

Module 3 Public Comments				
Topic	Applicable Code Section	Comment	Revision	Response
Zone Map	16-2-2	The Module 3 draft released July 18th is very interesting. I have a question about the proposed zoning maps on pages 18 and 19: Why is the Sombrillo Nursing Home parcel colored MFR-M Multi-Family Medium Density] Residential? Is that a mistake? Or is the nursing home going to be removed and replaced with apartment buildings?	NA	To start, we want to clarify that there is a distinction between the land use on a parcel and the zoning on a parcel. While these are often assumed to be the same thing, the land use deals with the existing functions of land, while zoning refers to the regulatory tool used by municipalities to regulate the types of land uses that are allowed and the development standards such as building height, setback, required parking etc., to which the use will be held. It looks like the Sombrillo Nursing Home, located at 1011 Sombrillo Ct, is currently zoned R-3-H (current zoning map is located here: https://cdn5-hosted.civiclive.com/UserFiles/Servers/Server_6435726/File/I_Want To/Find Property Info - GIS Mapping/Zone_TS78x36_20190515.pdf). The existing R-3-H zone currently allows a range of multiple-family uses, including nursing facilities, and these currently allowed uses are carried over in the zoning code update. This zone code update is renaming some of the districts and rewriting the intent statements to clarify the types of uses and development characteristics that are allowed. The allowed uses and required development standards within the residential districts closely follow what is allowed under the current zoning code. This is why the naming convention on the site has changed. That being said, this zoning code update has no intention of redeveloping the existing nursing home to multi-family. However, the existing zoning would allow the nursing home to redevelop as another use like multi-family in the future and those existing allowed uses cannot be taken away during this process
Zone Map	16-2-2	I'm reading through Module 3 prior to tomorrow's meeting. But I'm having trouble figuring out where the zone boundaries are. Is there any chance of getting a GIS file for the proposed zones, or seeing them on a zoomable map where we could tell which underlying properties are in each zone?	NA	An interactive version of the map here: https://www.arcgis.com/home/webmap/viewer.html?webmap=911bcb06a09c482ba02392852869994e&extent=-106.3448,35.8676,-106.218,35.9245
Zone Map	16-2-2	The open space zoning makes SO much more sense now than in Module 2. But I'm concerned about Pinon Park in White Rock: it's rezoned from P-L (public land) to WRTC (White Rock Town Center). It's almost all open space with natural pinon/juniper woodland and a few trails; I'd be very concerned to see it rezoned in a way that encouraged high-density buildings.	NA	As a legislative process, this update is operating set of zoning conversion rules that attempt to matched permissive uses in the pre-existing zoning with the closest matching set of permissive uses under the updated. In order to deviate from that conversion rule, the County has to have an adopted policy to justify the change. The Comprehensive Plan Future Land Use Map or the land use related policies of the Downtown Master Plans are examples of the types of policy that can be utilized to justify such a change. In order to reflect the new open space categories requested in previous comments, the project team was able to utilize the future land use map of the Comprehensive Plan (see exhibit 42

Module 3 Public Comments				
Topic	Applicable Code Section	Comment	Revision	Response
				<p>below). We are unable to convert the zoning of a single parcel outside of these conversion rules.</p> <p>Unfortunately, there are a few instances where the existing zoning doesn't match the existing land use or future land use map of the Comp Plan doesn't reflect the uses desired by the community. Pinon Park is one such example, as the majority of park is indicated as an institutional land use within that land use map. Pinon Park was converted to WRTC as it falls within the boundary of the White Rock Town Center and wasn't indicated as open space within the Comp Plan Future Land Use map. We are aware that is not the zoning that is desired by the community. Most communities that do similar zoning code updates, allow the conversions of such scenarios through a sponsored zone change once the larger zoning code is adopted in order to fix error that resulted do existing zoning errors that can not be updated through such a legislative process. We have suggested such an approach to the County and are keeping a running list of parcels where we have heard of concerns, such as Pinion Park.</p>