

Mill Site Reuse Plan

Land Use

City Council

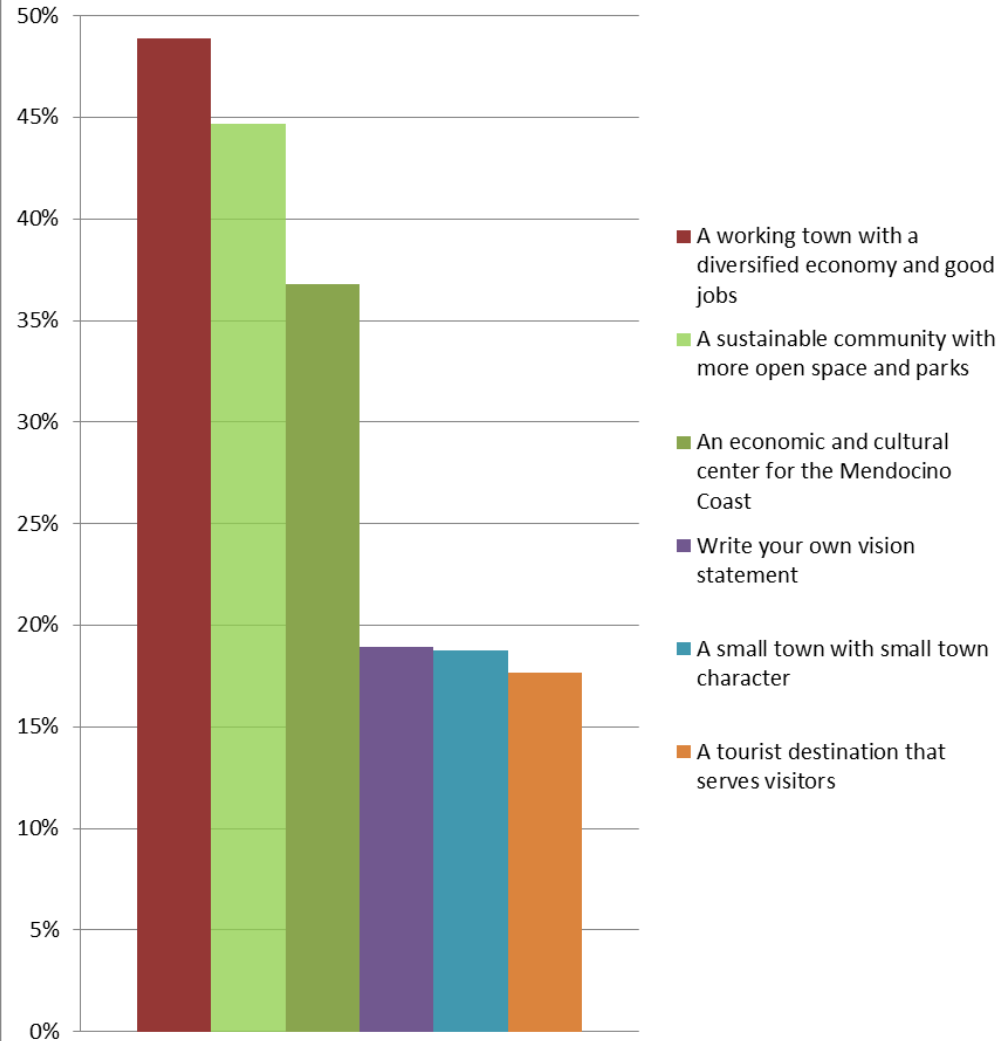
June 11, 2018

Goals

- **Obtain community input & Council direction**
- Provide initial direction regarding Land Use policies and framework
 - Land Use Policy feedback and direction
 - Issues that staff has not identified that should be addressed with new policy language
 - Changes to existing policy language
 - Elimination of policies
 - Permitting requirements for specific business types by zoning district
 - Development requirements for each new zoning district: setbacks, height limits, lot coverage, minimum parcel size, etc.

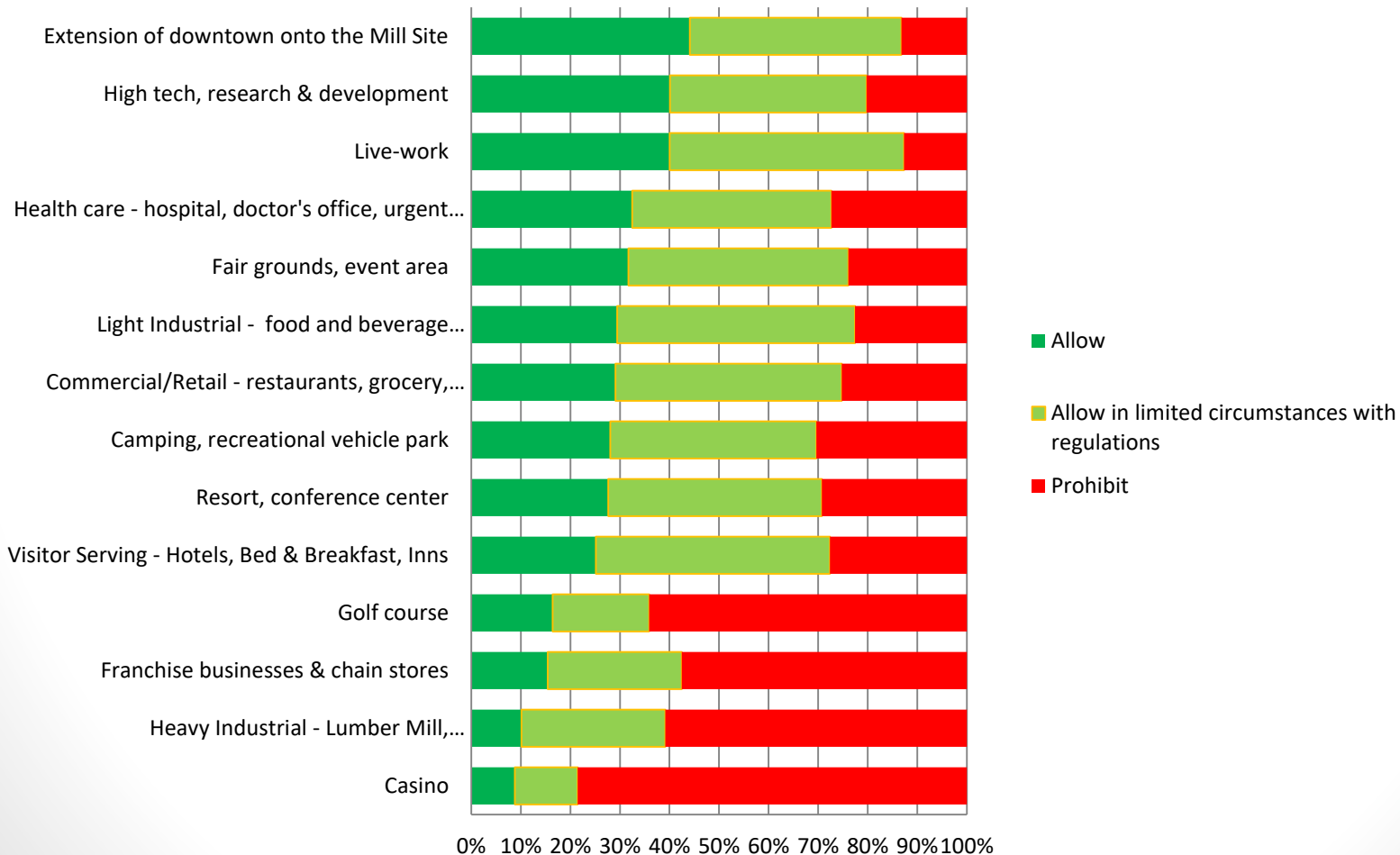
Community Input – Survey Results

Fort Bragg Residents: Please select up to two statements from the list below that best represent your vision for Fort Bragg over the next 20 years. "Over the next 20 years, the Mill Site should be reused to make Fort Bragg more of:

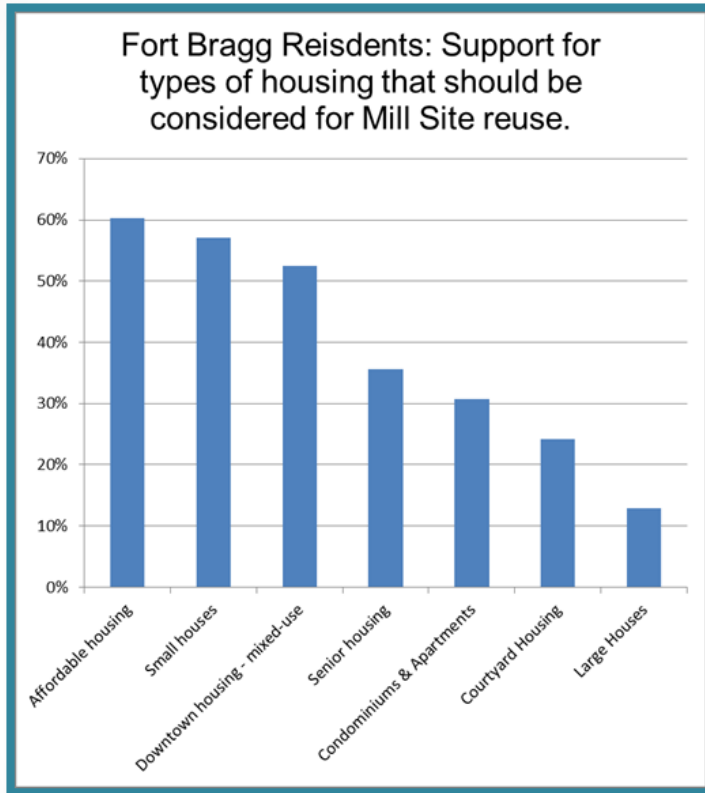


Community Input – Survey Results

Which of the following specific types of businesses and ventures would you like the zoning ordinance to allow, allow in some circumstances with regulations, or prohibit?



Community Input - Survey



Reorganization & Refinements

- The Land Use chapter required significant reorganization and revisions.
 - Reorganized by types of land use (residential, commercial, industrial, open space). It had been organized by district (north, central, south).
 - Use the existing Land Use Table, recently adopted by City Council, to define the uses that would be permitted by right, permitted with a Use Permit, and not allowed in each zoning district. The old plan created all entirely new zoning categories, which make implementation unnecessarily complicated.
 - Using existing tables will: 1) result in a more cohesive built environment; 2) development on and off the Mill Site will follow the same standards; and 3) make it much easier for the public to understand what is allowed where.
 - Created new zoning categories and land use tables only where existing ones would not serve the intent of City Council and the community. The new categories include: Mill Site Visitor, Urban Reserve, Coastal Dependent, Mill Site Employment.

Zoning Districts - Location & Acres



- **Northern Mill Site**
 - Urban Reserve (UR) – 42 acres
 - Parks & Recreation (PR) - 13 acres
 - Medium Density Residential (RM) – 8 acres
- **Central Mill Site**
 - Very High Density Residential (RH) – 21 acres
 - Parks & Recreation (PR) - 15 acres
 - Mill Site Visitor (V) – 10 acres
 - Light Industrial (IL) – 7 acres
 - Central Business District (CBD) - 2 acres
- **Southern Mill Site**
 - Open Space (OS) – 65 acres
 - Parks & Recreation (PR) - 64 acres
 - Urban Reserve (UR) – 50 acres
 - Timber Resources Industrial (IT) – 41 acres
 - Heavy Industrial (IMS) – 22 acres
 - Coastal Dependent – 12 acres
 - Highway Commercial (CH) – 8.2 acres
 - Mill Site Employment (ME) – 9.8 acres
 - Medium Density Residential (RM) – 4 acres

Policy Direction

Policy	Staff Comments	Planning Commission Recommendation
<p>Policy LU -1 Requirements for All Development. All development shall be subject to the provisions of the Fort Bragg Coastal General Plan, the Coastal LUDC and Citywide Design Guidelines.</p>	<p>This policy is self-evident and is probably not necessary.</p>	<p>Planning Commission recommends that this policy be struck from the Mill Site Reuse Plan.</p>
<p>Policy LU-2 Mill Site Development Phasing. Commercial and industrial development is preferred in the Central District prior to the Southern District. However, allowable uses in the Southern District that are not permitted or that cannot be accommodated within the Central District (such as auto-oriented commercial, institutional, education, research, light industrial, and grocery/specialty foods) may be developed within the Southern District prior to or concurrent with development in the Northern or Central Districts.</p>	<p>The City Council should carefully consider if it wants to strongly preference development in the Central District over development in the Southern District. Especially as the two districts now have very distinct zoning. Now there is only one hotel site (central district) in the original plan there were two hotel sites (one in the Central and Southern District). Consider deleting this policy.</p>	<p>Planning Commission recommends that this policy be struck from the Mill Site Reuse Plan.</p>

Policy Direction

Policy	Staff Comments	Planning Commission Recommendation
<p>Policy LU-3: Mill Site Development Intensity</p> <p>Development intensity that transitions from the most intense development on the eastern edge of the Mill Site to the least intensive development along the western edge of the Mill Site is preferred.</p>	<p>Retain</p>	<p>PC recommends that this policy be retained as worded.</p>
<p>Policy LU-4: Provide for “the Big Idea” on the Mill Site.</p> <p>The City Council may permit up to 40,000 100,000 square feet of additional new development in the Urban Reserve for high-quality job-generating uses, or to accommodate a significant employer. The significant high-quality job-generating use of up to 40,000 100,000 square feet could be accommodated in the Southern District Urban Reserve through a Use Permit & Coastal Development Permit subject to all of the required CDP and UP findings and the following additional special findings: 1) the proposed use will result in new job development of at least 1 job/500 SF and 2) the proposed jobs will pay at least 120% of Fort Bragg median wages.</p>	<p>This concept was a favorite of the City Council in 2012. The concept is that if a good quality employer comes along that the City would like to have the option of accommodating it in the Urban Reserve.</p> <p>The City Council should consider if the 40,000 SF or 100,000 SF is the right amount of allowable development and if you agree with the required findings.</p>	<p>The Planning Commission recommends that this policy be reworded to allow up to 100,000 square feet of development in the Urban Reserve if it meets the listed findings.</p>

Policy Direction

Policy	Staff Comments	Planning Commission Recommendation
<p>Policy LU-6 Mill Site Mix of Uses. A mix of uses on Redwood Street shall contribute to the creation of a lively urban environment and help strengthen the connection between the coast and the existing Central Business District. The mix of uses shall include public-oriented; cultural/arts; visitor-serving, including hotels/resorts, conference facilities, and; multi-family residential; and open space/recreational uses.</p>	<p>Is this the correct mix of uses in this now largely residential district?</p>	<p>Planning Commission requests that this policy be discussed at a joint workshop with City Council.</p>
<p>Policy LU-7 Ground-Level Uses. Active and pedestrian-oriented ground-level uses shall contribute to the pedestrian environment along Redwood Avenue within the Central Business District designation.</p>		<p>Planning Commission requests that this policy be discussed at a joint workshop with City Council.</p>
<p>Policy LU-8 Relationship to Existing Central Business District. Mill Site CBD uses that do not compete with and that complement and are synergistic with existing uses in the Central Business District are preferred, to the extent feasible. New development shall enhance the small-scale, pedestrian-friendly, and historic character of the existing Central Business District.</p>		<p>Planning Commission requests that this policy be discussed at a joint workshop with City Council.</p>

Policy Direction

Policy	Staff Comments	Planning Commission
<p>Policy LU-9 Density Transfers Density may be transferred from one parcel to another parcel, if both parcels are located within the same zoning classification. The transfer of density between parcels shall be analyzed in a conditional use permit concurrently with a Coastal Development Permit (CDP) for the development of the parcel receiving the density transfer and must include the following findings:</p> <ul style="list-style-type: none"> a. The density transfer either creates desirable public open space or park land or reduces development potential on a parcel in an appropriate location, consistent with the vision for the reuse of the mill site property; or b. The density transfer facilitates mixed-use development or compact building design; or c. The density transfer improves the urban design of the Mill Site; or d. The proposal has been demonstrated to further the intent of City Council's policies and regulations for the Mill Site Reuse. <p>In no case may the total density transfer result in an FAR for a parcel that exceeds 2.0.</p>	<p>Density transfers are common in many towns and allow for the flexibility to develop one more dense project and thereby achieve one or more goals for the site. City Council should consider if density transfers are appropriate on the Mill Site when the proposed findings can be made.</p>	<p>Planning Commission concurs with this policy. This would provide the City with an additional tool to shape the reuse of the Mill Site, if desired.</p>
<p>Policy LU-10 Jobs. Uses that provide jobs with compensation at higher than the area median income are preferred.</p>		<p><i>Retain</i></p>

Policy Direction

Policy	Staff Comments	Planning Commission
<p>Policy LU-11 Urban Reserve Interim Uses. Uses of an interim nature, are permitted in the Urban Reserve consistent with the use requirements detailed in Table 2-8.</p>	<p>This allows for some low impact uses in the Urban Reserve in addition to the “big Idea” concept of LU 2.4</p>	<p>Retain</p>
<p>Policy LU-12 Mix of Residential Densities and Types. A mix of lot sizes, densities, and product types shall be provided consistent with the residential prototypes detailed in Figure 2-3. A variety of lot sizes and residential product types shall be a priority throughout residential areas.</p>	<p>The community has long wanted to ensure a mix of housing types on the Mill Site.</p>	<p>Retain</p>
<p>Policy LU-13 Residential Product Types. A diversity of residential product types are encouraged as follows:</p> <ul style="list-style-type: none"> a. Live-work units are encouraged in the Light Industrial district adjacent to the CBD; and b. A mix of rental and ownership housing is encouraged in RVH; and c. Co-housing is encouraged in RVH. 		<p>Retain</p>

New & Exiting Zoning Districts

New Zoning Districts with New Use Table	Existing Zoning Districts/ Reuse Existing Use Table
Urban Reserve (UR)	Parks & Recreation (PR)
Mill Site Visitor (V)	Medium Density Residential (RM)
Coastal Dependent (CD)	Very High Density Residential (RH)
Mill Site Employment (ME)	Highway Commercial (CH)
	Central Business District (CBD)
	Open Space (OS)
	Timber Resources Industrial (IT)
	Light Industrial (IL)
	Heavy Industrial (IH)

Use Table Review

- Permitting requirements for specific business types by zoning district
 - Permitted by right
 - Use Permit
 - Prohibited
- Development requirements for each new zoning district:
 - setbacks,
 - height limits,
 - lot coverage,
 - minimum parcel size, etc.