SOUTH CENTRAL SPECIFIC PLAN

RESCHEDULED ADVISORY COMMITTEE MEETING – JULY 7, 2020
MEETING AGENDA

Welcome – Roll Call

Public Comment

Continued Discussion of Recommendations

Land Use, Overlay Buffers, Proposed Maps

Next Steps

Adjourn
PUBLIC COMMENT
OVERLAY ZONE: SETBACK AND BUFFER STANDARDS
WHAT IS AN OVERLAY ZONE?
- A regulatory tool that is applied over the base zoning district
- Applies an additional layer of standards to all areas within the defined overlay boundary
- Regulations can be better tailored to specific areas to meet specific community goals

WHAT MIGHT IT REGULATE?
- Additional development and site design standards for new industrial development
- Restrictions on uses that would otherwise be permitted or allowing uses that aren’t otherwise allowed in the base zoning
- Protections for existing residential uses
SETBACK STANDARD:
SHARED PROPERTY LINE

- Building setbacks that adjoin residential, school, church, and civic uses should be setback a minimum of 100-feet when sharing the same property line.

- A wall or screen should be placed on the property line that is a minimum of 6 feet tall and be opaque for visual obscurity. Blank concrete or CMU walls without piers, caps and finishes are not allowed.

- The landscaped minimum 50-foot buffer should include a tree density canopy that covers 100 percent of the buffer area within 10 years of planting. Native trees, shrubs and groundcovers should be selected over ornamental species.

- Uses within the 100-foot setback and outside of the buffer area can include a fire lane and if necessary, limited employee parking, but no visitor parking or public entries, loading docks, service yards, trash areas/disposal, or truck parking and idling.
SETBACK STANDARD:
FRONTING MAJOR STREET

- Building setbacks that face major public access streets (with public sidewalks) and require employee and visitor parking and entries, shall be setback a minimum of 150 feet from the curb line of the adjoining street.

- A minimum of 45 feet of landscaped buffer shall be provided from the back of the public sidewalk to a low wall or fence screen that hides the car parking lot. The height of the wall or fence should be no less than 3 feet. Company signage can be incorporated into the wall as it faces the public right of way.

- The landscaped buffer area should include a 100 percent tree canopy coverage within 10 years of planting. Native trees, shrubs and groundcovers should be selected over ornamental species.

- No loading docks, service yards, trash areas, truck parking or idling is permitted.
USE RESTRICTION PROPOSALS

The following uses are permitted within 500 feet of a sensitive use with the approval of a conditional use permit:

- Motorcycle/Riding Club
- Shooting/Archery Range
- Outdoor Storage

The following uses are not permitted within 500 feet of a sensitive use:

- Salvage and Wrecking
- Waste Transfer Facility
- Mining and Quarrying

The following uses are not permitted within the plan area:

- Rendering
- Slaughterhouse
LAND USE - PROPOSED MAPS
LAND USE CONCEPTS

EXISTING PLANNED LAND USE

FIRST STAFF RECOMMENDATION
LAND USE CONCEPTS

EXISTING PLANNED LAND USE

COMMUNITY MAP
LAND USE CONCEPTS

EXISTING PLANNED LAND USE

BUSINESS COMMUNITY MAP

PARA PARTICIPAR EN ESPAÑOL, ELIGE EL CANAL DE ESPAÑOL
LAND USE CONCEPTS

EXISTING PLANNED LAND USE

BLENDED STAFF RECOMMENDATION
# Land Use Acreage Comparison

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NEXT STEPS

1. **Develop Preliminary Policies, Strategies, & Land Use Options**
   - Draft Recommendations for Specific Plan
   - **COMMUNITY WORKSHOP**
     - FEB 25, 2020

2. **Discuss Community Concerns & Potential Solutions**
   - **COMMUNITY WORKSHOP**
     - FEB 12, 2020
   - **ADVISORY COMMITTEE MEETING**
     - FEB 6, 2020

3. **3 WORKSHOPS & STAKEHOLDER INTERVIEWS**
   - JAN 13–15, 2020

4. **ADVISORY COMMITTEE MEETING**
   - MAR 2, 10, MAY 19, 2020
   - JULY 7, 2020

5. **COMMUNITY COMMITTEE MEETING**
   - JULY 2020 – DEC 2020

**PARA PARTICIPAR EN ESPAÑOL, ELIGE EL CANAL DE ESPAÑOL**
THANK YOU

FOR MORE INFORMATION PLEASE VISIT: WWW.FRESNO.GOV/SCSP