

ZMA201500002 Franklin Street

Joint City-County Planning Commission Meeting
June 23rd, 2015

Overview of Application Process

- ◉ December 15, 2014 – Pre-application meeting
- ◉ February 17, 2015 – Submitted ZMA
- ◉ April 3 and April 27, 2015 – Community meeting
- ◉ May 19, 2015 – PC public hearing (Deferred)
- ◉ June 23, 2015 – Joint City/County PC meeting
- ◉ July 14, 2015 – PC public hearing

Overview of Section 30.7 Steep Slopes Overlay District

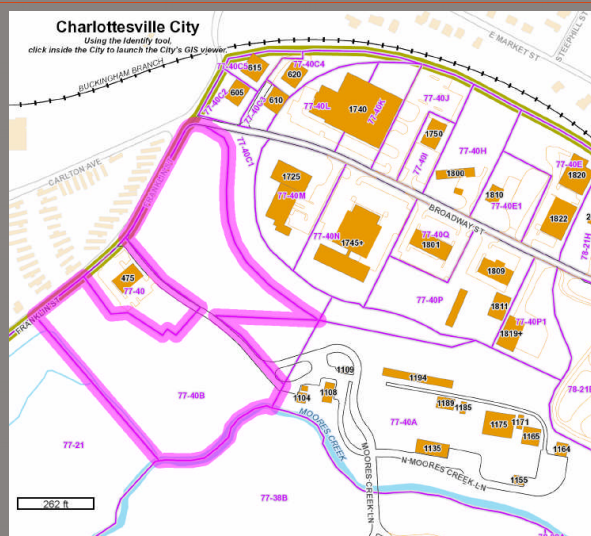
Preserved Slopes

- Disturbance is prohibited except in limited circumstances

Managed Slopes

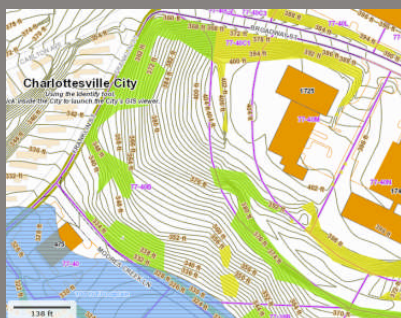
- Disturbance is permitted, subject to design standards in Section 30.7.5.

Area Map from County GIS



Overview of Proposal

Existing:



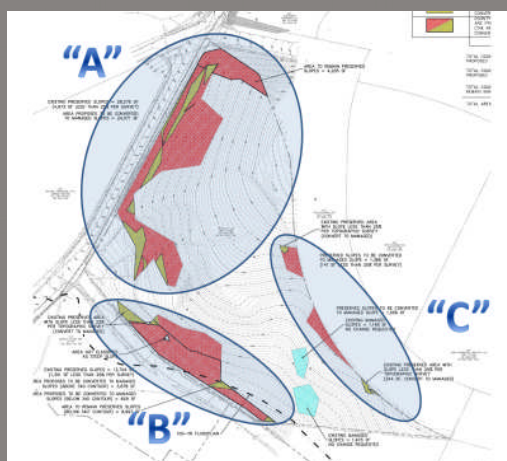
Proposed:



Staff Analysis

Staff narrowly
focused on the
criteria found in
“Characteristics
of Steep Slopes”

(Section 30.7.3)



Summary of Recommendation

Summary of Steep Slope Analysis				
	Applicant Proposal		Staff Recommendation	
	Managed	Preserved	Managed	Preserved
Area "A"	X		X	
Area "B"	X			X
Area "C"	X			X

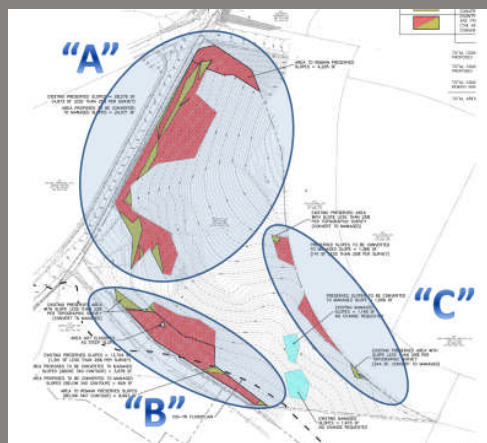
Applicant proposes 85% of preserved slopes in Area A and 24% of preserved slopes in Area B to become managed slopes.

Staff is recommending that 85% of the slopes in Area A become managed and 100% of the slopes in Areas B and Areas C remain preserved.

Questions from Public Hearing on May 19th

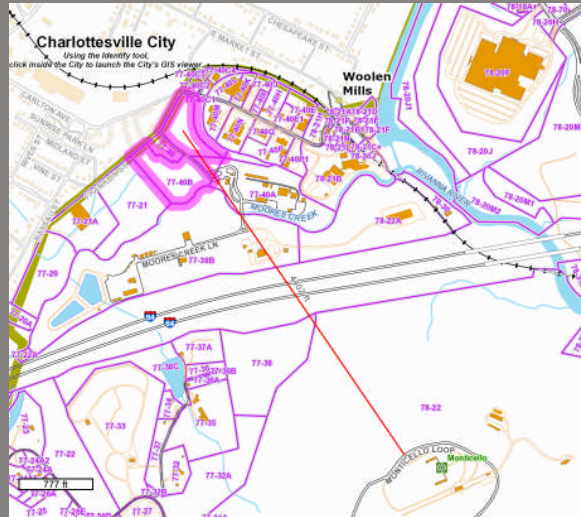
Summary of Field-Run Topography	
	Area less than 25% Grade
Area "A"	4205 sq. ft.
Area "B"	1351 sq. ft.
Area "C"	385 sq. ft.

	Percentage Less than 25% Grade
Area "A"	15%
Area "B"	10%
Area "C"	12%



Questions from Public Hearing on May 19th

Map showing visibility from Monticello

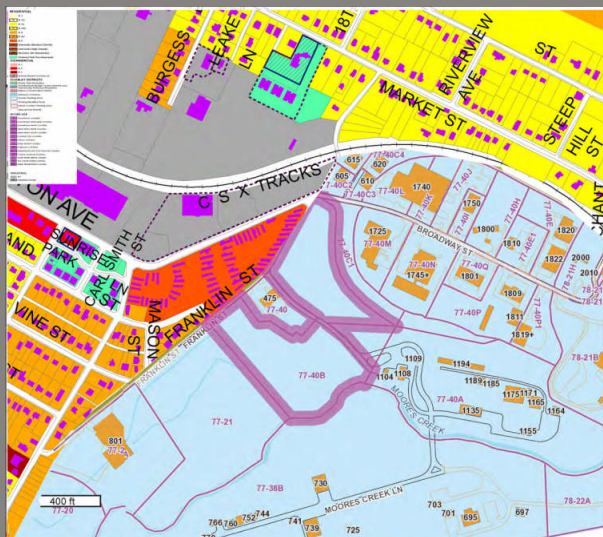


Next Steps and Notes

- County Planning Commission will hold a second public hearing on July 14, 2015
- A special use permit for access may be sought under Section 30.7.4(b)(2) if the Board of Supervisors denies rezoning application
- Underlying “Light Industry” zoning will remain regardless of action on rezoning or special use permit application

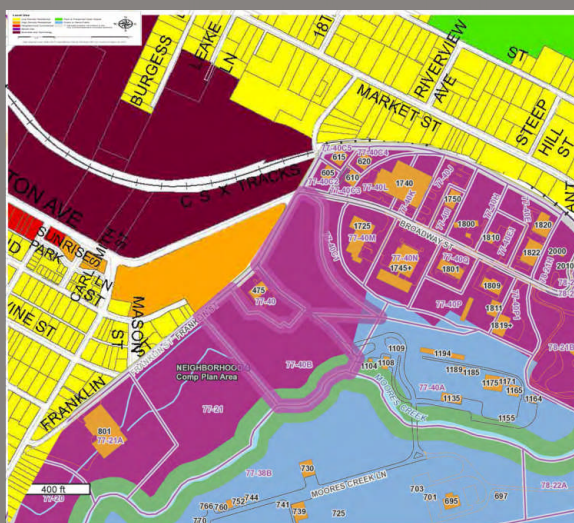
Maps for Broader Discussion

Zoning
Map



Maps for Broader Discussion

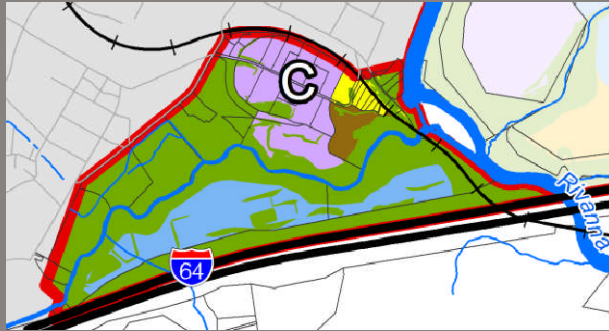
Comp.
Plan



Maps for Broader Discussion

Updated County Comp. Plan

(adopted June 10, 2015)



(Green areas are designated for parks and green systems)

Topics to Discuss

- Hear input from the City Planning Commission on steep slope designation
- Engage in broader discussion about the expectations for development in this area
- Identify any additional information needed for July 14th public hearing