

SPECIAL MEETING
City Hall
2729 Prospect Park Drive, Rancho Cordova

Tuesday, May 12, 2009
5:30 p.m.

Joint Work Session
City Council and Planning Commission
American River North Community Room

Closed Session
Coloma Conference Room



JOINT WORK SESSION
City Council and Planning Commission
(Public Comment is encouraged)

1. Discuss Scope and Timing of Upcoming Amendments to the Zoning Code and Folsom Boulevard Specific Plan; Discuss Amendments to the Zoning Code Electronic Sign Provisions; and, Discuss Proposed Revisions to Folsom Boulevard Specific Plan Permitted Land Use Table
2. Discussion of Kilgore Cemetery Design Alternatives

PUBLIC COMMENT

At a special meeting, citizens wishing to address the Council for any matter on the agenda may do so at the time the matter is discussed. Note, under the provisions of the California Government Code, the City Council is prohibited from discussing or taking action on any unagendized item.

CLOSED SESSION

Council may adjourn to Closed Session to discuss the following item(s):

Conference with Legal Counsel – Existing Litigation – Government Code Section 54956.9(a) – (one case) – Name of case: California Native Plant Society v. City of Rancho Cordova et al; Case No. 07CS01311.

OPEN SESSION – REPORT FROM CLOSED SESSION

The City Attorney will report on action taken in Closed Session.

CERTIFICATION OF AGENDA POSTING

City Clerk's Certificate of Posting of Agenda

I, Mindy Cuppy, City Clerk for the City of Rancho Cordova, declare that the foregoing agenda for the May 12, 2009 Special Meeting of the Rancho Cordova City Council was posted on May 7, 2009 at the office of the City of Rancho Cordova, 2729 Prospect Park Drive, Rancho Cordova, California, 95670 and was available for public review at that location. The agenda is also available on the city web site at www.cityofranhocordova.org.

Signed this 7th day of May 2009 at Rancho Cordova, California.


Mindy Cuppy, City Clerk

Public documents related to items on the open session portion of this agenda, which are distributed to the City Council less than 72 hours prior to the meeting, shall be available for public inspection at the time the documents are distributed to the Council. Documents are available for inspection at the City Clerk's office located in Rancho Cordova City Hall.

In compliance with the Americans with Disabilities Act, if you need a disability-related modification or accommodation, including auxiliary aids or services, to participate in this meeting, please contact the City Clerk's Office at (916) 851-8720 at least 48 hours prior to the meeting.

MEMORANDUM



DATE: May 12, 2009

TO: Honorable Mayor and Council Members
Planning Commissioners

FROM: Jeffrey S. Beiswenger, AICP, Senior Planner
Shannan Loveless, Associate Planner

SUBJECT: **DISCUSSION OF SCOPE AND TIMING OF UPCOMING AMENDMENTS TO THE ZONING CODE AND FOLSOM BOULEVARD SPECIFIC PLAN; DISCUSSION OF AMENDMENTS TO THE ZONING CODE ELECTRONIC SIGN PROVISIONS; AND, DISCUSSION OF PROPOSED REVISIONS TO FOLSOM BOULEVARD SPECIFIC PLAN PERMITTED LAND USE TABLE**

RECOMMENDATION

Discuss scope and timing of upcoming amendments to the Zoning Code and Folsom Boulevard Specific Plan; Discuss amendments to the Zoning Code Electronic Sign Provisions; and Discuss proposed revisions to Folsom Boulevard Specific Plan Permitted Land Use Table Review.

RESULT OF RECOMMENDED ACTION

Direction and endorsement of the proposed work scope and schedule will allow staff to proceed with refinements to the Zoning Code and the Folsom Boulevard Specific Plan (FBSP). Specific changes under review include new regulations for electronic reader boards (zoning code) and modification to Special Regulated Uses (e.g. massage parlors, smoke shops, check cashing, etc.) and the table of permitted land uses in the FBSP. Staff anticipates presenting FBSP and Zoning Code revisions to the Planning Commission for review and recommendation on June 11, 2009.

ZONING CODE / FBSP REVISION PROCESS

The City adopted amendments to the FBSP on July 7, 2008 and the new comprehensive Zoning Code on January 20, 2009. Over the past several months staff has identified various revisions to these regulatory documents to better serve the community and to achieve greater consistency between the FBSP and the Zoning Code. At this time, staff anticipates the following sequence of meetings to address the numerous FBSP and Zoning Code revisions that are under consideration and is requesting endorsement of this sequence of efforts from the City Council and Planning Commission:

April 14: Zoning Code Revisions – Initial Discussion
Council/Commission Joint Work Session

May 4: Folsom Boulevard – Introduce Relief Strategies
Council Discussion

- May 12: Zoning Code / FBSP – Discuss Scope, Schedule and Details of Changes
Council/Commission Joint Work Session
- May 14: Folsom Boulevard – Provide Recommendations on Relief Strategies
Planning Commission Hearing
- June 1: Folsom Boulevard – Consider Adoption of Relief Strategies
City Council Hearing
- June 11: Zoning Code / FBSP Revisions – Discussion
Planning Commission Meeting
- June 25: Zoning Code / FBSP Revisions – Consider & Recommend Amendments
Planning Commission Hearing
- July 20: Zoning Code / FBSP Revisions – Consider Adoption of Amendments
City Council Discussion (tentative)

Council Direction on Zoning Code

During the City Council adoption of the Zoning Code, staff was directed to perform additional research on bicycle parking requirements, drive-thru regulations and sign regulations related to electronic reader-boards. The City Council also directed staff to identify updates to the Folsom Boulevard Specific Plan (FBSP) to add development standards related to Special Regulated Uses, update provisions related to drive-thru facilities and to identify changes to the table of permitted land uses in the FBSP document to be more consistent with the Zoning Code.

April 14, Joint Work Session Summary

At the April 14, 2009 work session the City Council and Planning Commission discussed the following proposed changes to the Zoning Code:

- **Special Planning Areas (SPAs).** A new Chapter 6 would be added to the Zoning Code to incorporate all of the SPA documents (e.g. Zinfandel SPA, South Sunrise SPA, etc.). All of the code references to the old Sacramento County Code would be updated and certain code provisions from the old code would be added to the new code as Chapter 6.7 Historic Land Use Designations and Chapter 6.8 Historic Development Standards. Planning staff is in the process of meeting with major property owners within the affected SPA areas to ensure that the changes will not result in negative or unforeseen impacts.
- **Bicycle Parking.** Planning staff has updated the ratio of required bicycle parking to be more consistent with regional requirements. A new table was presented for review.
- **Drive-Thru Regulations.** The code requirement that speaker boxes shall be located 300 feet away from residential property has been determined to be prohibitive due to the many shallow commercial properties along Rancho Cordova roadways. This requirement would be replaced with a flexible performance standard so that noise impacts from speaker-boxes can be addressed through the Conditional Use Permit (CUP) process. This change would also be applied to the FBSP.

Based on input at the April 14 Joint Work Session, Planning staff will prepare updates to the Zoning Code and bring it back to the Planning Commission and City Council for additional consideration.

MAY 12 JOINT WORK SESSION TOPICS

Within this study session, staff is requesting direction on the following topics:

- **Electronic Signs (updates to the Zoning Code).** This sign type is gaining more popularity as the technology becomes less expensive and more available. Currently our zoning code does not provide adequate detail to regulate this type of signage.
- **Special Regulated Uses (updates to FBSP).** The new Zoning Code contains land use provisions and development standards related to special uses that have been the subject of moratoriums. Staff proposes that these detailed zoning code regulations be incorporated into the FBSP.
- **Permitted Use Tables (updates to FBSP).** The new Zoning Code contains a different and more detailed list of permitted land uses than the FBSP. Staff recommends that the land use categories in the FBSP be updated to match the new Zoning Code.

1. Electronic Signs (Zoning Code)

Electronic signs are gaining popularity throughout the United States and new regulations are needed to address the unique features and impacts from these signs. The concern over electronic signs is widespread. The California Legislature is considering a three year moratorium prohibiting digital signs along all highways for a three year period. This could go into effect this year and would include restrictions along "local highways" (e.g. Sunrise Boulevard). Planning staff has researched several examples of regulations involving electronic signs and the best example was found in Bloomington, Indiana. The Bloomington approach divides electronic signs into categories based on the use of text, graphics, video, etc. This approach allows a great deal of flexibility in the regulations. The following is a summary of the electronic sign types:

- **Electronic Changeable Copy.** This is a text only sign with no pictures. If permitted, sign technology would allow signs to flash, scroll and for the text size and content to rapidly change.
- **Electronic Graphic Display.** This is a sign with a static graphic display that does not move. Sign technology would allow the image to change – similar to a PowerPoint presentation.
- **Video Display.** This is a sign with moving pictures. It could broadcast video or television or could include animations.
- **Time and Temperature.** The only electronic information provided on this sign type is time and temperature. This type of electronic sign has been commonly used for decades.

Regulations to consider:

- **Location.** Since electronic signs tend to be bright and potentially more distracting than other sign types, the distance from residential areas, the roadway and other electronic signs are all factors in the sign's placement.
- **Duration.** An animated or frequently changing message can be distracting to motorists. The minimum amount of time that an image must be displayed before changing to a new image can be specified.
- **Text limits.** Certain signs are intended to convey a limited amount of information (not necessarily for advertising) and are typically used to announce special events. Limits on the number of words can be included in the regulations.
- **Brightness.** Electronic signs can be very bright and signs typically need to be brighter during the day so that they will not be washed out by sunlight. A bright electronic sign at nighttime can have a negative impact on neighboring residential properties. Brightness is measured by an industrial standard of NITs (NITs are the standard measure of brightness for electronic signs. A normal ambient light level for outdoors on a sunny day is 200-400 NITs, so a sign would need to be brighter than this to be visible during the day). Typical maximum is 7,000 NITs during the day and 2,500 NITs at night.

Planning staff proposes the electronic regulations as described in the table below. Staff will provide additional background for these recommendations and an update on potential State regulations affecting electronic signs at the May 12, 2009 Joint Work Session.

Sign Type	Electronic Display	Electronic Graphic Display	Video Display	Time and temperature
Description	Text only – no picture	Images and text	Moving Pictures	Informational only
Permitted?	Yes	Yes	No	Yes
Text Limit	10 words	No limit	N/A	Time and temperature only
Minimum Duration	1 hour	1 hour	N/A	5 seconds
Brightness (NITs)- Day/Night	7,000 / 2,500	7,000 / 2,500	N/A	7,000 / 2,500

2. Special Regulated Uses (FBSP)

When the Zoning Code went into effect on February 20, 2009 it contained regulations related to Special Regulated Uses. These provisions address certain land uses that need additional regulations to ensure that they do not have negative impacts on the community. Special Regulated Uses include:

- Card Rooms
- Check Cashing Businesses
- Massage Parlors
- Pawn Shops
- Recycling Facilities, Collection Facilities

- Sexually Oriented Businesses
- Smoke Shops
- Tattoo Parlors
- Thrift Store

Since the FBSP was adopted prior to the new Zoning Code, certain location and development standards were not included. Instead, the FBSP has a general category of *Personal Services–Restricted*, to regulate special uses. This land use category is permitted in the Commercial Mixed Use (CMU), Office Professional Mixed Use (OPMU) and Office Industrial Mixed Use (OIMU) with the issuance of a Conditional Use Permit (CUP). The FBSP also has the land use category of Adult-Related Business, which is not permitted in any of the FBSP zoning districts.

Amendments to the FBSP document would import the Zoning Code's Special Regulated Use categories to *Table IV-1 Permitted Uses for Folsom Boulevard Base Zoning Districts*. The majority of these uses would simply not be permitted along Folsom Boulevard, and only Recycling Facilities and Thrift Stores would be permitted with a CUP in select zones.

Special Regulated Use	Zoning Code	Recommended FBSP
Card Rooms	P= CMU C = OPMU, OIMU, LIBP	Not permitted
Check Cashing Businesses	P=CMU only C = M-2	Not permitted
Massage Parlors	P=CMU only C= M-2	Not permitted
Pawn Shops	P=CMU only C= M-2	Not permitted
Recycling Facilities, Collection Facilities	P=LIBP C=All commercial and industrial zones	C = all commercial and industrial zones
Sexually Oriented Businesses	P = LIBP, M-2	Not permitted
Smoke Shops	P=CMU C=LIBP	Not permitted
Tattoo Parlors	P=CMU C= M-2	Not permitted
Thrift Stores	P=CMU C=LIBP	C=OIMU

The following special regulations would apply to the uses conditionally permitted along Folsom Boulevard, and adherence to these requirements would be evaluated as part of a Conditional Use Permit (CUP) process.

Recycling Facility, Collection

- **Location.** Not permitted within 75 feet of a residential use
- **Required to serve a State defined “Convenience Zone”** (typically ½ mile radius of a full service market with more than \$2 million in annual sales)

- **Development Standards:**

1. No scrap metal.
2. Power-driven processing equipment prohibited (except for reverse vending machines).
3. Durable, secure containers of sufficient capacity.
4. No reduction in required parking spaces for primary use.
5. Maintenance requirements.

Thrift Store

- **Location.** Thrift stores shall not be located closer than 1,000 feet from another thrift store.

- **Development Standards:**

1. All activities shall be completely enclosed within building.
2. Collection area only permitted on side or rear of the building.
3. Directional signage required.
4. Depositing of goods prohibited after hours.
5. Property maintenance required.

Note that staff is recommending a more restrictive approach than is currently in use and will result in an increase in legal non-conforming uses along Folsom Boulevard.

3. Permitted Use Tables (updates to FBSP)

Since the new Zoning Code was adopted after the Folsom Boulevard Specific Plan (FBSP), the Zoning Code contains more current and detailed regulations related to land use than the FBSP. Recognizing the need to update the FBSP, the City Council has directed staff to consider changes to the FBSP's permitted use table so that it is consistent with the permitted use table in the Zoning Code.

Chapter 2 of the new Zoning Code contains allowed use tables that specify which land use activities are permitted by right, permitted with a Limited Use Permit, permitted with a Conditional Use Permit (CUP) and not permitted in each zoning district. The FBSP also provides a use table (Table IV-1 Permitted Uses for Folsom Boulevard Base Zoning Districts). The use table in the Zoning Code is more detailed than the table in the FBSP and it more accurately reflects the goals of the Council and the community regarding the types of uses that should be permitted within each zoning district.

Staff recommends the following to improve the usability of the FBSP:

1. Updating the use table categories and corresponding definitions in the FBSP to match the use categories and corresponding definitions in the new Zoning Code.

[Keep in mind that the FBSP functions as a separate regulatory document within the City of Rancho Cordova, and even though the land use category titles will match, the location of permitted land uses will be different along Folsom Boulevard than elsewhere in Rancho Cordova.]

2. Add the Special Regulated Uses to the FBSP use table (as described above).
3. Populate the Table IV-1 in FBSP to identify land uses permitted by right (P); permitted with a Limited Use Permit (L); permitted with a Conditional Use Permit (C);

and not permitted (N). Some translation between the old and the new table was required:

- Where the use was previously included in the FBSP as a listed use, the same permit requirements were transposed into the new table.
- Where a unique use category was introduced then staff evaluated the use based on similarities to other uses and potential impacts from the use and determined the most appropriate classification.
- For certain residential uses (Group Homes) classifications are consistent with State law.

To illustrate some of the key decisions made by staff, consider the following examples:

- Retail uses such as Art and Antique Stores, Antique Stores, Artisan Shops, Convenience Stores, Grocery Stores, Garden Centers and Neighborhood Markets are all considered "Retail-General" in the FBSP. Staff recommends that these uses be treated individually in the updated use table.
- Certain unlisted uses in the FBSP have been added and classified to be consistent with State Law. These include Group Residential, Transitional Housing Uses, Adult Day Care, and Residential Care Facility.
- 'Storage, Warehouse' is recommended to be permitted in OIMU with a Limited Use Permit consistent with similar uses in the FBSP.
- Call Centers have a higher intensity parking requirement, and because of the smaller parcel sizes found in the FBSP, staff has recommended permitting them in OIMU and conditionally permitting them in OPMU to allow adequate review of the parking.
- Retail Warehouse Clubs are recommended to be conditionally permitted in CMU and OIMU.
- Emergency Shelter Use is recommended to be permitted by right in OPMU and OIMU in order to be consistent with State Law.
- Single Room Occupancy (SRO) is recommended to be conditionally permitted in MDR and RMU to be consistent with State Law.

The full permitted use table has been populated with staff's recommended permit requirements and is attached to this staff report. Where the use was not previously included in the FBSP use table, the category and permit requirements are listed in bold letters. Also, proposed amendments to the table have been listed in bold.

NEXT STEPS

Based on direction from the City Council and Planning Commission, staff will draft updated code language related to electronic signs and the Folsom Boulevard Specific Plan for Council consideration and adoption. Staff anticipates bringing the full list of Code changes to the Planning Commission for discussion on June 11th and for action on June 25th. City Council review is anticipated to follow in July.

ATTACHMENT

Recommended Change to Table IV-1 Permitted Uses for Folsom Boulevard Base Zoning Districts.

Proposed Revised Table IV-1: Permitted Uses for Folsom Boulevard Base Zoning Districts

Land Use Category	MDR	RMU	CMU	OPMU	OIMU	T
Residential Uses						
Adult Day Care Home	P	P	N	N	N	N
Caretaker Housing	P	P	P	P	P	N
Dwelling, Multi-Family	P ¹	P ¹	L ^{1, 2, 16}	L ^{1, 2, 16}	N	N
Dwelling, Second Unit	P ³	P ³	N	N	N	N
Dwelling, Single-Family	P ¹	P ¹	P ^{1, 2, 16}	P ^{1, 2, 16}	N	N
Dwelling, Two-Family	P ¹	P ¹	P ^{1, 2, 16}	P ^{1, 2, 16}	N	N
Emergency Shelter	C	C	N	P	P	N
Family Day Care Home, Large	C	C	N	N	N	N
Family Day Care Home, Small	P	P	N	N	N	N
Group Residential	L	L	N	N	N	N
Home Occupations	P	P	P	P	N	N
Live-Work Facility	P ¹	P ¹	P ¹	P ¹	N	N
Residential Care Home	P	P	N	N	N	N
Transitional Housing	P	P	N	N	N	N
Single Room Occupancy (SRO)	C	C	N	N	N	N
Recreation, Education, and Public Assembly Uses						
Clubs, Lodges, and Private Meeting Halls	N	P ¹¹	P	P	P	N
Community Centers/Civic Uses	P	P	P	P	P	P
Indoor Amusement/Entertainment Facility	N	C ¹¹	P	P	P	N
Indoor Fitness and Sports Facility	N	C ¹¹	P	P	P	N
Libraries and Museums	P	P ¹¹	P	P	P	N
Outdoor Commercial Recreation	N	N	C	P	P	N
Parks and Public Plazas	P	P ¹¹	P	P	P	P
Public Safety Facility	P	P ¹¹	P	P	P	P
Religious Institutions	P	P ¹¹	P	P	P	N
Schools, Private and Special/Studios	P	P ¹¹	P	P	P	N
Schools, Public	P	P ¹¹	P	P	P	N
Theaters and Auditoriums	N	C ¹¹	P	P	P	N

Land Use Category	MDR	RMU	CMU	OPMU	OIMU	T
Utility, Transportation, and Communication Use Listings						
Broadcasting and Recording Studios	N	N	P	P	P	N
Bus and Transit Shelters	P	P	P	P	P	P
Freight Yard/Truck Terminal	N	N	N	N	C	N
Fuel Storage and Distribution	N	N	N	N	N	N
Heliports	N	N	C	C	C	N
Park and Ride Facility	N	C ¹¹	P	P	P	L ^{15,16}
Parking Facility	N	N	P	P	P	P
Telecommunication Facility	C ⁴	C ^{4,11}	C ⁴	P ⁴	P ⁴	C
Transit Facilities	N	N	N	N	P	P
Transit Stations and Terminals	N	C ¹¹	P	P	P	P
Utility Facility and Infrastructure	L ^{5,16}	L ^{5,11,16}	L ^{5,16}	L ^{5,16}	L ^{5,16}	P
Retail, Service, and Office Uses						
Adult Day Care Facility	N	N	C	C	C	N
Alcoholic Beverage Sales, off-site ¹⁶	N	C ¹¹	C	C	C	N
Ambulance Service	N	N	C	C	P	N
Animal Sales and Grooming	C	C	P	P	N	N
Art, Antique, collectable	N	L ^{2, 11,12,16}	P	N	N	N
Artisan Shops	N	L ^{2, 11,12,16}	P	N	N	N
Banks and Financial Services	N	P ¹¹	P	P	P	N
Bars and Nightclubs	N	C ^{6,11}	C ⁶	C ⁶	C ⁶	N
Bed and Breakfast Inns	C	P ¹¹	N	N	N	N
Building Materials Stores and Yards	N	N	P ⁷	N	C ⁷	N
Business Support Services	N	L ^{7,8,11,16}	P	P	P	N
Call Centers	N	N	N	C	P	N
Child Day Care Facility	C	P	C	C	C	N
Convenience Stores	N	L ^{2, 11,12,16}	P	N	N	N
Drive-in and Drive-through Sales and Service	N	N	C ⁹	N	N	N
Equipment Sales and Rental	N	N	N	N	P	N
Furniture, Furnishings, and Appliance Stores	N	L ^{2, 11,12,16}	P	N	N	N
Garden Center/ Plant Nursery	N	L ^{2, 11,12,16}	P	N	N	N
Grocery Stores/ Supermarket	N	L ^{2, 11,12,16}	P	N	N	N

Land Use Category	MDR	RMU	CMU	OPMU	OIMU	T
Home Improvement Supplies	N	L ^{2,11,16}	L ^{2,16}	L ^{2,16}	P	N
Hotels and Motels	N	C ¹¹	P	P	C	N
Hotels and Motels, Extended Stay	N	C ¹¹	P	P	C	N
Kennels, Commercial	N	N	C	N	L ¹⁶	N
Maintenance and Repair, Small Equipment	N	N	P	N	P	N
Medical Services, General	N	P ¹¹	P	P	P	N
Medical Services, Extended Care	C	P ¹¹	C	N	N	N
Medical Services, Hospitals	N	P ¹¹	P	P	P	N
Mortuaries and Funeral Homes¹⁵	N	N	P	P	P	N
Neighborhood Market	N	L^{2, 11,12,16}	P	N	N	N
Offices, Business and Professional	N	L ^{2,11,16}	L ^{2,16}	P	P	N
Offices, Accessory	N	P ¹¹	P	L ^{11,16}	L ^{11,16}	N
Personal Services	N	P ^{8,11}	P	P	P	N
Residential Care Facility	L	L	C	C	N	N
Restaurants	N	L ^{2,11,16}	P	L ^{2,16}	L ^{2,16}	N
Retail, Accessory	N	L ^{2,11,16}	P	L ^{9,16}	L ^{9,16}	N
Retail, General	N	L ^{2, 11,12,16}	P	N	N	N
Retail, Warehouse Club	N	N	C	N	C	N
Veterinary Facility	N	N	P	P	P	N
Automobile and Vehicle Uses						
Auto and Vehicle Sales and Rental	N	N	C	N	N	N
Auto and Vehicle Sales, Wholesale	N	N	N	N	C	N
Auto and Vehicle Storage	N	N	N	N	C ¹³	N
Auto Parts Sales	N	N	P ¹³	N	N	N
Car Washing and Detailing	N	N	C ¹⁰	N	C	N
Service Stations	N	N	C	N	C	N
Vehicle Services, Major	N	N	N	N	C	N
Vehicle Services, Minor	N	N	C ¹⁰	N	C	N
Industrial, Manufacturing, and Processing Uses						
Agricultural Products Processing	N	N	N	N	N	N
Manufacturing, Major	N	N	N	N	N	N
Manufacturing, Minor	N	N	N	N	P	N

Land Use Category	MDR	RMU	CMU	OPMU	OIMU	T
Manufacturing, Small Scale	N	N	P	N	P	N
Printing and Publishing	N	N	C	C	P	N
Recycling Facility, Processing	N	N	N	N	N	N
Recycling Facility, Scrap and Dismantling Facility	N	N	N	N	N	N
Research and Development	N	N	N	P	P	N
Storage, Personal Storage Facility	N	N	N	N	C	N
Storage, Warehouse	N	N	N	N	L^{14,16}	N
Storage, Yards	N	N	N	N	L ^{14,16}	N
Wholesaling and Distribution	N	N	N	N	L ^{14,16}	N
Special Regulated Uses						
Card Rooms	N	N	C	C	C	N
Check Cashing Businesses	N	N	C	C	C	N
Massage Parlor	N	N	C	C	C	N
Pawn Shops	N	N	C	C	C	N
Recycling Facility, Collection Facility	N	N	C	P	C	N
Sexually Oriented Businesses	N	N	N	N	N	N
Smoke Shops	N	N	C	C	C	N
Tattoo Parlors	N	N	C	C	C	N
Thrift Store	N	N	N	N	C	N

Notes:

1. See the density restrictions in the underlying zoning district.
2. This use is permitted or conditionally permitted as specified only in conjunction with the predominant use of the mixed use district. In other words, this use is only allowed as part of an integrated development.
3. All forms of speaker amplification exterior to the building shall be prohibited unless authorized in combination with project approval or amendment thereto.
4. All activities shall occur within a completely enclosed building or shall be located behind a solid/screened enclosure directly adjacent to the building.
5. Maximum gross floor area is less than 5,000 square feet.
6. Limited to a maximum of 25 percent of the gross floor area of the integrated development.
7. Maximum tenant space shall be 25,000 square feet.
8. Maximum tenant space shall be 50,000 square feet.
9. Uses 25,000 square feet and over require a Conditional Use Permit.
10. Limited to less than 50 percent of the gross floor area of the integrated development.
11. Maximum tenant space shall be 15,000 square feet.
12. All activity and storage must be located within an enclosed structure.
13. No portion of the use shall be located within 500 feet of an intersection..
14. All activity must be entirely screened from public view and not within 500 feet of a residential use.
15. Crematory are prohibited in all zones with the exception of LIBP where it is permitted in association with a Mortuary or Funeral Home.
16. Only establishments that sell alcoholic beverages for off-site consumption require a Conditional Use Permit. On site consumption is considered a permitted use if the related use is a permitted use.

MEMORANDUM



DATE: May 12, 2009

TO: Honorable Mayor and Council Members

FROM: Thomas L. Trimberger, Special Projects Manager
Steve Harriman, Integrated Waste Manager

SUBJECT: DISCUSSION OF KILGORE CEMETERY DESIGN ALTERNATIVES

RECOMMENDATION

Staff recommends Council provide guidance on various alternatives for Kilgore Cemetery design.

BACKGROUND

Staff and consultant Jeff Voss of Voss Civil Engineers are developing design concepts for the next phase of the cemetery use. Staff will present various design schematics and features for Council consideration for the next phase of the Kilgore Cemetery.