

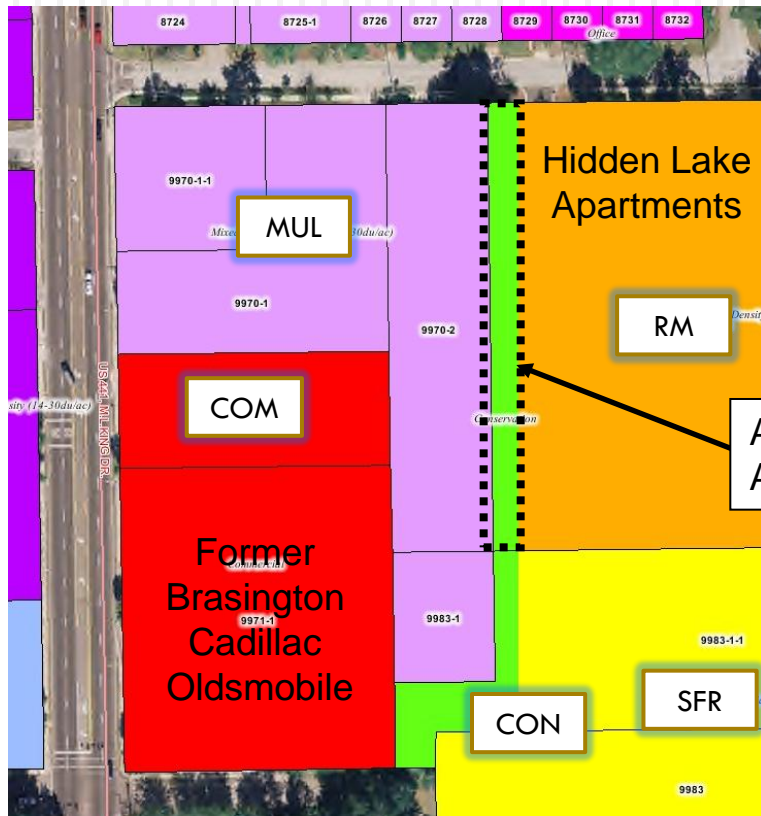
# HIDDEN LAKE PHASE 2

PB-12-159 LUC and PB-12-160 ZON  
City Commission Presentation (Continuation)  
April 4, 2013



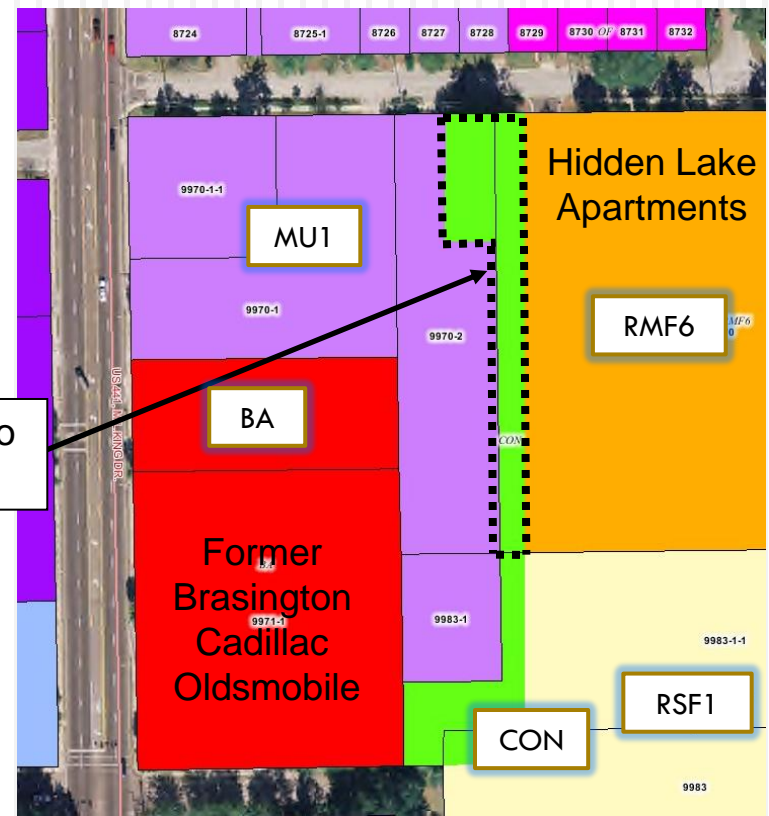
George F. Young, Inc.  
*Turning Vision Into Reality Since 1919*

# HIDDEN LAKE PHASE 2



Area Subject to Amendments

Existing Future Land Use



Existing Zoning

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CHART A. ADJACENT USE BUFFER AND STREET BUFFER MATRIX

Proposed Activity	Adjacent Designated Use							Street Buffer Yards
	Single-Family/Two-Family	Multifamily	Mobile Home Park	Office Education	Commercial/Mixed Use	Industry/Mixed Use	Nonconforming	
Single-family	—	—	—	—	—	—	—	—
Two-family	—	—	—	—	—	—	—	—
Multifamily	B	A	A	A	C	C	B	B
Mobile home	B	A	A	A	C	D	B	B
Office, education, assembly use	C	B	A	—	A	E	B	E
Commercial mixed use	C	C	C	A	—	E	C	E
Industrial	D	D	D	E	E	—	D	E

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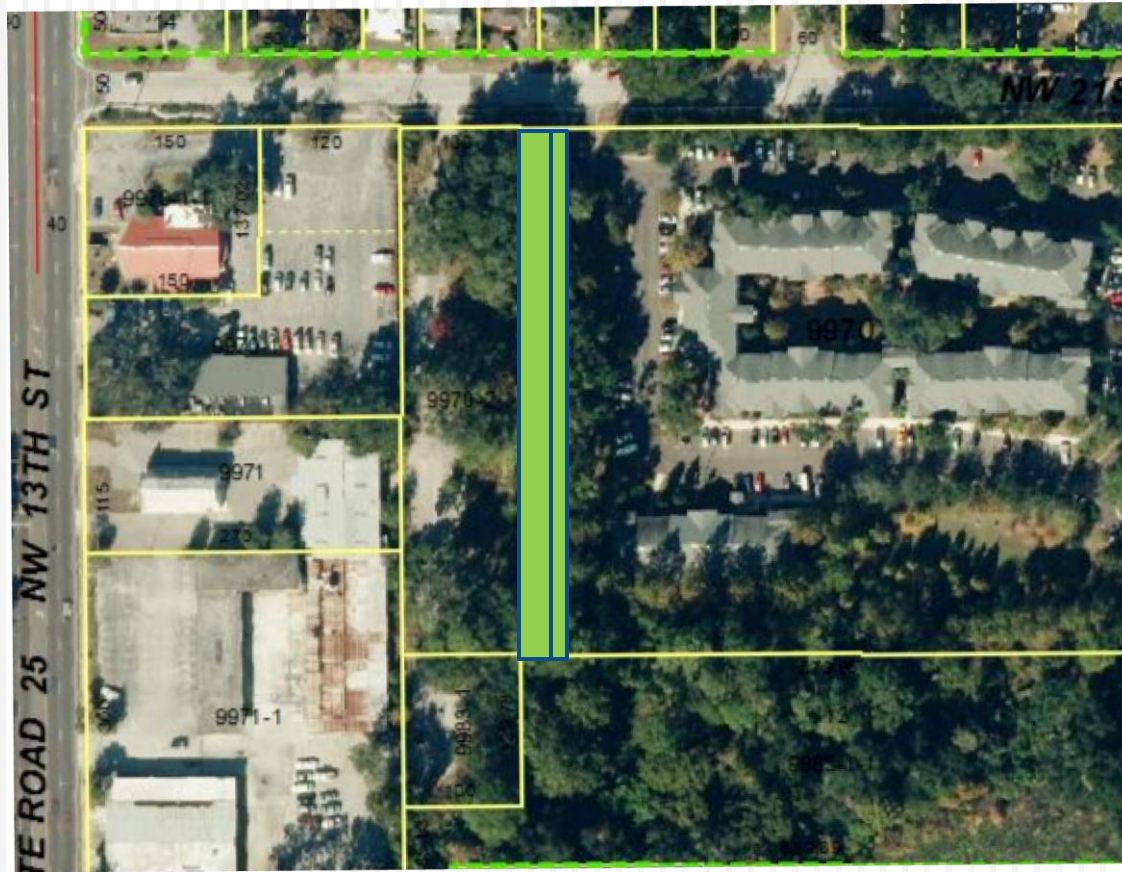
CHART B. BUFFER TYPE MATRIX

Buffer Type		Width (feet)	Number and Type of Plant Material Required For 100 Linear Feet			
			Shade Tree	Understory Tree	Large Shrub	Small Shrub
Buffer A:						
	Option Y	9	2	3	15	8
	Option Z	15	1	2	10	5
Buffer B:						
	Option X	9	3	4	25	0
	Option Y	15	2	3	20	0
	Option 7	<u>20</u>	2	2	15	0
Buffer C:						
	Option X	9 (W)	2	3	0	0
	Option Y	15	3	4	15	8
	Option 7	<u>20</u>	2	3	12	6
Buffer D:						
	Option Y	50	3	4	25	10
	Option Z	100	2	2	15	6
Buffer E:						
	Option Y	9	3	2	8	13
	Option Z	15	3	2	5	6

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- (2) *Conditions for implementation of buffer strip.*
- a. Utility easements cannot be used as a substitute for the required buffer strip between residential zoning districts, or between residential and nonresidential zoning districts as classified in section 30-41. No shade tree shall be planted within 12 feet of a buried utility conduit. Easements for overhead wires shall require the relocation of required shade trees or substitution of trees acceptable to the utility.
  - b. Where residential zoning districts are separated from nonresidential zoning districts by public utilities, drainage, railroad rights-of-way, or lands zoned conservation with a width of less than 50 feet, the buffer strip shall be provided as if the parcels were adjacent.
  - c. No accessory structures, garbage or trash collection points or receptacles, parking or any other functional use contrary to the intent and purpose of this section shall be permitted in a required buffer strip area. This does not prohibit the combining of compatible functions such as nature trails, landscaping and drainage, provided the visual screening effect is maintained.

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QUESTIONS?