

Summary of Feedback ZONING

(Feed back in response to the 2010 Draft Plan)

Zoning General:

1. Thought that the problem is a community relationship problem between businesses and residences that most residents are not interested in putting people out of business.
2. More opportunities to talk. – what can we do to make the current situation better?

Residential Zoning:

1. From the last meeting:
 - Concern with lot sizes that don't meet 40 foot requirements.
 - New zoning takes away a long-term legacy
 - NRC - Concern that is currently unclear to zoning if the properties are Commercial or Residential;
 - Concern that accessory uses would not be allowed and that low density multi-use character would change.
 - R-1 zoning desired for properties with residences that are zoned C-3 – C-3 hurts residential property values.
 - Second Dwelling unit should be an allowed use
 - Accessory as permissive – limited by R-1
 - NRC is flexible would like to review this and limit commercial permissive
 - Would like to see no C-3 and R-2 uses in plan area
 - Would like to see a design overlay/ clear description of character, protect existing character/lower height limits in residential areas.
 - Lower Density Residential instead of R-1.
 - Concern that commercial uses and disrespectful and disruptive to residential uses
 - C-3 zoning on south side of Mountain with single family houses – don't want R-1, but something more compatible.
 - Would like Commercial activities to be limited to Broadway and Lomas.
 - Inappropriate to have M-1 uses next to houses
2. From letters and emails received from property owners:
 - Properties along Edith:
 - Some Residences who want to be R-1
 - Some property owners who want to maintain commercial uses
 - Majority of property owners want to keep current zoning.
 - Properties zoned NRC and MRC would like to retain commercial uses.

Commercial Zoning:

1. From the last meeting:
 - Concern that the bad economy is not a good time to try and alter commercial zoning
 - Concern that commercial uses have been owned by families and in operation since 1940's.
 - Several C-3 property owners are fine with the proposed zoning for C-3.
 - MX zoning – would like it to be optional with incentives.
 - Concern regarding NAC zone – loosing property values and concerned that there is no current demand.

- Concern that grandfathering and non conforming uses create hurdles when property goes to be sold.
 - Broadway Commercial:
 - Concerns about loosing value of property if zoning is changed.
 - Concern about not being able to continue current operations if landscaping requirements are enforced.
 - Concerned about not having Mountain as an access for trucks.
 - Concerns about definitions of “truck terminal and salvage yard”
2. From letters and emails received from property owners:
- Property owners along Broadway are not interested in seeing a change in zoning.
 - Property owners along Mountain would like to retain commercial uses.