

Merriman Valley Schumacher Code – Supplemental Report #2

Report Date: 04-01-24	Meeting Date: 04-02-24
Applicant:	Planning Division
Application Summary:	The City is proposing a text amendment, per <u>Section 1113.06 Text Amendments</u> , to incorporate the Merriman Valley Schumacher Area Code based on the recommendations in the Merriman Valley Schumacher Master Plan completed in 2022.
File Presenter:	Rob Kurtz, AICP, Planning Director

REVIEW OF CN & N DISTRICT BOUNDARIES

The 3/26/24 report provided an analysis and recommended a revision to the maximum densities and required open space. The Planning Commission’s motion included a request to review the district boundaries as well as the densities. This report further analyzes the proposed zoning districts.

An analysis of the existing parcels, specifically the proposed N & CN Districts, was performed utilizing the City’s GIS and review of aerial photos. The parcels were categorized by location including parcels located east of Northampton Road and those located west of Northampton Road. The parcels in the proposed N & CN Districts east of Northampton Road are typically smaller when compared to those west of Northampton Rd. The average lot size east of Northampton Road is 2.4 acres compared to 4 acres for parcels located west of Northampton Road. Many parcels are occupied by residential uses.

The table below illustrates the total gross acreage in the proposed N and CN Districts.

GROSS ACREAGE (N & CN DISTRICTS)		
	CN	N
East of Northampton Rd.	73	30
West of Northampton Rd.	169	0

Since many parcels were occupied by residential uses, further analysis was performed to determine the area of the parcels that were reasonably available for development. A parcel was categorized as vacant, partially vacant or occupied. A standard of 50% was utilized for “partially vacant”. The table below provides a summary of these results.

AVAILABLE ACREAGE (N & CN DISTRICTS)		
	CN	N
East of Northampton Rd.	44	13
West of Northampton Rd.	128	0

The next step was to estimate the potential additional dwellings and potential preserved open space. The table below illustrates the maximum number of dwelling units theoretically possible and the minimum potential open space preserved.

POTENTIAL DWELLINGS & OPEN SPACE					
	CN	MAX. UNITS PER ACRE	MAX. DWELL. UNITS	OPEN SPACE	PRESERVED ACRES
CN - East of Northampton Rd.	44	8	352	60%	26.4
N - East of Northampton Rd.	13	10	130	20%	2.6
CN – West of Northampton Rd.	128	8	1,024	60%	76.8

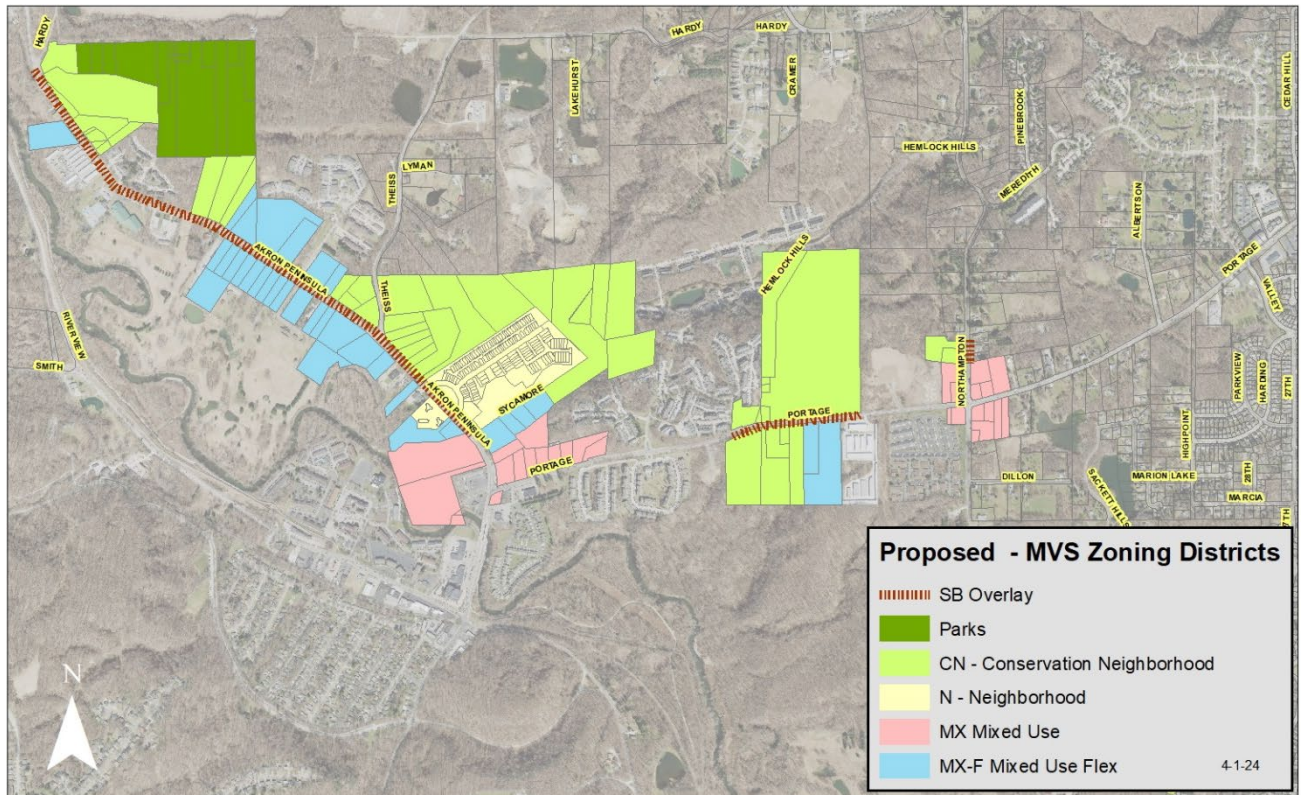
Considering the different characteristics of the parcels east of Northampton Road, the potential additional dwelling units, and the amount of potential preserved land, staff recommends that the parcels east of Northampton Road remain R-3 and continue to be located in the State Road Portage Trail Planning Area. Please refer to the proposed revised zoning map (Attachment I).

CONCLUSION/BENEFITS

When compared to the existing code, as proposed the amendments will accomplish the following

1. Significantly increase the open space standards
 - a. Minimum based on gross acreage (as opposed to dwelling units)
 - b. Requires open space adjacent in the front of development and a minimum of adjacent to 40% of lots must be adjacent to open space
2. Maintains the maximum density when compared to the existing Development Code
3. Enhances rural feel with the scenic buffer along Portage Trail & Northampton Road
4. Increase connectivity requirements (projects must contain a system of sidewalks/paths which are connected to adjacent streets or existing trails)
5. Enhanced building design standards in new MX-F primarily along Akron-Peninsula Rd.
6. Modification of uses permitted uses along Akron-Peninsula Road
 - a. Allowed: maker space; lodging; eating and drinking
 - b. Not Allowed: personal storage; auto dealerships
 - c. Personal Storage modified to a “limited use” in E-1 & C-1 Districts

Attachment I – Revised MVS Code Map



Attachment II – Proposed Districts w/ Akron Districts

