first listed as permissive in the C-3 zone.
  - a. **EXCEPT: Cold storage plant moved from permissive to conditional.**
2. IP permissive uses.
  - a. **EXCEPT: Air separation plant prohibited; and**
  - b. **EXCEPT: Cold storage plant moved from permissive to conditional**
3. Antenna, without limit as to height.
4. Automotive sales, rentals, service, and storage.
5. ~~Automobile dismantling.~~ (moved to conditional use)
6. ~~Commercial agriculture.~~
7. ~~Emergency Shelter.~~ (moved to conditional use)
8. Manufacturing, assembling, treating, repairing or rebuilding articles within a completely enclosed building.
9. Incidental uses within a building.
10. ~~Parking lot.~~
11. Recycling bins as an accessory use.
12. Sign, off-premise.
13. Sign, on-premise.
14. Storage structure for yard equipment, material or activity incidental to a specific construction project.
15. Trailer sales, rentals, service, repair, and storage.
16. ~~Blacksmith shop, and poultry or rabbit live storage or killing and dressing, within a completely enclosed building.~~
17. ~~Concrete or cement products manufacturing, batching plant, processing of stone / Gravel, sand, or dirt removal, stockpiling, processing, or distribution / Truck terminal, tractor, trailer, or truck storage.~~

**PLUS:**

1. **[+R-3 permissive uses+]**
2. **[+C-2 permissive uses+]**

\*NOTE: The proposed C/I zone will allow community commercial and residential uses in addition to light industrial/manufacturing uses.

- **“Commercial / Light Industrial” (C/LI) Zone:** intended to provide opportunities for everything from multifamily residential to community commercial and light industrial uses in appropriate locations with adequate buffering from existing single-family residential areas. This zone is tailored to acknowledge the existing built environment and mix of uses in the neighborhood and need for area employment while ensuring the health, safety, and general welfare of residents.
  - Replaces “C-3” zoning west of Edith and north of I-40
  - Replaces M-1 and one parcel of C-3 east of Broadway from north of Rosemont to Hannett
  - Maintains existing uses while improving compatibility of future land uses with nearby existing residential uses
  - Retains existing C-3 uses and adds some removed by the 1990 Plan in exchange for making certain non-residential uses conditional where abutting residentially-zoned properties
  - For properties currently zoned M-1, restricts M-1 uses, but introduces commercial and residential uses not currently allowed
  - Adds R-3 residential uses with no density cap
  - Positions key areas for redevelopment with higher, better uses that benefit both property owners and the community

SU-2 M-1 (1990 MTSB SDP)

Permissive uses (per M-1 and C-3):

1. Uses first listed as permissive in the C-3 zone.
2. IP permissive uses.
3. Antenna, without limit as to height.
4. Automotive sales, rentals, service, and storage.
5. Automobile dismantling.
6. Commercial agriculture.
7. Emergency Shelter.
8. Manufacturing, assembling, treating, repairing or rebuilding articles within a completely enclosed building.
9. Incidental uses within a building.
10. Parking lot.
11. Recycling bins as an accessory use.
12. Sign, off-premise.
13. Sign, on-premise.
14. Storage structure for yard equipment, material or activity incidental to a specific construction project.
15. Trailer sales, rentals, service, repair, and storage.
16. Blacksmith shop, and poultry or rabbit live storage or killing and dressing, within a completely enclosed building.
17. Concrete or cement products manufacturing, batching plant, processing of stone / Gravel, sand, or dirt removal, stockpiling, processing, or distribution / Truck terminal, tractor, trailer, or truck storage

\*NOTE: The HM zone prohibits the development of community commercial and/or residential uses.

SU-2/MTSB C/LI (July 2012 Draft)

Modifications to M-1 permissive uses:

1. Uses ~~first~~-listed as permissive in the C-3 zone.
  - a. **EXCEPT: Cold storage plant moved from permissive to conditional.**
2. ~~IP permissive uses.~~
3. Antenna, ~~without limit as to height~~ **up to 65 feet in height.**
4. Automotive sales, rentals, service, and storage.
5. ~~Automobile dismantling.~~ (moved to conditional use)
6. ~~Commercial agriculture.~~
7. ~~Emergency Shelter.~~ (moved to conditional use)
8. Manufacturing, assembling, treating, repairing or rebuilding articles within a completely enclosed building.
9. Incidental uses within a building.
10. ~~Parking lot.~~
11. Recycling bins as an accessory use.
12. Sign, off-premise.
13. Sign, on-premise.
14. Storage structure for yard equipment, material or activity incidental to a specific construction project.
15. Trailer sales, rentals, service, repair, and storage.
16. ~~Blacksmith shop, and poultry or rabbit live storage or killing and dressing, within a completely enclosed building.~~
17. ~~Concrete or cement products manufacturing, batching plant, processing of stone / Gravel, sand, or dirt removal, stockpiling, processing, or distribution / Truck terminal, tractor, trailer, or truck storage.~~

**PLUS:**

1. **[+R-3 permissive uses+]**
2. **[+C-2 permissive uses+]**

\*NOTE: The proposed C/I zone will allow community commercial and residential uses in addition to light industrial/manufacturing uses.

SU-2 C-3 (1990 MTSB SDP)

Permissive C-3 uses:

1. Uses permissive and as regulated in the C-2 zone.
2. Antenna, up to 65 feet in height.
3. Uses that must be conducted in an enclosed building:
  - a. Automotive engine manufacturing, wholesale assembling or rebuilding of auto vehicles or parts
  - b. Dry cleaning, clothes pressing, etc.
  - c. Manufacturing, assembling, treating, repairing, or rebuilding of products, as follows:
    - (1) Building (structure) sub-assembly
    - (2) Electrical appliances, electronic instruments and devices, etc.
    - ~~(3) Food products ...~~
    - (4) Jewelry, curios
    - (5) Metal stamps. tool and die making
    - (6) Plumbing, assembly only
    - (7) Pottery, ceramics...
    - (8) Sewed items...
    - (9) Signs, commercial advertising structures
  - d. Sheet metal working (light)
  - e. ~~Tire recapping or retreading~~
  - f. Upholstering
  - g. ~~Warehousing~~
  - h. Welding, as a principal activity
  - i. Printing, publishing, lithographing, or blueprinting
  - j. Wholesaling
4. Uses permissive in the R-2 Zone.

\*NOTE: The C-3 zone in the 1990 MTSB Plan prohibits certain C-3 permissive uses and only allows R-2 residential uses.

SU-2/MTSB C/LI (July 2012 Draft)

Modification to Permissive C-3 Uses:

1. Uses permissive and as regulated in the C-2 zone
  - a. **EXCEPT: Parking lot is prohibited**
2. Antenna, up to 65 feet in height.
3. Uses that must be conducted in an enclosed building:
  - a. Automotive engine manufacturing, wholesale assembling or rebuilding of auto vehicles or parts
  - b. Dry cleaning, clothes pressing, etc.
  - c. Manufacturing , assembling, treating, repairing, or rebuilding of products, as follows:
    - (1) Building (structure) sub-assembly
    - (2) Electrical appliances, electronic instruments and devices, etc.
    - (3) Food products ...
    - (4) Jewelry, curios
    - (5) Metal stamps. tool and die making
    - (6) Plumbing, assembly only
    - (7) Pottery, ceramics...
    - (8) Sewed items...
    - (9) Signs, commercial advertising structures
  - d. Sheet metal working (light)
  - e. Tire recapping or retreading
  - f. Upholstering
  - g. Warehousing
  - h. Welding, as a principal activity
  - i. Printing, publishing, lithographing, or blueprinting
  - j. Wholesaling

**PLUS:**

1. **[+R-3 permissive uses+]**
2. **[+Truck terminal where they exist (M-1)]**

\*NOTE: The proposed C/LI zone restores certain C-3 permissive uses and adds R-3 residential uses with no density cap.

2. Modified Residential Zoning Approach – New Residential Zone

- **“Residential Infill” (RI) Zone:** intended to provide opportunities for higher-density residential development on properties that are currently undeveloped in order to increase the range of housing opportunities and expand the potential market for area services and retail.
  - Only applies to undeveloped parcels within the proposed “Neighborhood Residential” (SU-2/MTSB NR) area
  - Shift in approach based on new information about residential housing market obtained during MR Plan process
  - No market for single-family development + anticipated future demand from UNMH expansion to the immediate east = need to retain at least limited opportunities for higher-density residential development while still protecting single-family core
  - Tailored approach based on the size (less than ¼ acre, larger than ¼ acre) of undeveloped parcels in order to retain the ability to develop higher-density housing, subject to design standards to control compatibility (e.g., height limits, solar preservation requirements)