

Hidden Lake Phase 2

PB-12-159 LUC and PB-12-160 ZON

City Commission Presentation

March 7, 2013



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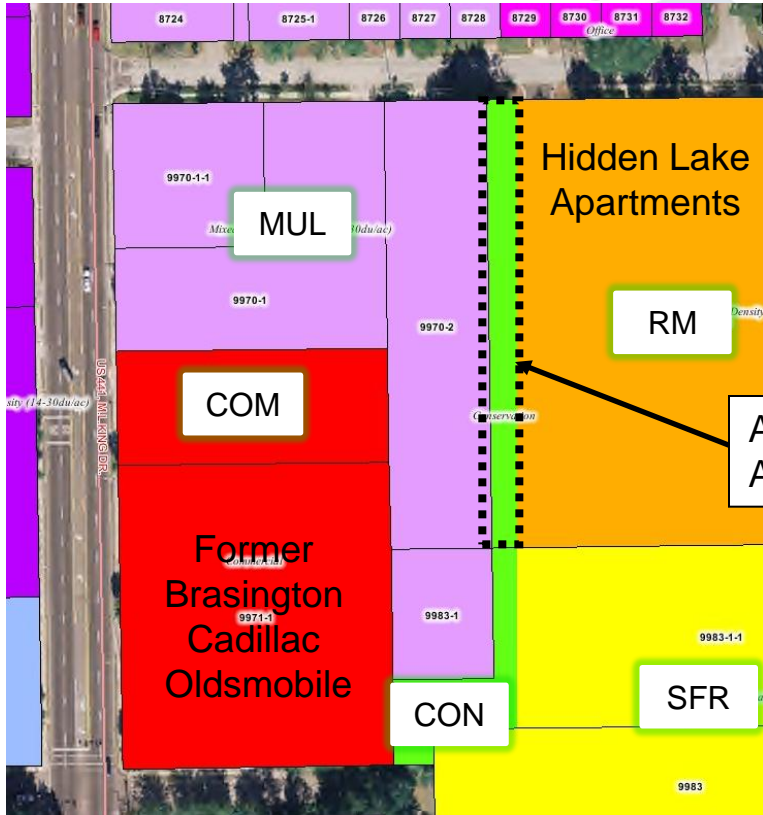


Site Aerial

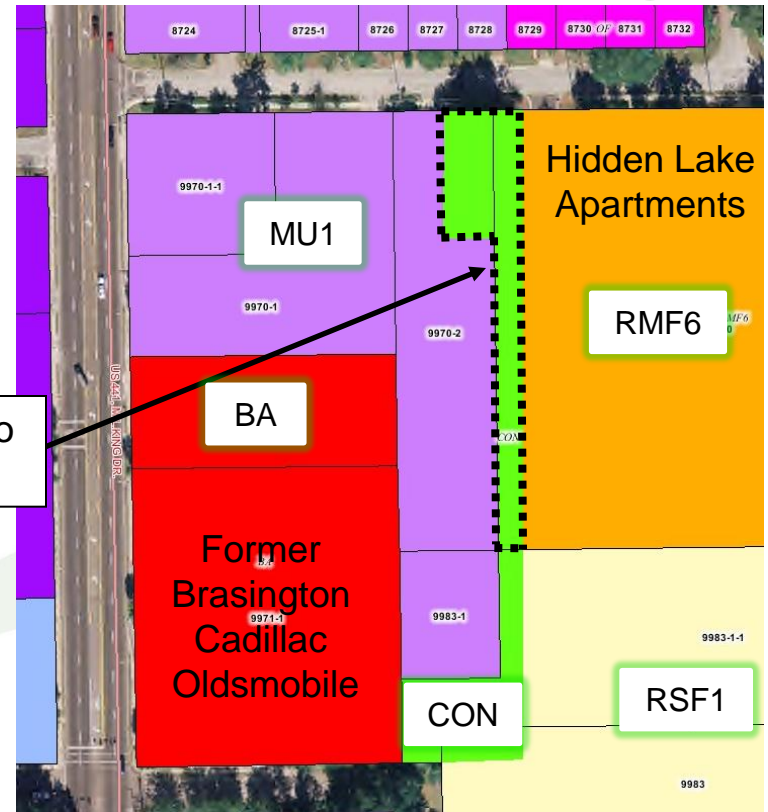
Hidden Lake Phase 2

March 7, 2013

Existing FLU and Zoning



Existing Future Land Use



Existing Zoning

Area Subject to Amendments

Hidden Lake Phase 2

March 7, 2013

Conservation Future Land Use and Zoning

- **Future Land Use Element – Conservation:** This category identifies areas environmentally unsuited to urban development, permanent buffers between land uses, areas used for passive recreation and nature parks. Privately held properties within this category shall be allowed to develop at single-family densities of 1 unit per 5 acres. Land development regulations shall determine the appropriate scale of activities, structures and infrastructure that will be allowed.
- **Sec. 30-73. - Conservation district (CON) Purpose.** The CON district is established for the purpose of conserving, restoring and protecting environmentally significant lands within the city and for establishing natural buffers between incompatible uses. It is intended that this district shall protect, restore and preserve natural features and open space so that the present and future residents of the city shall be able to enjoy the benefits of the natural environment of the city.

Hidden Lake Phase 2

March 7, 2013



CON Area within Hidden Lake Apartments



Hidden Lake Phase 2

March 7, 2013

CON Area on Undeveloped Parcel



CON Zoned Area



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March 7, 2013

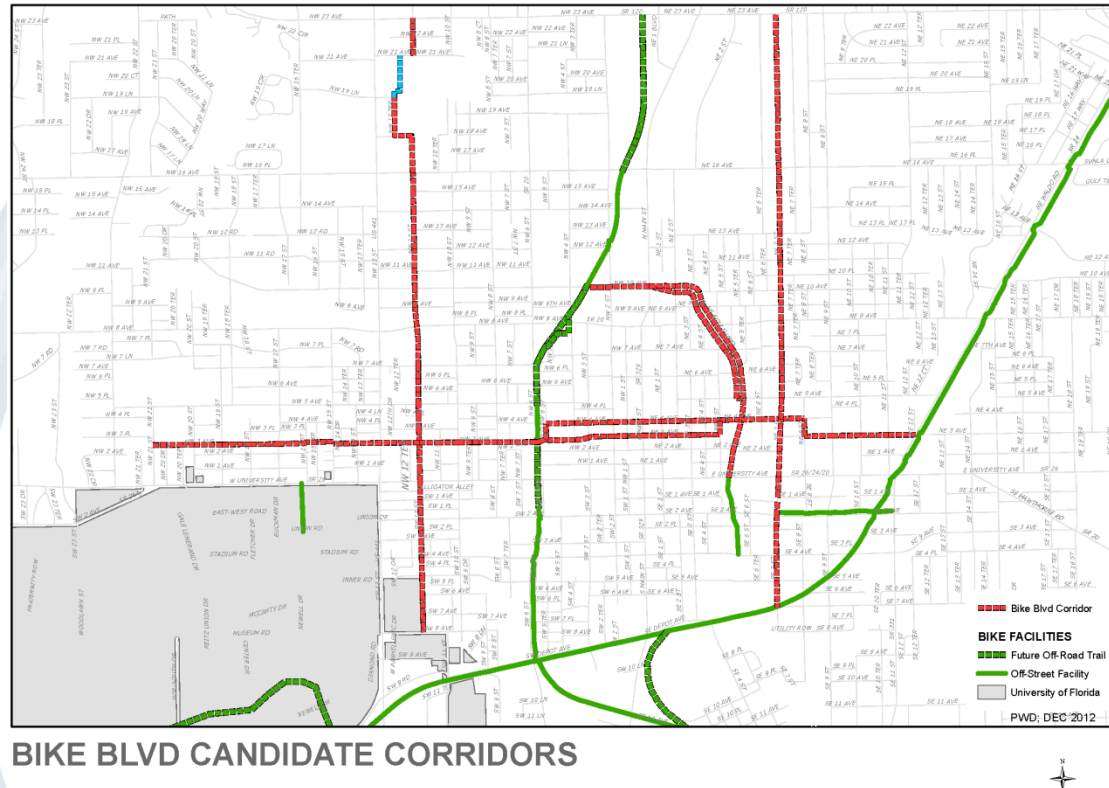
Amendment Justification

- The strip of land designated as Conservation Future Land Use and Zoning is an antiquated planning method to buffer between potentially conflicting uses.
- The CON zoning buffer is no longer necessary to address potential impacts between uses as the land development code requires buffers between incompatible uses as part of a development plan.
- A type C landscape buffer is required between multi-family uses and commercial uses which requires a 9 to 20 foot buffer with either a wall or extensive landscaping to provide a visual screen between uses.

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March 7, 2013

Bike Corridors



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Questions?

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