



Doing Things!

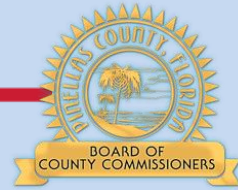
Case # Z-17-12-17

Board of County Commissioners

February 27, 2018



Request

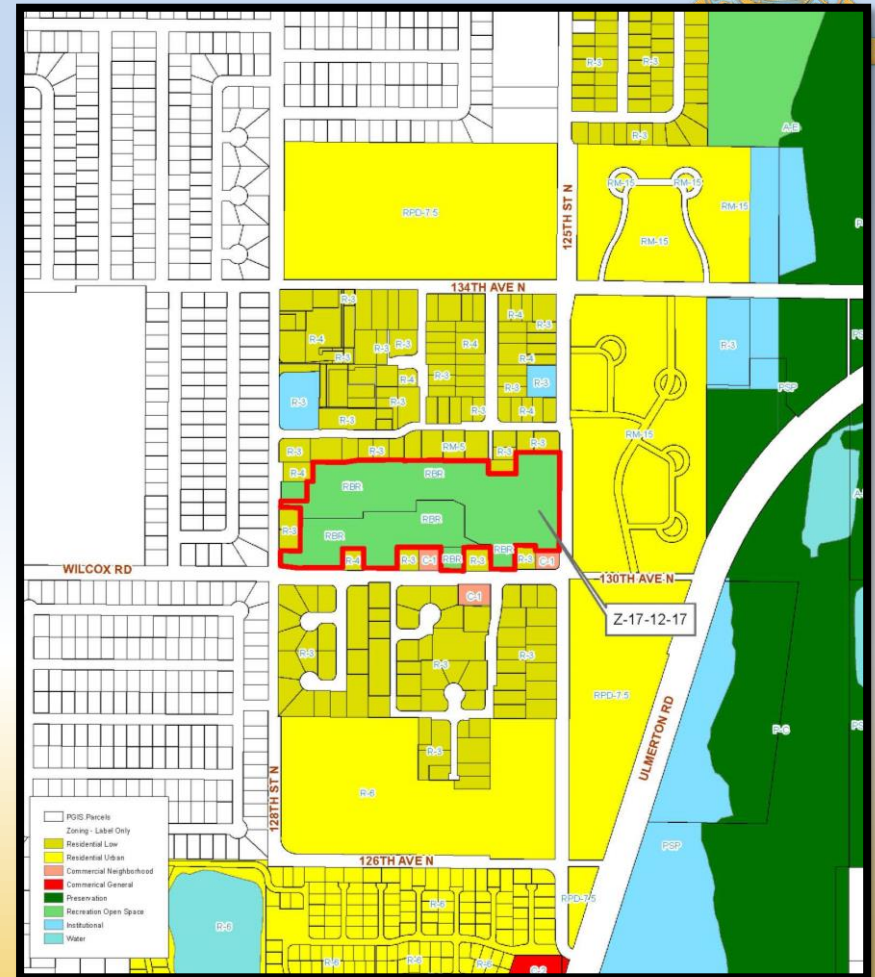
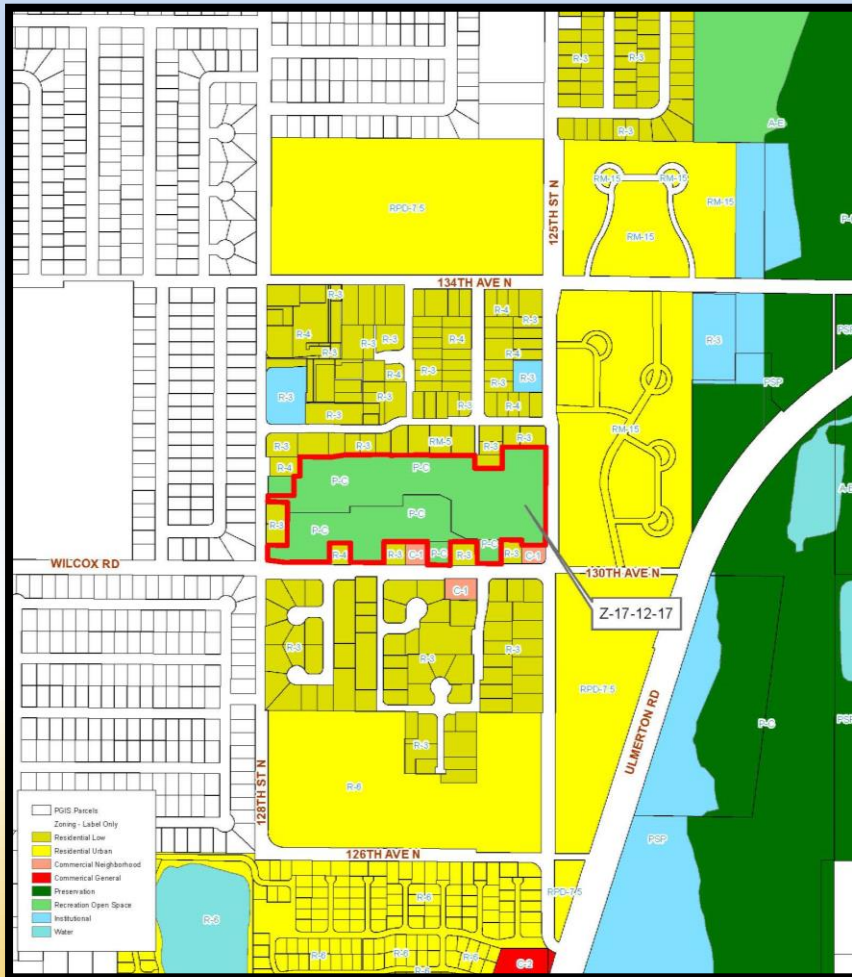


- Subject Area
 - Approximately 12.4 acres in the Ridgecrest area
 - North side of Wilcox Road between Jackson and Pine Streets
- Zoning Atlas Amendment
 - From: PC, Preservation/Conservation
 - To: RBR, Resource-Based Recreation
- Existing Use: Open space, retention pond
- Proposed Use: Resource-based (passive) recreation
 - PC is restrictive in terms of allowed uses
 - RBR allows a broader range of passive recreation type uses
 - Open space and stormwater retention would remain important uses

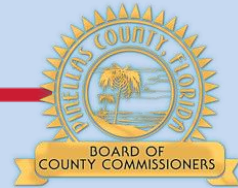
Location



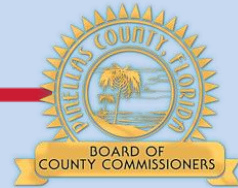
Zoning/FLU



Site Photo

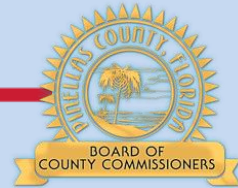


Additional Information



- PC vs. RBR
 - PC allows stormwater management, natural resource/wildlife management, environmental education and nature trails
 - In addition to the uses above, RBR allows things like picnic shelters, community gardens, playgrounds and special events
 - Both districts are consistent with the Recreation/Open Space FLUM category
- The PC district was placed on the site in 2009 to provide area residents with a designated open space amenity
 - At the time, PC was the most appropriate zoning designation available
 - The RBR district was created at a later date
 - Was zoned residential and neighborhood commercial prior to 2009

Recommendations



- Proposed amendment is appropriate
 - Will provide opportunities for additional passive recreation options
 - No significant new impacts anticipated
 - Consistent with the Comprehensive Plan
- Staff recommends approval of the zoning amendment
- Local Planning Agency
 - Recommended Approval (6-0 vote)
- This is the second of two required Board public hearings
 - Two hearings necessary because subject property is greater than 10 acres
 - The Board first heard the case on January 23, 2018