



LANDSCAPE AREAS FOR PUBLIC LOTS
#DPA 23-00022

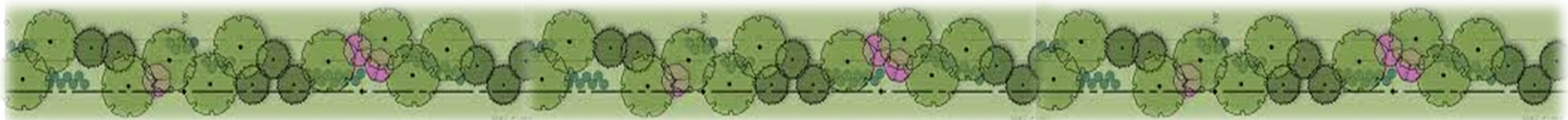
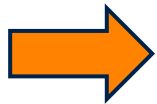
Countywide

PLANNING COMMISSION WORK SESSION
July 12, 2023

Yolanda Hipski
Planning Office

Process:

- **June 25, 2023** – Development Ordinance Review Advisory Committee (DORAC)
- **June 27, 2023** - BOCS initiated Zoning Text Amendment
- **July 12, 2023 – Planning Commission Work Session**
- **July 26, 2023** – Planning Commission Public Hearing



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§32-201.10 Public Uses and Facilities

- **Public use-** Any use for exclusively public purposes without reference to the ownership of the building.
- Generally applied to utility structures such as pump stations, water towers and booster stations.
- **DOES NOT** include business office unless owned and operated by a governmental body.

§32-100 Zoning Definitions

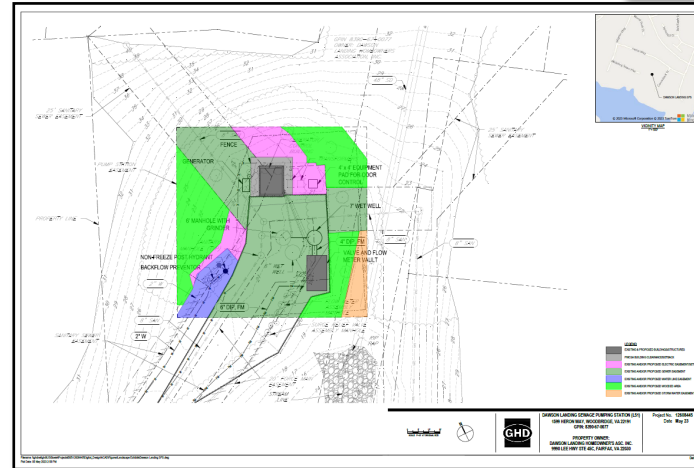
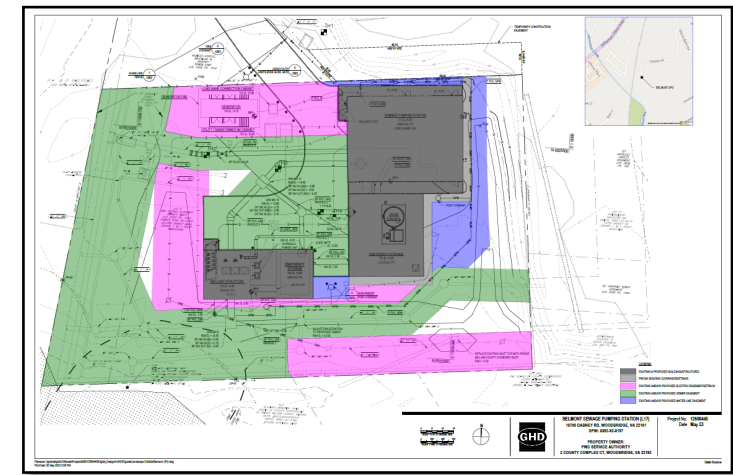
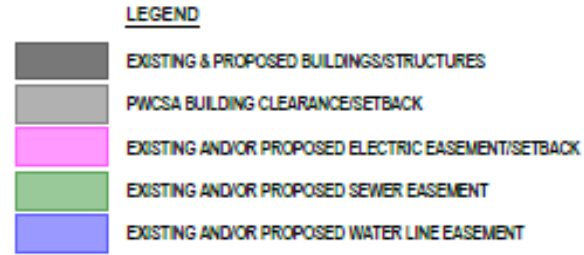
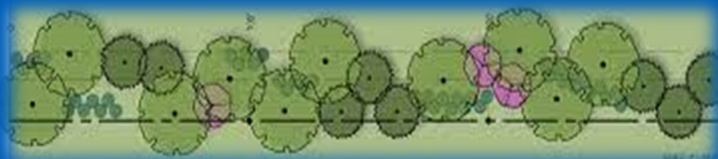
- Building
- Public Use



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TYPICAL SITE EXAMPLES:

- Usually smaller lots.
- Many easements due to nature of use.
- Placement of plant material is restricted in easements.
- Location predicated by existing demand, topography and location of off-site facilities.

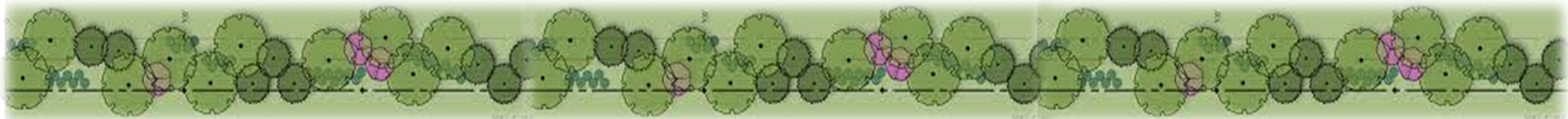


COMMENTS FROM THE PUBLIC:

Public Building Definition- “Public Use” and “Building” defined in terms.

Use of Slatted Fencing- Modifications permitted on a case-by-case basis.

Minimum Fence Height- Eight (8) foot board or masonry or similar material fence or wall.



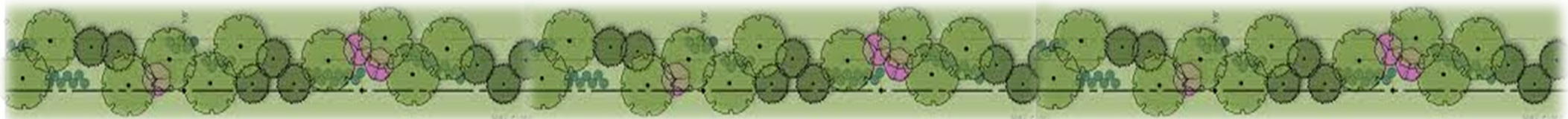
COMMENTS FROM STAFF:

Fencing: Would allow any public facility to forego the current requirements of a 15-foot landscape area and install only an 8 ft fence.

Application: Has not demonstrated there is a need to forego a 15 ft landscape area for all lots containing public uses.

Criteria Option: The option of fencing will be routinely chosen over a 15 ft landscape strip.

Tree Loss: The fence option will result in fewer environmental benefits garnered from adding/replacing vegetation.



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Proposed Language

- (a) Lots for any public use, except public buildings, may be developed and used even if not meeting the minimum area or other regulatory requirements of the applicable zoning district. Except where otherwise required in accordance with table 8-1 of the Design and Construction Standards Manual, lots containing a permanent structure above three feet in height shall be screened. Screening shall consist of one or more of the following methods as long as screening is achieved on all sides:
1. A minimum 15-foot peripheral landscape area shall be established and maintained that meets the type A buffer standards in accordance with section 800 of the Design and Construction Standards Manual, where such lot contains a permanent structure above the height of three feet.
 2. A minimum 15-foot peripheral landscape area that is partially or entirely located on an adjacent property. The landscape area shall meet the type A buffer standards in accordance with section 800 of the Design and Construction Standards Manual. Any off-site landscape area shall be located within permanent easements. Such easements shall be noted on an approved site plan. The easements shall be approved by the Planning Director and the County Attorney's office and shall not be changed without such prior approval.
 3. An eight (8) foot tall or greater opaque fence (board on board, masonry, or material similar to either wood or stone) or a wall.

- Allows publicly owned facilities to respond to and meet screening requirements.
- Public use landscaping more aligned with non-public use buffers standards.
- Without amendment, public use facilities would need a variance from BZA.
- Continuing work to address staff's concerns.

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PUBLIC LOTS**

Questions?