Planning Commission Regular Meeting
Agenda Item 4.a.

Agenda Item: **ZONING ORDINANCE TEXT AMENDMENT ZOTA #25-01 - PD - TRG2 - Planned Development - Transit Related Growth Low Density Residential and Low Impact Commercial.**

Meeting Date: June 23, 2025

Category: Public Hearings

Prepared by: David Stromberg, Zoning Administrator

Description:

Below is a list of revisions staff has included in the second draft of the ordinance, based on feedback from stakeholders and the planning commission. Second draft revisions are shown in purple on the attached ordinance.

1. Line 53, Table of Permitted Uses: The following use categories and use types have been added to the use table.

- Live-Work Development has been added to the Residential use category.
- The Office use category has been added with Business Incubator as a use type.
- The Personal Services and Retail Sales use category has been added with Retail Sales as a use type.
- The Light Manufacturing use category has been added with Maker Space as a use type. This use is restricted to properties formerly zoned PD-B.
- The Self-Service Storage use category has been added with Self-Service Storage as a use type. This use is restricted to properties formerly zoned PD-B.

2. Lines 54-55: Clarifies language that some uses in the use table are only allowed when rezoned from PD-B and located more than 200 feet from any parcel improved with or used for single family detached residential land uses.

3. Lines 84-86: Revises and clarifies a maximum height of four stories and allows for additional enclosed area above the fourth floor when the enclosed area is less than 50 percent of the horizontal floor area of the unit directly underneath.

4. Lines 121-124: Revises and clarifies the language allowing HVAC units on the

ground and requiring that the units be screened.

5. Lines 142-144: Revises the landscape planting requirement in the buffer to the following:

- 1 canopy tree per 20 linear feet
- 2 evergreen trees per 10 linear feet
- 1 ornamental tree per 20 linear feet
- 3 evergreen shrubs per every 10 linear feet

6. Lines 205-220: Adds the following definitions.

- Business incubator. An office establishment where shared space, resources, and support services are available to startup and early-stage businesses. Typical business incubators include shared office or conference space, administrative services, mentoring, and business development assistance.
- Live-Work development. A structure of part of a structure with areas specifically designed for occupancy by a single owner, tenant, or user to accommodate a residential dwelling unit and a flexible work space. This use does not include a home-based business.
- Small-Scale Production Establishment or Maker space. An establishment where shared or individual tools, equipment, or machinery are used to make or grow products on a small scale, including the design, production, processing, printing, assembly, treatment, testing, repair, and packaging, as well as any incidental storage, retail or wholesale sales and distribution of such products. Typical small-scale production establishments include, but are not limited to, vertical farming or the making of electronics, food products, non-alcoholic beverages, prints, household appliances, leather products, jewelry and clothing/apparel, metal work, furniture, glass, ceramic or paper, together with accessory uses such as training or educationsl programs. This use does not include small-scale alcohol production facilities.

Background:
The public hearing for this zoning ordinance text amendment was opened on April 28, 2025, and remains open while staff has been evaluating public comments that have been submitted. This is the second zoning district under consideration to implement portions of the Transit Relaged Growth Small Area Plan. PD-TRG1, Planned Development - Transit Related Growth Mixed Use, Medium Density Residential, and Office was adopted on January 28, 2025.

Fiscal Impact:

N/A

Staff Recommendation/Next Steps:
Reccommend approval of Zoning Ordinance Text Amendment ZOTA #25-01 to the Town Council.

Attachments:
1. PD-TRG2 2nd Draft Redline Ordinance
2. Legal Ad