
MEMORANDUM

TO: Planning Commission
FROM: Dusty Finke, Planning Director
DATE: September 6, 2018
MEETING: September 11, 2018 Planning Commission
SUBJ: Public Hearing – Mixed Residential Zoning District

Background

At the August 15 meeting, the Planning Commission held a public hearing and discussed the Mixed Residential Zoning District. Following this discussion, the Planning Commission directed staff to make some adjustments to the ordinance and tabled for further discussion. The draft minutes from this discussion are included in the Planning Commission packet.

The staff report for the August 15 meeting included background information including feedback from an Open House and information from the Comprehensive Plan relevant to the Mixed Residential land use. The report is attached for reference, absent attachments. The full report, including attachments is available at: <https://medinamn.us/citygov/departments/planning-zoning/mixed-residential-land-use/> or please feel free to contact me and I will provide it in another format.

Summary of Public Hearing Feedback

The minutes from the August 15 hearing are in the packet for review.

Much of the discussion during the public hearing related to concerns about potential impacts of the higher density residential on adjacent lower density neighborhoods.

Some speakers raised general objections to the Mixed Residential land use designation on certain properties in the Comprehensive Plan. There was a fair amount of discussion about the Comprehensive Plan process including the extensive public participation effort.

Another speaker suggested providing flexibility for “villas” and “detached townhome” lots such as are found in the northeast of the Enclave project.

Summary of Changes

Flexibility to Density Requirements

The Planning Commission discussed language in the draft ordinance which permitted flexibility to the overall 3.5-4.0 units/acre density range to projects which protect natural resources or exceed other standards. Such flexibility is permitted in the City’s 2020-2040 Comprehensive Plan update and staff believes it is appropriate because of the very narrow density range of the Mixed Residential land use.

The original draft provided flexibility of +/- 10%. Commissioners recommended that this flexibility be limited to -10% to +5%. Commissioners also recommended that the language surrounding the flexibility be strengthened so that it is clear that the City has full discretion and that the benefits have to be substantial to justify.

These changes are highlighted on the top of page 2 of the ordinance.

Increased Lot Width Adjacent to Existing Neighborhoods

Planning Commissioners expressed an interest in requiring improved transitions between existing neighborhoods and more dense housing styles in Mixed Residential projects. At the same time, some Commissioners expressed an interest in allowing smaller lots internal to a mixed residential development to encourage villa-style homes.

Staff updated the minimum lot width requirements, as highlighted on page 4 of the ordinance. The new language would require 90-foot wide lots adjoining existing low density neighborhoods. Otherwise, the minimum lot width was reduced to 50 feet.

Conditional Use Standards for Educational Facilities

It was brought to staff's attention that some of the standards for Educational Facilities appeared to be remnants from the Rural Public/Semi-Public zoning district. Specifically, the Rural Public/Semi-Public district limits the size of a building to 40,000 square feet, and limits the number people on-site to 700. These limitations reflect the fact that some historical institutional uses are located in the rural area of the City and are subject to limitations on intensity.

Staff does not believe the intent was to include these limitations in sewered development sites. Staff maintained a limitation that the structure not occupy more than 20% of the lot.

Potential Action

Staff recommends that the Planning Commission re-open the Public Hearing before considering the ordinance. The Commission should direct staff to make any changes it sees fit and, when completed with its review, could take the following action:

Move to recommend approval of the ordinance regarding the Mixed Residential Zoning District (with the changes noted by the Commission).

Attachments

1. Draft Ordinance
2. Staff report from 8/15 Planning Commission meeting

**CITY OF MEDINA
ORDINANCE NO. ###
AN ORDINANCE CREATING REGULATIONS OF THE
MIXED RESIDENTIAL ZONING DISTRICT;
AMENDING CHAPTER 8 OF THE CITY CODE**

The City Council of the City of Medina ordains as follows:

SECTION I. Section 843 of the code of ordinances of the City of Medina is adding as follows:

**SECTION 843
MIXED RESIDENTIAL (MXR) DISTRICT**

Section 843.01 Mixed Residential (MXR) – Purpose. The purpose of the Mixed Residential (MXR) district is to implement the mixed residential land use described in the City’s Comprehensive Plan by providing a zoning district for a mix of residential styles with an overall average density of 3.5-4.0 units per acre but which includes at least a certain amount of higher density residential units. Any land use application or similar request within this district shall be reviewed for consistency with the following objectives in addition to the other standards of the district and city code. Any application may be required to be amendment or shall be denied if found to be inconsistency with these objectives. Any request shall be consistent with the following objectives:

- (1) The MXR district shall consist of a creative and thoughtful mix of residential styles which preserve open space and natural features.
- (2) The layout and design of a MXR development shall complement adjacent existing and planned land uses and shall, to the extent practicable, locate and buffer higher-density residential uses from lower density uses on adjacent property.
- (3) The overall net residential density shall be 3.5 units per acre to 4.0 units per acre over the net area (*e.g. a site with a Net Area of 50 acres could be developed with 175-200 total units*).
- (4) The total number of residential units developed shall include a minimum number of higher-density units equal to the Net Area of a development site. For the sake of this requirement, the higher-density units shall exceed 8.0 units per net acre. *For example, a site with a Net Area of 50 acres would be required to include a minimum of 50 higher-density units (in excess of 8.0 units per net acre) as a part of the total 175-200 residential units.*
- (5) Development on a MXR development site may be phased, provided the site is master-planned to ensure compliance with the purpose and standards of the MXR district and the Mixed Residential land use in the Comprehensive Plan. An enforceable covenant shall be recorded against the property to ensure development occurs consistent with these requirements.
- (6) In a phased MXR development in which property is reserved for future high-density residential development, flexibility for a range of high density units shall be reserved equivalent to at least 5% of the maximum number of units. *For example, if a site with a*

total Net Area of 50 acres (maximum units=200) reserves 7 net acres for future high-density development, the master-plan is required to reserve capacity for a minimum of 56-66 units on these 7 net acres. The remaining 43 net acres could be developed with no more than 134 units.

- (7) The City may consider modifications of density restrictions for developments that protect the natural features or exceed other standards. Such modification shall not exceed -10% of the minimum density or +5% of the maximum density requirement of the relevant land use. Such modifications shall be at the full and complete discretion of the City Council following recommendation by the Planning Commission and shall only be provided to encourage substantial protection of natural features or development which significantly exceeds standards.

Section 843.02 (MXR) Development Review and Approval Process.

Subd. 1. Mixed Residential Master Plan Required. A Mixed Residential Master Plan shall be required to regulate uses, density and permissible number of units over a MXR development to ensure compliance with the purpose, objectives, and requirements of the district and of the Comprehensive Plan. No development, construction, or subdivision of property shall be permitted in the MXR District prior to the review and approval of a Master Plan as described in this subsection.

Subd. 2. All development, construction, and subdivision requests shall be consistent with the approved Master Plan. Any request which is not consistent with the approved Master Plan shall be denied.

Subd. 3. Master Plan Review Procedures. An application for Mixed Residential Master Plan approval shall follow the process described herein. A Master Plan may be reviewed on its own, or concurrently with other requests such as a concept plan, preliminary plat, or site plan review.

- (a) Submittal Requirements. An application for Master Plan review shall include all of the following information:
- (1) Application form
 - (2) Fee prescribed by City fee schedule
 - (3) A Mixed Residential Master Plan which includes:
 - (i) Clear identification of the limits of the overall site(s) to which the Master Plan will apply.
 - (ii) Documentation of property ownership, interest in title, or authorization from owner(s) of all parcels to make application on their behalf.
 - (iii) Narrative describing how the project serves the purposes of the MXR district.
 - (iv) General site analysis identifying Net Acreage and the locations of floodplains, wetlands, required upland buffers, and waterbodies. The site analysis shall also identify existing improvements, existing vegetation, sensitive environmental areas, significant view sheds and other important features.

- (v) Permissible range of residential units and minimum number of high-density residential units required based upon Net Acres.
- (vi) A sketch plan demonstrating planned residential densities consistent with the requirements of the mixed residential land use and MXR district, including potential building layout, unit style, street jurisdiction, lot layout, environmental conservation areas, public or private open space, public or private recreation space, and other elements of the plan.
- (vii) Identification of important utility and other infrastructure connections and issues.
- (viii) Connectivity of the site to surrounding existing and planned land uses, potential pedestrian/bicycle connections, and other external land use relationships.
- (4) A survey showing all easements of record may also be required by the Zoning Administrator.
- (5) Any additional information as may be reasonably required by the Zoning Administrator to review compliance with relevant code requirements.
- (b) The Planning Commission shall hold a public hearing on the proposal. Notice of the public hearing shall be published in the official newspaper designated by the City at least 10 days prior to the hearing. For land located in the RR, RR-1, RR-2 or RR-UR zoning districts, notice of the hearing shall also be mailed to owners of property located within 1000 feet of the outer boundaries of the subject property. For land located in any other zoning district, notice shall be mailed to the owners of property located within 350 feet of the outer boundaries of the subject property.
- (c) The proposal shall be forwarded to the City Council following review and recommendation by the Planning Commission, or after 45 days have elapsed since the commission began its review, whichever occurs first. The City Council shall act on the application within the time period prescribed by state law. The person making the application shall be notified of the action taken.
- (d) A Mixed Residential Master Plan shall only be approved if it determined to be consistent with the purpose of the district, the objectives of the Comprehensive Plan and other relevant requirements of City Code. The City Council may impose such conditions it deems appropriate to protect the public health, safety, and welfare, and to ensure consistency with relevant requirements.
- (e) The Master Plan shall be recorded against the subject property and regulate future requests for development, construction, or subdivision.

Section 843.03. (MXR) Allowed Uses.

Subd. 1. Permitted Uses. The following shall be permitted uses within the MXR district, subject to applicable provisions of the City Code:

- (a) Single-Family Homes
- (b) Two-Family Homes
- (c) Townhome Dwellings
- (d) Multiple Family Structures
- (e) Parks and Open Space
- (f) Essential Services

Subd. 2. Conditional Uses. The following shall be permitted within the MXR district, subject to conditional use permit approval, the specific requirements established in Section ###, and other applicable provisions of the City Code:

- (a) Religious Institutions
- (b) Educational Facilities
- (c) Assisted Living Facilities and Nursing Homes
- (d) Day Care Facilities serving 16 or fewer persons
- (e) State Licensed Residential Facility, serving 16 or fewer persons

Subd. 3. Accessory Uses. The following accessory uses shall be permitted within the MXR district, subject to applicable provisions of the City Code and provided such use is subordinate to and associated with a permitted or conditional use:

- (a) Garages or detached private structures, except no such structure shall contain components to constitute a separate complete dwelling unit.
- (b) Off-street parking
- (c) Private swimming pools, sport courts, and other common recreational facilities
- (d) Signs, subject to the requirements of the sign ordinance
- (e) Solar Equipment, if affixed to a structure, and in compliance with Section 828.09 subd. 1 of the City Code

Section 843.04. Section 843.04. (MXR) Single Family and Two Family Residential Lot Standards. The following standards shall be observed for all single-family and two-family residential uses, subject to additional requirements, exceptions and modifications set forth in the City Code.

Subd. 1. Density of Development and Number of Units: Development or redevelopment shall be consistent with density and number of unit requirements in the Comprehensive Plan and the approved Mixed Residential Master Plan.

Subd. 2. Minimum Lot Width (Single Family Detached): 50 feet, except as noted below:

(a) The minimum lot width shall be increased to 70 feet for lots with a side yard adjacent to a collector or arterial roadway.

(b) The minimum lot width shall be increased to 90 feet for lots adjoining existing low density sewer residential upon the exterior of a Mixed Residential Master Plan

Subd. 3. Minimum Lot Width (Two Family Dwelling): 50 feet per unit. The minimum lot width shall be increase to 70 feet for a unit with a side yard adjacent to a collector or arterial roadway.

Subd. 4. Minimum Lot Depth: 90 feet.

Subd. 5. Minimum Front Yard Setback: 25 feet, except as follows:

- (a) Additional setback for garage doors facing streets: Garage doors which face a street shall be set back a minimum of 30 feet.

- (b) Reduced setback for side-load garage: The front yard setback may be reduced to 20 feet if no garage doors face a street and if garage walls facing the street include a window or architectural elements to give the appearance of living space.

Subd. 6. Minimum Rear Yard Setback: 25 feet. The rear yard setback may be reduced to 15 feet if abutting a preserved open space or common area, but may not be reduced if abutting public park property.

Subd. 7. Minimum Interior Side Yard Setback (Single Family Detached): 7.5 feet

Subd. 8. Minimum Interior Side Yard Setback (Two Family Dwelling): 10 feet, except the side yard setback shall be reduced to zero for the common wall between two dwelling units.

Subd. 9. Street Setbacks: The following yard setback shall be required adjacent to public or private streets. Structures, parking areas, and active recreational areas shall not be located within this setback area. The required yard setback shall be based on the classification of the street in the Comprehensive Plan as follows:

- (a) Private Street: 25 feet. Parking areas and recreational areas shall be exempt from this requirement.
- (b) Local Roadway: 25 feet.
- (c) Collector or Arterial Roadways: 50 feet.

Subd. 10. Maximum Impervious Surface Coverage: 50 percent of the total lot area.

Impervious surface coverage may exceed this amount if stormwater management practices are implemented which, according to the City Engineer, exceed stormwater retention and treatment regulations. However, in no case shall impervious surface coverage exceed 60 percent of the lot area remaining after wetlands and stormwater ponds have been excluded.

Subd. 11. Maximum Building Height: All buildings shall meet the following requirements:

- (a) Building height shall not exceed 32 feet, but the maximum building height shall be increased to 35 feet if the structure is equipped with a compliant fire suppression system or if interior side yard setbacks are increased by 50 percent.
- (b) No building shall exceed two and one-half stories in height, with a limitation of two stories facing a street.
- (c) Maximum distance from ground to eave. In no case shall the vertical distance from the lowest ground level (at the footprint of the building and eight feet out) to the eave be greater than 32 feet.

Subd. 12. Building Materials and Design.

- (a) Building Materials. All exterior building materials shall be durable and consistent with relevant codes, regulations, and other industry standards.
- (b) Garages. Each principal dwelling unit shall include garage space with a minimum capacity of two vehicles. In the case that garage doors occupy more than half of the horizontal

building façade facing a street, architectural elements shall be provided to reduce the monotonous appearance of garage doors. These elements may include varying the setback of the garage doors, differentiating roof designs, constructing dormers, and installing garage doors with windows or other design elements.

- (c) Utilities. Utilities shall be placed underground.

Subd. 13. Landscaping Requirements for the Development Site.

- (a) Generally. All areas within a development site shall be landscaped, except for areas occupied by streets, sidewalks, trails, buildings, driveways, walks, recreational areas, plaza space, wetlands, wetland buffers, and woodlands. Landscaping shall include trees, shrubs, plantings, and turf grass. Properly maintained prairie and natural vegetation is encouraged within common open space and buffer yards. Species with known vulnerability to disease or infestation shall not be permitted. Integrated stormwater management practices, such as vegetative swales, vegetative filter strips, bioretention, and raingardens, shall be considered landscaping and shall be included in the gross acreage of the parcel when calculating impervious surface coverage.
- (b) Buffer Yards. Buffer yards shall be required adjacent to less intensive zoning districts and adjacent to collector and arterial roadways. The buffer yard requirements are described in Section 828.31 of the City Code.
- (c) Maintenance. The developer shall be responsible for establishing a long-term maintenance plan to see that common space and buffer yard landscaping and fencing is maintained in an attractive and well-kept condition and to replace any landscaping that does not survive. Landscape irrigation, where necessary, shall be consistent with City water usage regulations.
- (d) Landscaping Guarantee. The developer shall guarantee the growth and maintenance of all plants for a minimum of two growing seasons following an inspection of all completed plantings.
 - (i) The developer shall submit a financial guarantee and provide access to the property, in forms acceptable to the city, prior to issuance of any building permit to ensure the planting and survival of the plantings. The developer may transfer financial guarantee responsibility to another willing entity.
 - (ii) Any plant which does not survive or has severely declined (for example, 25% of the crown has died in the case of trees) shall be replaced, and the replacement will be guaranteed for an additional two growing seasons. After the additional growing seasons, any of the new plants which do not survive or have severely declined shall be replaced. After provisions have been made for maintenance of these new plants, the city shall release any remaining financial guarantee.
- (e) Tree Preservation. Removal of significant trees and any construction activity within residential districts shall be subject to the requirements set forth by the City's Tree Preservation Ordinance Section 828.41.

Subd. 14. Landscaping Requirements for Individual Single-Family and Two-Family Lots.

- (a) Generally. Each lot shall be landscaped, except for areas occupied by buildings, driveways, walks, patios, recreational areas, wetlands, wetland buffers, and woodlands. Landscaping shall include trees, shrubs, plantings, and turf grass. Properly maintained prairie or natural vegetation may be utilized within buffer yards. Integrated stormwater management practices, such as vegetative swales, vegetated filter strips, bioretention, and raingardens, shall be considered landscaping and shall be included in the gross acreage of the parcel when calculating impervious surface coverage.
- (b) Lawn Establishment. The entire lot and adjacent right-of-way to the edge of the street shall be landscaped and vegetation established prior to issuance of a certificate of occupancy for a new home.
 - (i) Financial Guarantee Option. If vegetation is not established at the time of certificate of occupancy, the city may accept a financial guarantee, in an amount determined by the city council, to ensure that landscaping is completed within one year. If landscaping is not completed, the city may take action to complete the work, and the property owner shall grant access to the property and be responsible for the cost of such work.
 - (ii) Type of Ground Cover. Low maintenance and water conserving alternatives to traditional Kentucky bluegrass are encouraged and may be seeded. Otherwise, sod or hydro-seed application shall be required.
- (c) Yard Trees. A minimum of four overstory trees shall be required to be planted prior to issuance of a certificate of occupancy for each dwelling unit. Trees shall meet the following requirements:
 - (i) Financial Guarantee Option. If the trees are not planted at the time of certificate of occupancy, the city may accept a financial guarantee, as established by the city council, to ensure that planting occurs within one year.
 - (ii) Size. Deciduous trees shall not be less than two caliper inches measured four feet off ground, and coniferous trees shall not be less than six feet in height.
 - (iii) Location. For single-family dwellings, two trees shall be located within 15 feet of the front lot line. For two-family dwellings, at least one of the trees shall be located within 15 feet of the front lot line. Trees shall be located in a way which does not interfere with utilities.
 - (iv) Type. Trees shall be suitable for the soil and site conditions and compliment others in the area. Native species, as listed within the tree preservation ordinance are required, unless otherwise necessary. Species with known vulnerability to disease or infestation shall not be permitted. The trees shall not be of a single species and, to the extent possible, should be differentiated across the neighborhood so that no more 25 percent are from one species.
 - (v) Credit for Preserved Trees. The city may reduce the required number of overstory trees if existing trees are preserved in the front yard. In order to receive credit, the trees shall satisfy the requirements of the Tree Preservation Ordinance, Section 828.41.
- (d) Maintenance. The property owner shall be responsible to see that landscaping is maintained in an attractive and well-kept condition and to replace any landscaping that does not survive. Irrigation for landscaping and lawns shall be consistent with city water usage regulations.

- (e) Tree Preservation. Removal of significant trees and any construction activity within residential districts shall be subject to the requirements set forth by the City's Tree Preservation Ordinance Section 828.41.

Section 843.05. (MXR) Standards for Townhome, Multiple Family Residential and other

Uses. The following standards shall be observed for townhomes, multiple family residential uses and other uses, excluding single-family and two-family dwellings. The standards shall be subject to additional requirements, exceptions and modifications set forth in the City Code. Many of these standards may be applied across a coordinated development so that individual lots may not meet all requirements (lot area and impervious surface coverage, for example) but the development as a whole is consistent with the standards. In these situations, the City shall require documentation which describes the property which is subject to the coordinated development.

Subd. 1. Density of Development and Number of Units: Development or redevelopment shall be consistent with density and number of unit requirements of the Comprehensive Plan.

Subd. 2. Density Bonuses: Exceptions or modifications to the density requirements may be considered natural resources are protected or exceed other standards of the zoning district.

Subd. 3. Minimum Net Area per Dwelling Unit: 4,350 square feet, except as modified by Subd. 4. below.

Subd. 4. Reduction of Minimum Net Area per Dwelling Unit. Certain design and construction features serve to reduce the real and perceived impacts of crowding prevalent in multiple-residential dwelling units and building complexes. The Minimum Net Lot Area per Unit requirement above may be reduced in accordance to the following, except that the density after the bonus(es) must be consistent with the Comprehensive Plan.

- (a) Affordable Housing (max. reduction = 560 square feet of Net Lot Area per Unit). The density bonus shall be based on the proportion of units which will be preserved as affordable housing and the nature of the restriction utilized to maintain affordability.
- (b) LEED Certification or similar (max. reduction = 390 square feet of Net Lot Area per Unit). The density bonus shall be based upon the level of certification, with the full bonus available for the highest level of certification.
- (c) Low impact development (max. reduction 200 square feet of Net Lot Area per Unit). The density bonus shall be based on the water quality improvements above those required by the city.
- (d) Exceeding building design, landscaping or buffer yard requirements (max. reduction 390 square feet of Net Lot Area per Unit).
- (e) Sound suppression (max. reduction = 200 square feet of Net Lot Area per Unit). To be eligible, the STC rating must be increased by ten from that specified as the minimum in the Minnesota State Building Code.
- (f) Underground Parking (max. reduction 560 square feet of Net Lot Area per Unit). The density bonus shall be based upon the number of parking stalls provided, with the

- full bonus available if at least one underground space is provided per dwelling unit.
- (g) Oversized garages or lockable storage units (max. reduction 110 square feet of Net Lot Area per Unit). Additional storage must be 100 square feet for townhomes or 50 square feet or greater for other uses.
 - (h) Common open space and shared recreational facilities (max. reduction = 390 square feet of Net Lot Area per Unit)
 - (i) Dwelling unit amenities (max. reduction 110 square feet of Net Lot Area per Unit). Amenities such as additional bathrooms, fireplaces, etc.

Subd. 5. Minimum Setback from Perimeter of Site: 40 feet, except as modified below. This setback shall apply to structures, parking, and recreational areas.

- (a) Increased setback for three-story buildings. The required structure setback shall be increased to 50 feet if the building exceeds two and one-half stories.
- (b) Increased setback adjacent to less intensive zoning district. The setback adjacent to or across a street from property of a less intensive zoning district shall be increased to 50 feet.
- (c) Increased setback for required buffer yard. The required setback shall be increased when necessary to abide by buffer yard requirements.

Subd. 6. Street Setbacks: The following yard setback shall be required adjacent to public or private streets. Structures, parking areas, and active recreational areas shall not be located within this setback area. The required yard setback shall be based on the classification of the street in the Comprehensive Plan as follows:

- (a) Private Street: 25 feet. Parking areas and recreational areas shall be exempt from this requirement.
- (b) Local Roadway: 40 feet.
- (c) Collector or Arterial Roadway: 50 feet.

Subd. 7. Minimum Setbacks between buildings within a development: 30 feet.

Subd. 8. Maximum Impervious Surface Coverage: 50 percent of the total lot area.

Impervious surface coverage may exceed this amount if stormwater management practices are implemented which, according to the City Engineer, exceed stormwater retention and treatment regulations. However, in no case shall impervious surface coverage exceed 60 percent of the lot area remaining after wetlands and stormwater ponds have been excluded.

Subd. 9. Maximum Building Height: Building height shall not exceed 45 feet or three stories, whichever is greater. In the case that a structure is not equipped with a compliant fire sprinkler system, the maximum building height shall be 30 feet.

Subd 10. Building Materials and Design

(a) Building Materials.

- (i) Generally. All exterior building materials shall be durable and consistent with relevant codes, regulations, and other industry standards.
- (ii) Accent materials. No less than 20 percent of any façade facing a public or private

street shall be an accent material. These materials may include shakes, brick, stone, face brick, decorative concrete, or others approved by the city.

- (iii) Multiple Family Structures. No less than 50 percent of the vertical exterior building materials shall be non-combustible material such as brick, face brick, decorative concrete, glass, or others approved by the city.

- (b) Garage Doors. In the case that garage doors occupy more than half of the horizontal building façade facing a street, architectural elements shall be provided to reduce the monotonous appearance of garage doors. These elements may include varying the setback of the garage doors, differentiating roof designs, constructing dormers, and installing garage doors with windows or other design elements.

- (c) Building Modulation and Articulation. Buildings shall be modulated a minimum of once per 50 feet of building perimeter to avoid long, monotonous building walls. This may include varying building height, building setback, building orientation, roof pitch, roof design, or significant differences in building materials/design.

- (d) Enclosed Parking. Townhomes shall include garage space with a minimum capacity of two vehicles, and multiple family structures shall include a minimum of one enclosed or underground parking stall per dwelling unit.

- (e) Utilities and Mechanical Equipment. All utilities shall be placed underground. Mechanical and HVAC equipment serving individual dwellings shall be screened, to the extent possible, from all public or private streets as well as from adjacent structures. Equipment which serves more than six dwelling units shall be screened as follows:
 - (i) Rooftop Equipment. Equipment shall be screened through the use of architectural elements and materials which are compatible with the overall design of the building. Wood fencing or chain link fencing with slats shall not be permitted.
 - (ii) Ground Equipment. Equipment shall be screened with walls which are constructed of materials which are compatible with the building or with landscaping which is opaque during the entire year.

- (f) Trash and Recycling Facilities.
 - (i) Trash and recycling bins for individual dwelling units shall be stored so not to be prominently visible from streets or neighboring units.

 - (ii) For other uses, all trash and recycling shall be stored within the principal building, within an accessory structure, or within an enclosed outdoor area easily accessible from the principal structure. The accessory structure or enclosed area shall be constructed of similar materials and have compatible architecture as the principal structure and shall abide by yard setback requirements.

Subd. 11. Landscaping Requirements.

- (a) Generally. All areas within a development site shall be landscaped, except for areas occupied by streets, sidewalks, trails, buildings, parking lots, driveways, walks, recreational areas, plaza space, wetlands, wetland buffers, and woodlands. Landscaping

shall include trees, shrubs, plantings, and turf grass. Water conserving alternatives to traditional Kentucky-Bluegrass are encouraged. Properly maintained prairie or natural vegetation is encouraged within common open space and buffer yards. Species with known vulnerability to disease or infestation shall not be permitted. Integrated stormwater management practices, such as vegetative swales, vegetated filter strips, bioretention, and raingardens, shall be considered landscaping and shall be included in the gross acreage of the parcel when calculating impervious surface coverage.

- (b) **Building Setting.** A 10-foot wide landscaped area shall be provided adjacent to all buildings except for walks, driveways, and plaza/patio space. Walks within this landscaped area shall be limited to where practically necessary to serve access points of buildings.
- (c) **Buffer Yards.** Buffer yards shall be required adjacent to less intensive zoning districts and adjacent to collector and arterial roadways. The buffer yard requirements are described in Section 828.31 of the City Code.
- (d) **Overstory Deciduous Shade Trees and Coniferous Trees.** A minimum of one tree per 60 feet, or fraction thereof, of lot perimeter shall be required. Any lot perimeter for which a buffer yard is required shall be excluded from this calculation.
 - (i) **Size.** Deciduous trees shall not be less than two caliper inches measured four feet off ground, and coniferous trees shall not be less than six feet in height.
 - (ii) **Location.** Tree location shall be approved by the city prior to planting.
 - (iii) **Type.** Trees shall be suitable for the soil and site conditions and compliment others in the area. Native species, as listed within the tree preservation ordinance are required unless otherwise necessary. No more than 25 percent of trees may be of a single species.
 - (iv) **Credit for Preserved Trees.** The city may reduce the required number of overstory trees if an applicant preserves more existing trees than required by the Tree Preservation Ordinance, Section 828.41. The city shall determine the amount of credit granted for such existing trees.
- (e) **Ornamental Trees.** A minimum of one tree per 120 feet, or fraction thereof, of lot perimeter shall be required. Any lot perimeter for which a buffer yard is required shall be excluded from this calculation. One tree per 150 feet shall be required if a water conserving alternative is utilized for the lawn or if bioretention or other low impact development practices are implemented.
 - (i) **Size.** Trees shall not be less than one and one-half caliper inches measured four feet off ground.
 - (ii) **Location.** Tree location shall be approved by the city prior to planting.
 - (iii) **Type.** Trees shall be suitable for the soil and site conditions and compliment others in the area. Native species are required unless otherwise necessary. No more than 25 percent of trees may be of a single species.
- (f) **Understory Shrubs.** In addition to trees, a full complement of understory shrubs shall be provided to complete a quality landscape treatment of the lot. Shrubs shall be potted and a minimum of 24 inches. In no instances shall the number of shrubs be less than one per 40 feet, or fraction thereof, of lot perimeter. Any lot perimeter for which a buffer yard is

required shall be excluded from this calculation. One shrub per 50 feet shall be required if a water conserving alternative is utilized for the lawn or if bioretention or other low impact development practices are implemented.

- (g) **Parking Lot Landscaping.** A minimum of eight percent of the total land area within parking areas shall be landscaped. Parking lots with fewer than 10 stalls shall be exempt from these requirements.
 - (i) Landscaping at least 12 feet in width shall separate parking lots into cells of no more than 120 stalls.
 - (ii) Landscaping shall break up rows of parking approximately every 20 spaces.
 - (iii) Species selection shall be guided by soils conditions and plantings shall be designed in a way which increases the likelihood of long-term survival.
 - (iv) Where practical, the landscaping areas shall be designed to receive stormwater runoff from the adjacent parking area.
- (h) **Maintenance.** The developer shall be responsible for establishing a long-term maintenance plan to see that common space and buffer yard landscaping and fencing is maintained in an attractive and well-kept condition and to replace any landscaping that does not survive. Landscape irrigation, where necessary, shall be consistent with water usage regulations.
- (i) **Landscaping Guarantee.** The developer shall guarantee the growth and maintenance of all plants for a minimum of two growing seasons following an inspection of all completed plantings.
 - (i) The developer shall submit a financial guarantee and provide access to the property, in forms acceptable to the city, prior to issuance of any building permit to ensure the planting and survival of the plantings. The developer may transfer responsibility of financial guarantee to another willing entity.
 - (ii) Any plant which does not survive or has severely declined (for example, 25% of the crown has died in the case of trees) shall be replaced, and the replacement will be guaranteed for an additional two growing seasons. After the additional growing seasons, any new plants which do not survive or have severely declined shall be replaced. After provisions have been made for maintenance of these new plants, the city shall release any remaining financial guarantee.
- (j) **Tree Preservation.** Removal of significant trees and any construction activity within residential districts shall be subject to the requirements set forth by the City's Tree Preservation Ordinance Section 828.41.

Section 843.06 Supplemental Requirements for Specific Uses within the MXR Zoning District. In addition to the general standards specified for conditional uses in section 825.39 of the City Code and other requirements of this ordinance, the following uses shall not be permitted unless the city council determines that all of the specific standards contained in this subdivision will be met:

Subd. 1. Religious Institutions.

- (a) the minimum lot size shall be increased to 4 acres;

- (b) the minimum lot width and depth shall be increased to 300 feet;
- (c) shall abut an arterial roadway or abut a collector roadway no more than 1,500 feet from an intersection with an arterial roadway;
- (d) no exterior bells or loudspeakers, except for emergency notification systems;
- (e) buffer yard requirements adjacent to or across a street from property of a less intensive zoning district or the same zoning district shall be increased to an opacity measurement of 0.5. Buffer yard requirements are described in Section 828.31 of the City Code.
- (f) structures shall cover no more than 20 percent of the lot, and the maximum combined floor area of all structures on a property shall not exceed 40,000 square feet;
- (g) sanctuary seating capacity shall not exceed 500 persons;
- (h) the number of persons on-site at any given time shall not exceed two times the capacity of the sanctuary, with the exception of larger events no more than four times per year. The city may place further limitations on the number of persons on-site based on the number of parking stalls provided;
- (i) residential uses shall not be permitted, with the following exceptions:
 - a. housing for clergy employed at the property, as an accessory use. Such housing shall not exceed 4,000 square feet in floor area of habitable space, which shall be counted against the total floor area allowed on a site; or
 - b. continuation of a residential use existing on the property prior to the religious institution being established. Continuation of a residential use shall be limited in term and be subject to Interim Use Permit approval;
- (j) the property shall not be utilized for for-profit purposes, or regularly utilized by for-profit entities;
- (k) playgrounds and outdoor recreational areas shall be set back a minimum of 100 feet from residential property with adequate screening to protect neighboring properties from noise and adverse visual impacts;
- (l) exterior building materials shall consist of the following materials: brick, natural stone, stucco, Exterior Insulation and Finish System or similar product, copper, glass, decorative concrete, split face (rock face) decorative block, and/or decorative pre-cast concrete panels. A maximum of 20 percent of the vertical building exterior may be metal or fiber cement lap siding or other materials approved by the city, if used as accent materials which are integrated into the overall building design.
- (m) the city council may require compliance with any other conditions, restrictions or limitations it deems to be reasonably necessary to protect the residential character of the surrounding area.

Subd. 2. Educational Facilities.

- (a) the minimum lot size shall be increased to 4 acres;
- (b) the minimum lot width and depth shall be increased to 300 feet;
- (c) shall abut an arterial roadway or abut a collector roadway no more than 1,500 feet from an intersection with an arterial roadway;
- (d) no exterior bells or loudspeakers except for emergency notification systems;
- (e) buffer yard requirements adjacent to or across a street from property of a less intensive zoning district or the same zoning district shall be increased to an opacity measurement of 0.5. Buffer yard requirements are described in Section 828.31 of the City Code.
- (f) structures shall cover no more than 20 percent of the lot;
- (g) playgrounds and outdoor recreational areas shall be set back a minimum of 100 feet from residential property with adequate screening to protect neighboring properties from noise and adverse visual impacts;
- (h) exterior building materials shall consist of the following materials: brick, natural stone, stucco, Exterior Insulation and Finish System or similar product, copper, glass, decorative concrete, split face (rock face) decorative block, and/or decorative pre-cast concrete panels. A maximum of 20 percent of the vertical building exterior may be metal or fiber cement lap siding or other materials approved by the city, if used as accent materials which are integrated into the overall building design.
- (i) the city council may require compliance with any other conditions, restrictions or limitations it deems to be reasonably necessary to protect the residential character of the surrounding area.

Subd. 3. Assisted Living Facilities and Nursing Homes.

- (a) shall abut an arterial or a collector roadway;
- (b) parking requirements shall be based on the number of employees of the facility, expected guest visitation and the likelihood of residents owning vehicles. Parking for residents of the facility shall be enclosed or underground, consistent with the requirements of the zoning district;
- (c) sufficient outdoor plaza and recreational areas shall be provided;
- (d) exterior building materials shall consist of the following materials: brick, natural stone, stucco, Exterior Insulation and Finish System or similar product, fiber cement siding, copper, glass, decorative concrete, split face (rock face) decorative block, and/or decorative pre-cast concrete panels. A maximum of 20 percent of the vertical building exterior may be metal, wood, or other materials approved by the

city, if used as accent materials which are integrated into the overall building design.

- (v) the minimum required net lot area per unit shall be reduced by 50% for nursing home, memory care, or similar units which do not include individual kitchens and where residents are not able to drive. In order to reduce the required lot area in this way, an agreement in a form and of substance acceptable to the City is required to be recorded against the property ensuring that the units will remain nursing home or memory care units.
- (vi) the city council may require compliance with any other conditions, restrictions or limitations it deems to be reasonably necessary to protect the residential character of the surrounding area.

Subd. 4. Day Care Facilities serving 16 or fewer persons

- (a) shall abut an arterial or a collector roadway;
- (b) shall not be operated within a townhome or multiple family dwelling;
- (c) parking requirements shall be based on the number of employees of the facility and the number of clients to be served. Circulation shall be sufficient so drop-off and pick-up of clientele does not interfere with the right-of-way;
- (d) sufficient outdoor recreational areas shall be provided;
- (e) the facility shall meet licensing requirements as required by law;
- (f) the city council may require compliance with any other conditions, restrictions or limitations it deems to be reasonably necessary to protect the residential character of the surrounding area.

Subd. 5. State Licensed Residential Facility or housing with services establishment registered under chapter 144D, serving 16 or fewer persons

- (a) shall abut an arterial or a collector;
- (b) shall not be operated within a townhome or multiple family dwelling;
- (c) parking requirements shall be based on the number or residents at the facility as well as the number of employees. Parking for residents of the facility shall be enclosed or underground, consistent with the requirements of the zoning district;
- (d) the facility shall meet licensing requirements as required by law;
- (e) the city council may require compliance with any other conditions, restrictions or limitations it deems to be reasonably necessary to protect the residential character of the surrounding area.

SECTION II. This ordinance shall become effective upon its adoption and publication.

Adopted by the Medina city council this ____ day of ____, 2018.

Attest:

Jodi M. Gallup, City Clerk

Published in the Crow River News on the ____ day of ____, 2018.

MEMORANDUM

TO: Planning Commission
FROM: Dusty Finke, Planning Director and Nick Kieser, Planning Intern
DATE: August 9, 2018
MEETING: August 15, 2018 Planning Commission
SUBJ: Public Hearing – Mixed Residential Zoning District

Background

The City's Comprehensive Plan update is currently in review by the Metropolitan Council and is anticipated to be approved this month. The Comprehensive Plan process included over 15 months of public participation, 8 community meetings, 15 Steering Committee meetings, 4 concurrent City Council/Planning commission worksessions, an online forum, a formal public hearing and a series of City Council reviews.

Through this process, the City developed the Comprehensive Plan. The Plan identified property which could accommodate the future growth to meet certain mandates that the City planned for, including:

- Land sufficient for construction of a minimum of 950 future residential units
- Minimum overall density of 3 units/net acre for new residential development
- A minimum of 244 of the residential units were required to be planned at higher density (>8 units/net acre)

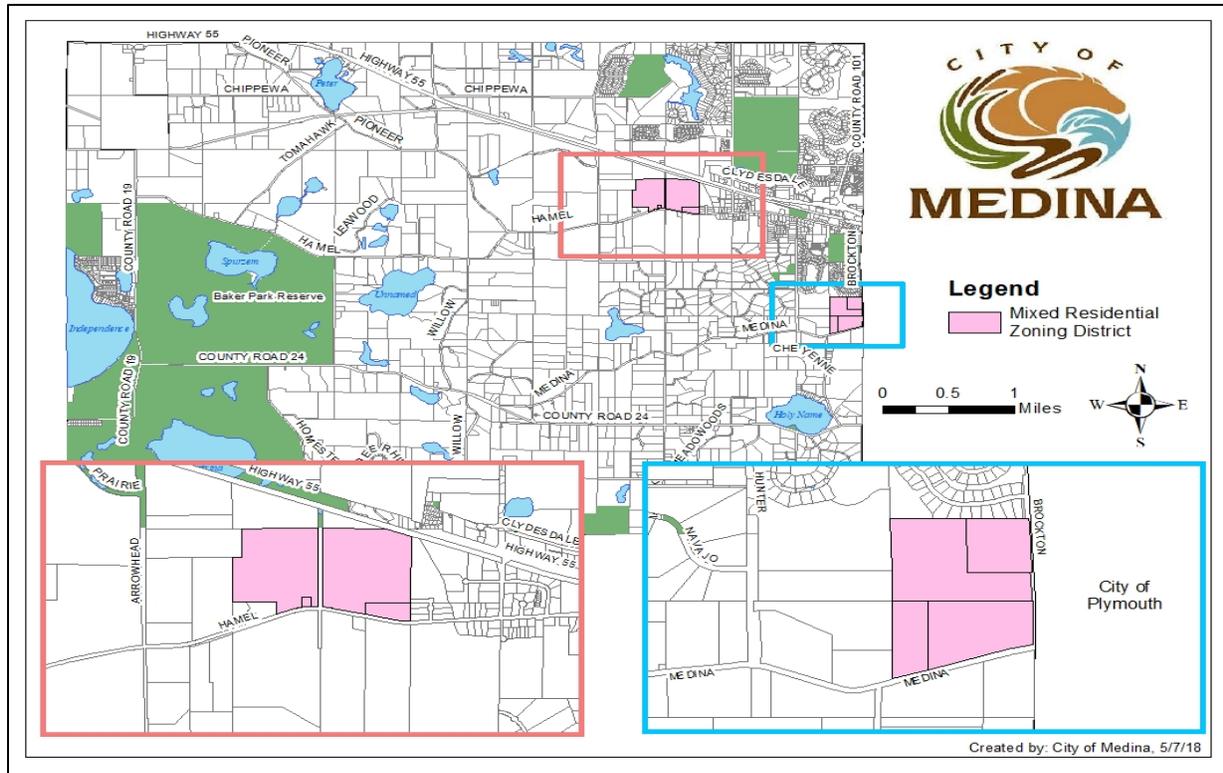
The Land Use Plan within the Comprehensive Plan sets planned land uses and densities and also establishes objectives for these uses. The City is then required to review and make appropriate changes to its official controls, including zoning regulations, within nine months of the updated Plan being in effect.

The Implementation Chapter (7) of the 2020-2040 Comprehensive Plan describes the changes the City anticipated needing to make because of various changes in the Plan.

One of the primary changes noted is for the City to establish regulations to implement the Mixed Use Residential Land Use. Staff does not believe existing regulations provide a good means to implement. The Implementation Chapter states: "Mixed Residential Land Use Standards will need to be established for development within the Mixed Residential Land Use to ensure that such development is consistent with the objectives and policies of the use. Specifically, standards will need to require that a portion of the development provide for residential development with a net density of 8 units/acre or greater and will provide for guidance to incorporate such density into surrounding neighborhoods which will likely be developed at lower densities. The regulations will be intended to allow a portion of the Mixed Residential site to be reserved for higher density residential development as a separate development if a portion of the site is developed at lower densities."

Mixed Residential Land Use

The Comprehensive Plan guided groups of properties in two locations as Mixed Residential, generally located northwest of the Medina Road/Brockton Lane and north of Hamel Road/east of Arrowhead Drive. These properties are identified on the map below.



It is important to note that the Mixed Residential properties are staged for potential development within the 2025-2030 staging period. There are no development proposals expected for some time, but the City is required to have the official controls in place.

The entire Draft Comprehensive Plan update is available on the City’s website, the land use chapter is attached for reference, and staff has copied the most relevant information below. The City’s official controls are required to be consistent with the Comprehensive Plan.

Within the Draft Comprehensive Plan, the Mixed Residential land use is defined as follows:

“**Mixed Residential (MR)** identifies residential land uses that may be developed with a variety of housing styles at an overall average density between 3.5 and 4.0 units per net acre, within which a minimum of the units equivalent to 1.0 unit per acre are required to be developed at higher densities above 8.0 units per acre. Uses within the MR land use are served, or are intended to be served, by urban services. The land use provides flexibility for the type of housing to be developed, including detached single family, twin homes, townhomes and multiple family buildings. The MR land use will allow for different types of housing to be developed in coordination with each other or independently, provided the objectives related to overall density and minimum number of higher density housing units can be achieved within a defined area.”

The Plan also establishes **policies and objectives** which are meant to guide the City when creating the official controls. For the sake of the Mixed Residential land use, these policies and objectives are contained within the broader objectives of the Residential Land Uses in the City:

1. **Require preservation** of natural slopes, wetlands, woodlands, and other significant natural characteristics of the property.
2. Regulate land within the Mixed Residential land use to provide **opportunities** for residential development with a **density in excess of 8 units/acre. Flexibility is purposefully provided** within the land use to support opportunities for a single project to provide both low- and high- density housing or for multiple developers to partner on independent projects within a Mixed Residential area.
3. Consider **exceptions to or modifications of density restrictions** for developments that protect the natural features or exceed other standards of the zoning district. Such modification shall generally **not exceed -10% of the minimum density or +20% of the maximum density** requirement of the relevant land use.
4. **Encourage a controlled mix of** densities, housing types, age groups, economic levels, lot sizes, and living styles that are of **appropriate scale and consistent with appropriate land use**, market demands, and development standards.
5. Establish design criteria for platting and developing site plans which will be **compatible with surrounding physical features, existing land uses and the preservation of ecologically significant natural resources.**
6. Establish standards for higher density residential development so that such development is **compatible with surrounding uses.** Such standards may include enclosed parking, green space, landscape buffering and height limitations.
7. Restrict urban development to properties within the sewer service boundary.
8. **Encourage green building practices** such as Leadership in Energy and Environmental Design (LEED) principles in neighborhood planning and residential building and low impact development design standards.
9. Regulate the rate and location of development in keeping with availability of public facilities and the City's stated goals, including the undesignated MUSA and growth strategies.
10. Restrict commercial and business development to areas designated in this Plan.
11. Protect property within the City's MUSA boundary from development prior to the provision of urban services that will hinder future division.
12. **Create flexible zoning standards** that would allow for innovative arrangements of homes, conservations easements, or other creative land use concepts that preserve the City's open space and natural features.
13. Promote **attractive**, well-maintained dwellings on functional, clearly marked roads, with adequate **facilities and open space.**
14. Emphasize resident and pedestrian safety.
15. Require utilities to be placed underground wherever possible for reasons of aesthetic enhancement and safety.
16. Plan interconnections between separate developments to encourage shared road use to reduce costs and minimize the amount of road surface required.
17. Require planning of trails and walkway systems in the early design stages of all new development so that residential areas are provided safe access to parks and open space.

18. In urban residential zones with sanitary sewer service permit higher density in PUD's in exchange for (1) **reduced land coverage** of buildings, (2) provision of **more multi-family units**; and, (3) sensitive **treatment of natural resources**.
19. Implement standards for lot sizes and setbacks which recognize the development characteristics and natural resources of each existing neighborhood.
20. Regulate noise, illumination, and odors as needed to protect residential neighborhoods and to maintain public health and safety.

Open House Discussion

The City held an open house on June 12, 2018 to provide an opportunity for interested residents to provide feedback and to discuss the regulations that were to be developed for the land use. Residents, members of the City Council and Planning Commission, and staff were in attendance. A summarized report of the comments provided during the open house is attached.

Road Infrastructure/Traffic

The main comments raised at the Open House related to the potential impacts of increased traffic with the new development.

Infrastructure planning is a primary component of the Comprehensive Plan process, and the City has anticipated the development of various properties, including the Mixed Residential properties, when creating the infrastructure plans. The City's Transportation plan anticipates improvements for Brockton Lane and the construction of Tamarack Drive near the Mixed Residential property. The road infrastructure is anticipated to be improved with or before development occurs in Mixed Residential.

Neighborhood Compatibility

Many of the written comments received questioned the compatibility of the higher density housing required by the Mixed Residential land use to the surrounding land uses. Some comments specifically requested that only single-family development be permitted in the area near the Enclave and the Medina Road and Brockton Lane intersection. This type of limitation would appear inconsistent with the definition of the mixed residential land use and the objectives related to reserving opportunities for higher density housing and providing flexibility for a mix of housing styles.

Conceivably, one way for the requirement for higher density housing to be "transferred" from the Brockton/Medina Road area to the Hamel Road parcels would be if the owners of both sites agreed to master plan both areas together such that the requirements were met over all of the property. Absent such an arrangement, staff believes it would difficult to meet the objectives of the mixed residential land use if higher density housing is not permitted.

Staff has incorporated language into the draft ordinance to require the higher density housing to be located, to the extent practicable, to be buffered from existing lower density development and to be buffered.

Flexibility

Several of the comments received from the stakeholders requested that the regulations provide flexibility for the type of high and low-density development on the site. These comments were primarily from the owners of the mixed residential properties.

Parks/Open Space

There was also a good deal of discussion related to the need to preserve the open space as much as possible and to provide park and trail amenities to the new developments. These comments align with Medina's Community Vision and the objectives noted for residential development. Wanting to protect Medina's natural resources and open space is a top priority in our community.

Summary of Ordinance

Guided by the information within the Comprehensive Plan and the feedback from the Open House, staff has drafted the attached ordinance for review.

Staff utilized existing regulations as a starting point for the ordinance. The ordinance is organized in the following sections:

1. Section 843.01 – Purpose – This section describes the purpose of the district, which provides the main criteria by which the City reviews requests within the district.
2. Section 843.02 – Review and Approval Process – This section describes the process by which development of Mixed Residential property is reviewed. It provides for a “Master Plan” process to allow different portions of a development site to be developed at different times and by different parties, while ensuring that requirements of the Mixed Residential land use are met.
3. Section 843.03 – Allowed Uses – This section describes which uses would be permitted within the Mixed Residential district. Permitted uses include:
 - a. Single-Family Homes
 - b. Two-Family Homes
 - c. Townhome Dwellings
 - d. Multiple Family Structures
 - e. Parks and Open Space
 - f. Essential Services

Conditional Uses include:

- a. Religious Institutions
 - b. Educational Facilities
 - c. Assisted Living Facilities and Nursing Homes
 - d. Day Care Facilities serving 16 or fewer persons
 - e. State Licensed Residential Facility, serving 16 or fewer persons
4. Section 843.04 – Single/Two Family Lot Standards – This section includes the requirement for single- and two-family lots. The minimum requirements mirror the requirements of the R2 zoning district.

5. Section 843.05 – Townhome/Multiple Family/Other Lot Standards – This section includes requirements for other uses. The minimum requirements are similar to the requirements of the R4 zoning district.

The allowed density is regulated through by the “minimum net area per dwelling unit.” The draft ordinance would permit townhome and multiple family development up to 10 units per acre, plus additional density if certain design and construction features are provided. These features include affordable housing, low impact development, recreational or open space amenities, etc. For example, the ordinance would permit development at 11 units per acre if a project was LEED certified. Even with this “additional density” on the multi-family portion of the site, the overall number of units would still be limited by the maximum density of 4 units/acre on the overall site.

The current ordinance would limit height within the Mixed Residential district to 3 ½ stories, or 45 feet. This matches the maximum height otherwise permitted in the City, with the exception of Uptown Hamel, which permits 4 stories under limited circumstances.

6. Section 843.06 – Conditional Use Standards – This section includes additional standards which would apply to any conditional use proposed in the district.

Policy Discussion

The Planning Commission and Council are encouraged to discuss the ordinance in its entirety, but staff has also identified the following aspects of the ordinance which may be of particular interest.

Flexibility for Density

Staff has included language within the ordinance which would permit some flexibility for density for projects which protect natural features or otherwise exceed minimum standards. The language would permit a deviation of up to +/-10% of the density. Staff believes this may be an advisable tool because the density range of the Mixed Residential land use is very narrow (3.5-4.0 units/net acre), especially on smaller sites.

As an example of scale, the density range for a 50-acre parcel would be 175-200 units. The flexibility included in the ordinance would extend this range to 158-220. The City would have the discretion to grant this flexibility, which could provide incentive to encourage preservation or exceeding other requirements.

Maximum Building Height for Multi-Family

The draft ordinance would limit the height of structures to 3 stories or 45 feet (effectively, 3.5 stories). Single- and Two-family dwellings would be limited to 2.5 stories.

Additional height could permit a smaller footprint for multi-family buildings, since the overall number of units is fixed and an applicant may desire to build up instead of out. With the exception of limited circumstances in Uptown Hamel, the tallest height permitted in other districts in the City is 45 feet or 3 stories.

Maximum Net Area Per Dwelling for Multi-Family

The draft ordinance does not set a limit on the reduction of net area (or “additional density”) for multi-family development which can be acquired by incorporating some of the extra features noted in the ordinance. The overall maximum number of units would still apply to the entire site. As a result, if a master plan included higher density on a multi-family portion of a site, the remaining site could incorporate larger single-family lots or additional open space.

Minimum Lot Size for Single-Family

The draft ordinance currently requires a minimum lot size of 8,000 square feet and minimum lot width of 60 feet for single-family lots. Again, since the overall maximum number of units is capped for the sites, the Planning Commission and Council may wish to discuss whether to reduce these minimum standards. With the same amount of lots occupying a smaller footprint, this could allow the preservation of natural resource areas and open space around the lots.

For the sake of reference, the “villa” lots on the north end of the Enclave at Brockton and in the Villas at Medina County Club are approximately 55-57 feet in width. The lots within the Fields of Medina and most of the lots in the north end of the Enclave (Hunter Drive side) are 65 feet in width.

Potential Action

The Planning Commission should hold a Public Hearing before considering the ordinance. The Commission should direct staff to make any changes it sees fit and, when completed with its review, could take the following action:

Move to recommend approval of the ordinance regarding the Mixed Residential Zoning District (with the changes noted by the Commission).

Attachments

1. Draft Ordinance
2. Comp Plan Information
3. Comment Cards Received
4. Open House Activity Summary