BAYSHORE/GATEWAY TRIANGLE CRA PLAN UPDATE

CRA Advisory Board Meeting
December 4, 2018
CRA Plan
  • Under County staff review

LDC Amendment Recommendations
  • Under Advisory Board review

Mini Triangle & 17-Acre Sub-Area Memos
  • Under Advisory Board review
LDC AMENDMENT RECOMMENDATIONS

Land Use & Use Standards
Deviations
Parking/Drainage
Building Height Transitions
Potential Incentives
SUMMARY OF ISSUES

Expand Authorized land uses
- Brewpubs
- Short-term vacation rentals
- ADUs
- Storage sheds
- Doggie dining
- Transitional housing

Adjust dimensional standards
- Flexibility for MUP deviations, including expansion to single-use projects
- Height transitions
- Ministerial density bonuses

Streetscape/right-of-way use
- Green infrastructure for ROW parking
- Use of ROW for head-in parking
## SUMMARY OF ISSUES

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Aim: Consistency of uses (Section 3.2, Objective 2, Strategy 2)

Recommendations:

• Design and operational standards for heavy commercial/light industrial:
  • “Repair” and “auto repair” design and operation standards (applicable to BMUD-NC, GTMUD-MXD)
Aim: Clean, well-maintained public realm (Section 3.3, Objective 3)

Recommendation: consideration of allowance of storage sheds in set-back areas of BMUD-R
DISCUSSION QUESTIONS

• What aspects of the outdoor storage issue might best be addressed through indoor storage (e.g., allowing sheds), and what might be part of a code enforcement/public realm clean-up strategy?

• What design standards should be considered for sheds?
**Aim:** Maintain affordable housing stock while improving quality (Section 3.4, Objective 5, Strategy 2)

**Recommendations:**

- Allow Accessory Dwelling Units (ADUs) in residential GTMUD and BMUD districts (example regulatory language)

- Short-term rental standards and limitations in residential GTMUD and BMUD (example regulatory language)
DISCUSSION QUESTIONS

• What are your thoughts on using existing guest house standards for accessory dwelling units?

• What are your thoughts on the importance of the relation of owner-occupant of main house and resident of accessory unit?

• Are there any additional considerations that need to be added to ensure privacy in relation to placement/elevation of accessory units?
Aim: Streamline, clarify development process regarding allowable uses (Section 3.4, Objective 2, Strategy 1)

Recommendations:

- Define and allow brewpubs for GTMUD-MXD, BMUD-NC (example definition)
- Allow doggie dining in appropriate outdoor contexts (example regulatory language)
Aim: Streamline, clarify development review process (Section 3.4, Objective 2, Strategy 2)

Recommendation:

• Allow administrative deviations already allowed for in mixed-use plans for single-use developments with permitted uses (example regulatory language):
  • Front setbacks
  • Architecture, site-design
  • Landscape, buffers
  • Parking
**PARKING/DRAINAGE**

**Aim:** Improve parking options in commercial areas (Section 3.5, Objective 3, Strategy 1)

**Recommendation:**
- Explore parking mitigation fee

Aim: Ensure quality neighborhood design and effective infrastructure in neighborhood parking alternatives (Section 3.6, Objective 1)

Recommendations:

• Limit circular driveways to higher volume streets; limit impervious cover in front yards

• Explore green infrastructure to accommodate stormwater, parking in neighborhood right-of-way
What are the primary reason for desiring circular drives? Access? Aesthetic reasons? Others?

What are you thoughts on expansion of the use of block turf or other pervious coverage in front yards to accommodate access and parking?
**PARKING/DRAINAGE**

**Aim:** Improved parking and design in commercial areas (Section 3.5, Objective 3, Strategy 1)

**Recommendations:**

- Amend streetwall requirements for non-residential parking along certain roadways in BMUD/GTMUD:
  - Option 1 – maintain regulations
    - 42” max height
  - Option 2 – remove requirement
• Any input on whether to adjust or remove this streetwall provision?
Aim: Create transitional areas and buffers between incompatible uses with respect to density/intensity (Section 3.2, Objective 2, Strategy 3)

Recommendation:
• Additional set-backs in certain transition areas between residential and not exclusively residential GTMUD/BMUD areas
POTENTIAL INCENTIVES

Aim: Incentivize desired development (Section 3.4, Objective 3)

Recommendation:
- Density/height bonuses for desired amenities and development
DISCUSSION QUESTIONS

• Anything missing or needing to be changed from LDC recommendations?
• Any questions on changes made to CRA Plan or sub-area memos based on previous Advisory Board meeting?
UPDATED NEXT STEPS
## UPCOMING TENTATIVE DATES

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<td>CRA Advisory Board Meeting: LDC Recommendations</td>
<td>Dec 4, 2018</td>
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<td>CRA Advisory Board Meeting: Update on CRA Plan Process</td>
<td>Jan 15, 2019</td>
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<td>Planning Commission Meeting:</td>
<td>Jan 17, 2019</td>
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<td>• Draft CRA Plan Review &amp; Approval Recommendation</td>
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<td>Planning Commission Meeting: Optional 2(^{nd}) Review</td>
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<td>CRA Executive Board/BOCC Meeting: CRA Plan Approval</td>
<td>Feb 12, 2019</td>
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<tr>
<td>CRA Executive Board/BOCC Meeting: CRA Plan Approval (if Feb 7(^{th}) Planning Commission meeting)</td>
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THANK YOU!

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