



**CITY COUNCIL WORKSHOP
ZEPHYRHILLS, FLORIDA**

**Wednesday, March 19, 2025
5:00 PM**

Please join the GoToMeeting
from your computer, tablet or smartphone:

<https://meet.goto.com/855960693>

or dial in using your phone:

+1 (646) 749-3122- Access Code: 855-960-693

(Please mute your phone unless you wish to speak on a specific item)

**Zephyrhills
City Hall**

**Council
Chambers**

Call to Order — Council President Kenneth M. Burgess Jr.

Roll Call — City Clerk Ricardo Quiñones

1. BUSINESS ITEMS

1.1 Parks Master Plan Update

1. 2025-03-19 Zephyrhills PRMP Staff+CRA Workshop_draft_LR

1.2 CRA Master Plan Update

1. Zephyrhills CRA Plan Update_Progress

CITIZEN COMMENTS

ADJOURN

*** PLEASE NOTE: This is a Public Meeting. Should any interested party seek to appeal any decision made by the Council with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceeding is made, which record**

includes the testimony and evidence upon which the appeal is to be based. F.S. 286.0105. If you are a person with a disability which requires reasonable accommodation in order to participate in this meeting, please contact the City Clerk at 813/780-0000 at least 48 hours prior to the public hearing. A.D.A. and F.S. 286.26.

BUSINESS ITEMS 1.1

Parks Master Plan Update

Issue:

Background:

Attachment(s):

1. 2025-03-19 Zephyrhills PRMP Staff+CRA Workshop_draft_LR

Fiscal Impact:

Staff Recommendation:



Parks and Recreation Master Plan

Staff Workshop +
CRA Workshop

March 19, 2025



Agenda

- Overview
 - Guiding Principles
 - Site Equity Standards
 - Expansion of System
 - Next Steps
-

Master Plan Purpose



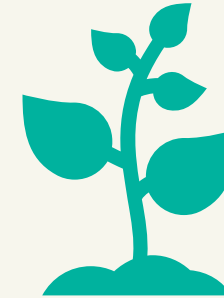
Understand Needs + Opportunities

Create a responsive parks and recreation system that meets the needs of the community



Blueprint for the Future

Plan for the future parks and recreation system



Improve, Sustain, and Enhance

Improve, sustain, and enhance the quality of life in Zephyrhills

Phase I



February 6, 2024

1

Project Initiation

Kickoff Meeting with Staff

March – July 2024

2

Existing Conditions Analysis

Documentation Review
Demographics + Population
Market Research
Inventory + Evaluation

May 2024 – Present

3

Initial Public Input & Future Visioning

Statistically Valid Survey
Public Workshop
Key Issues Matrix

Phase II - Next Steps

Future Expansion:

- Identify areas to target for future park development
- Work with Pasco County to address regional parks.
- Coordinate start of formal parks and recreation department and associated programming.

Visioning:

- Develop guiding principles
- Goals and objectives
- General park site design, CPTED and sustainability guidelines

Capital Improvement Plan and Recommendations

- Necessary improvements to existing park facilities
- Cost of renovating existing parks and recreation facilities.
- Costs and projects outlined and prioritized for 10-year horizon
- Other recommendations to further Guiding Principles

1 **Future Expansion**

Level of Service Analysis

Existing Level of Service

Comprehensive Plan Review

Parks included in the LOS analysis:

- Clock Plaza
- Depot Park
- Gunner Paw Park
- Hercules Park
- Krusen Park & Zephyrhills Skate Park
- Ellis Harrold Park
- Multi-Purpose Center / YMCA
- Shepard Park
- **Sarah Vande Berg Tennis & Wellness Center**
- Transplant Park
- Veterans Memorial Park
- Zephyr Park

Parks not included:

- Zephyrhills Golf Course
- Zephyrhills Community Venue

Park Levels of Service for the City of Zephyrhills (2010-2050)									
Year	2010	2020	2023	2025	2030	2035	2040	2045	2050
Total Population	13,288	17,194	18,556	20,210	22,604	24,743	26,642	28,300	29,829
Acreage Needed	53.2	68.8	74.2	80.8	90.4	99.0	106.6	113.2	119.3
Acreage Provided	115.0	115.0	115.0	115.0	115.0	115.0	115.0	115.0	115.0
Surplus / Deficiency	61.8	46.2	40.8	34.2	24.6	16.0	8.4	1.8	-4.3
<i>Park LOS Standard Derived from Adopted Comprehensive Plan (2010): 4 acres per 1,000 population</i>									
<i>Source: Shimberg Center for Housing Studies Data Clearinghouse (2023), ESRI (2023)</i>									
<i>Park Acreage Derived from GIS Data</i>									

Revised approach:

- Include Zephyrhills Community Venue after improvements
- Remove Sarah Vande Berg Tennis & Wellness Center due to barriers to access
- Adjusted acreages change from **115.0** to **120.7**, a **net 5.7 acre increase**
- Based on this adjusted metric, there is a **1.4 acre surplus by 2050**
- *Not including Zephyrhills Community Venue but removing Sarah Vande Berg Tennis & Wellness Center results in a -6.5 acre deficit by 2045, -12.6 acres by 2050*

Park Site Standards

Requirements

Size

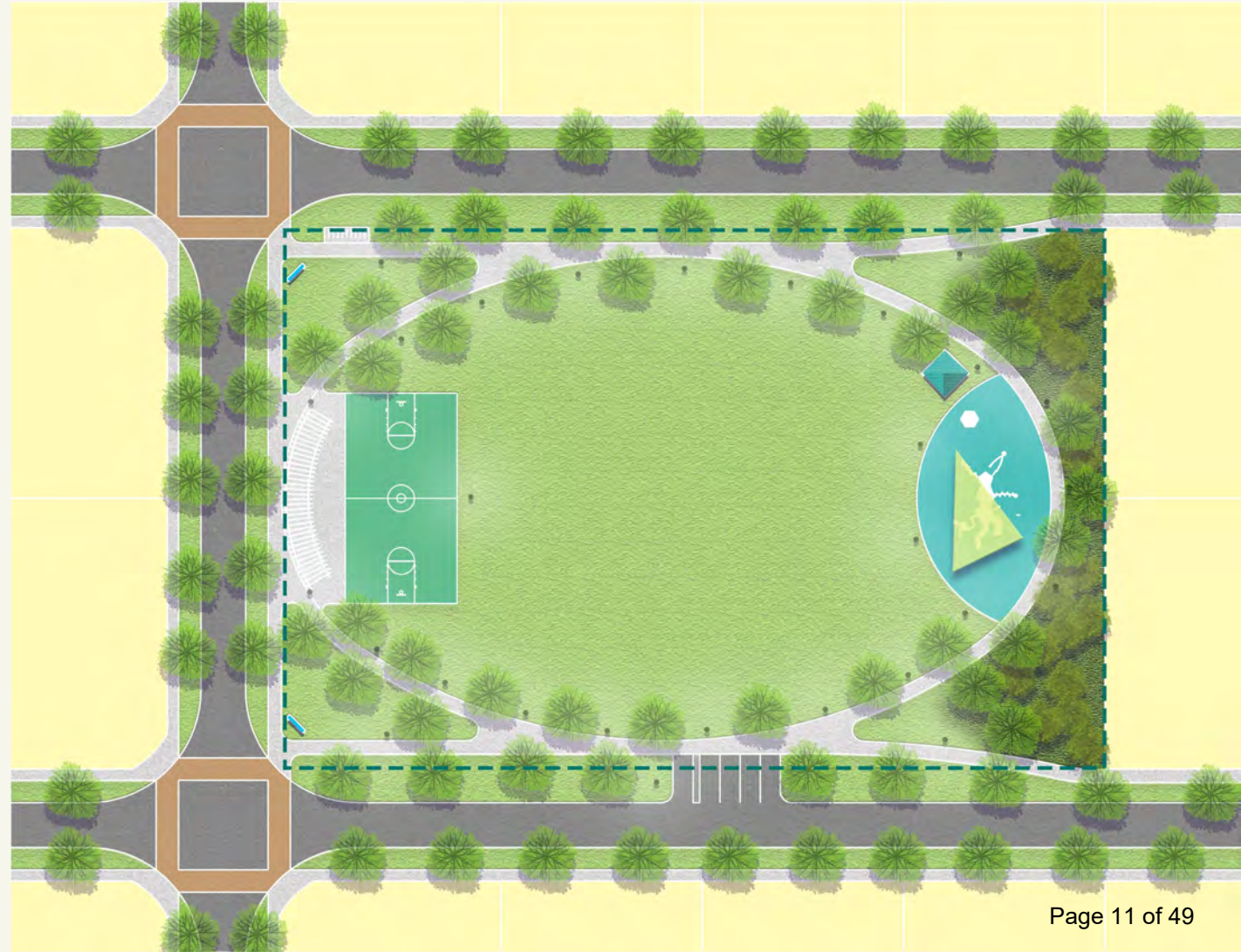
Min. 2 acres

Geographic LOS

½-mile (10-minute walk)

Elements

- Standard Zephyrhills Park Signage
- Walking loop/trails with canopy shade and seating
- Min. 0.25 acre Unprogrammed Open Space/Flex Lawn
- Play area
- Sports Court or Sports Field
 - Type determined based on parcel size and site-specific public engagement needs
- Picnic Pavilion(s) and Tables
- Area Lighting
- Crosswalks from surrounding residential areas
- Bike rack
- Designated ADA Parking

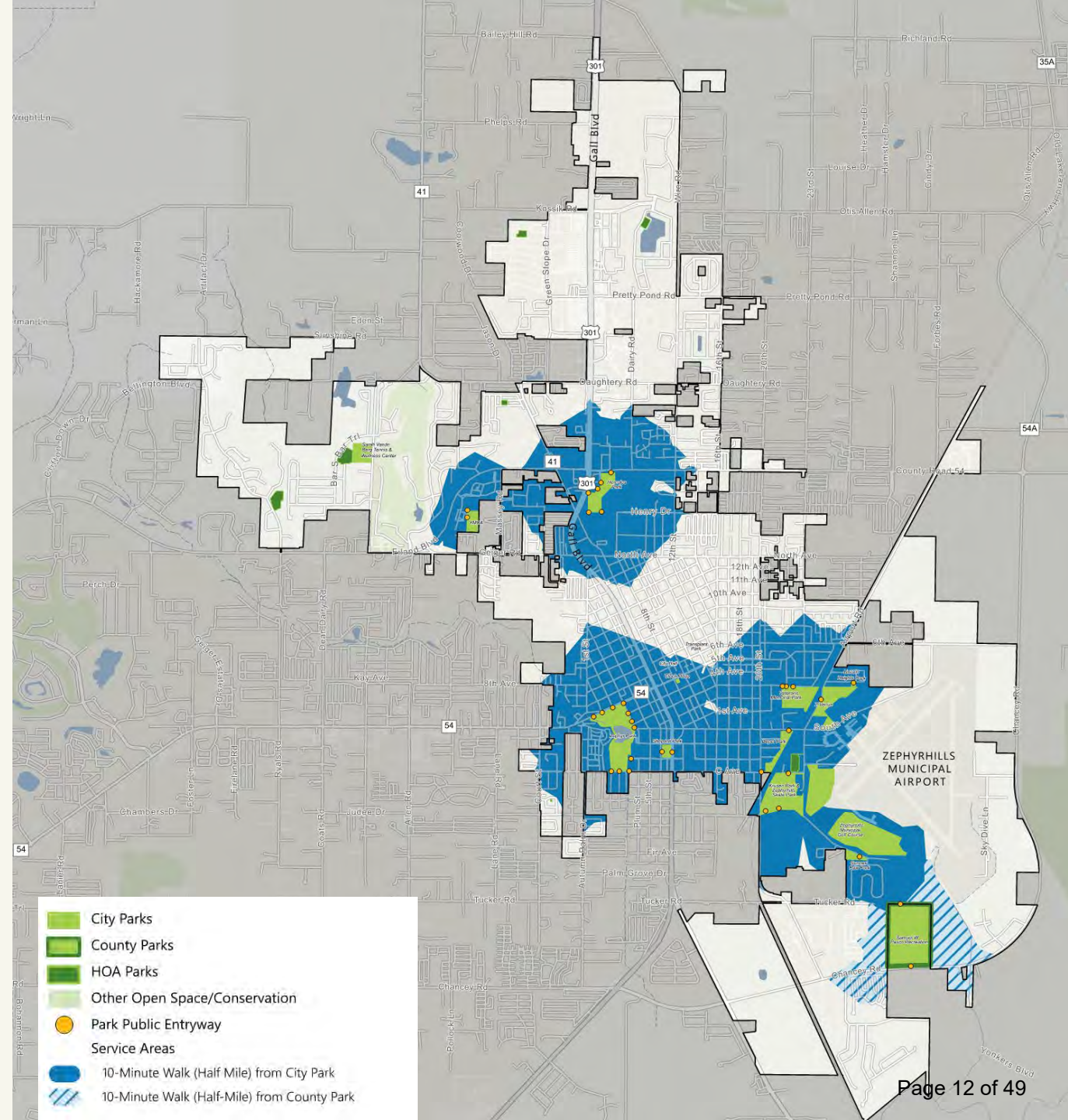


10-Minute Walk

Excludes parks with limited access and parks under 2 acres:

- Clock Plaza
- Sarah Vande Berg Tennis & Wellness Center
- Transplant Park
- Zephyrhills Golf Course

Samuel W Pasco shown in a different hatch



10-Minute Walk

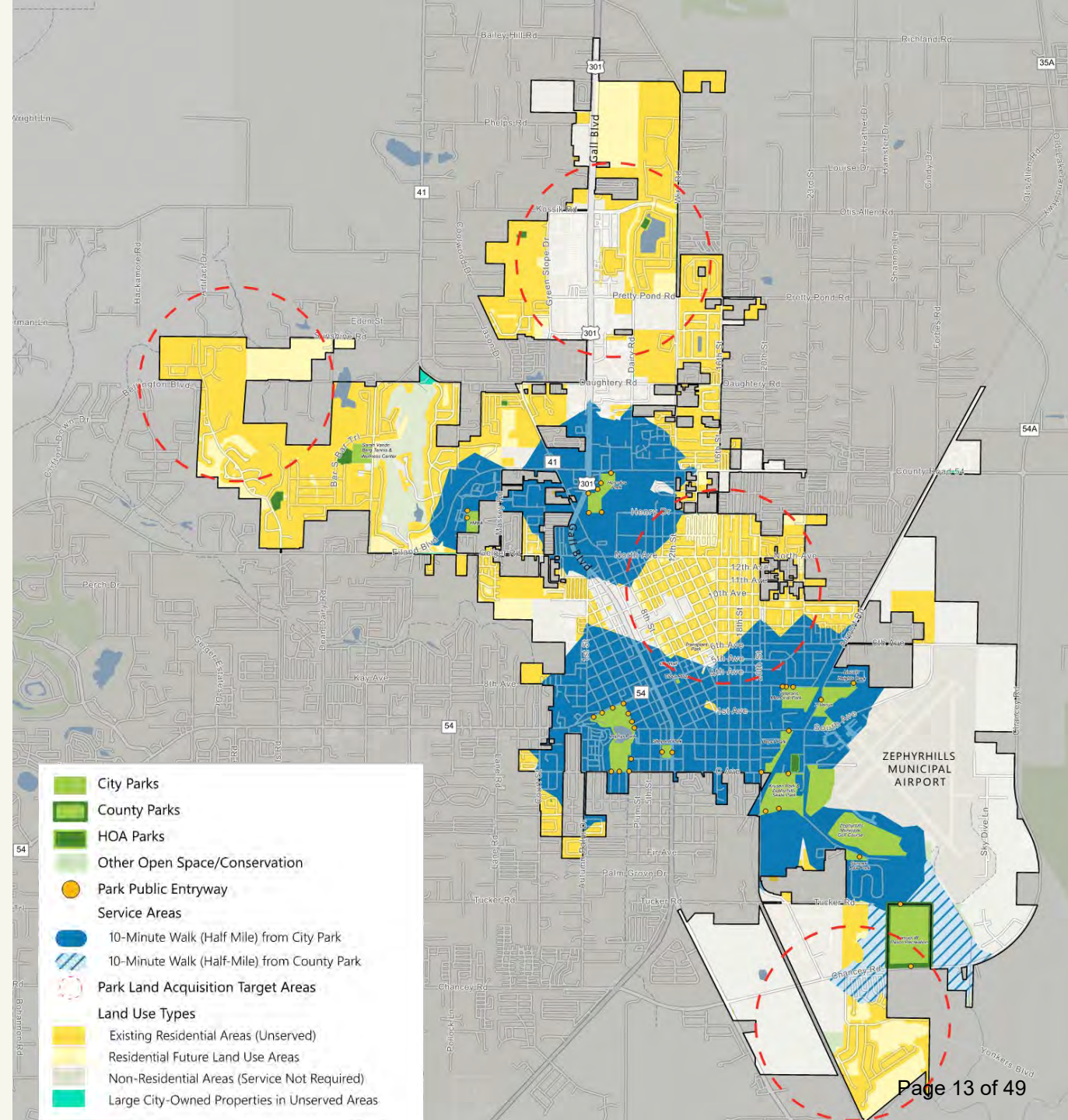
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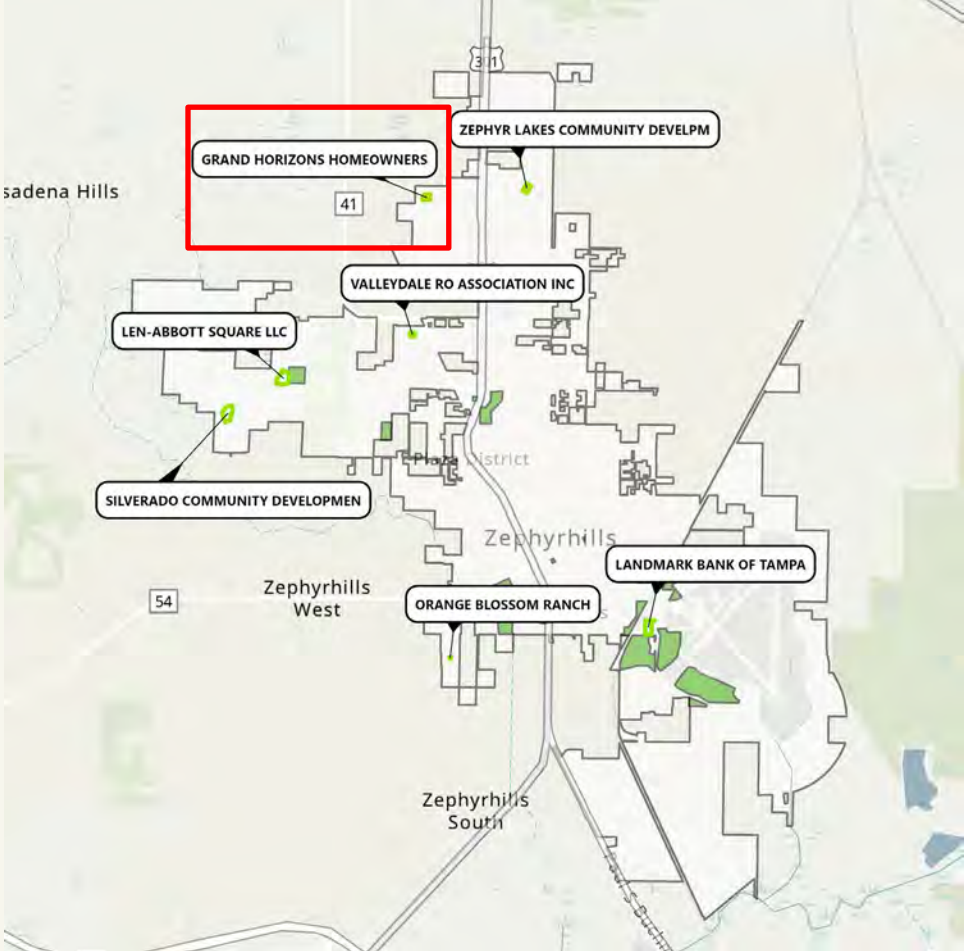
Samuel W Pasco shown in a different hatch

Land Acquisition Strategy

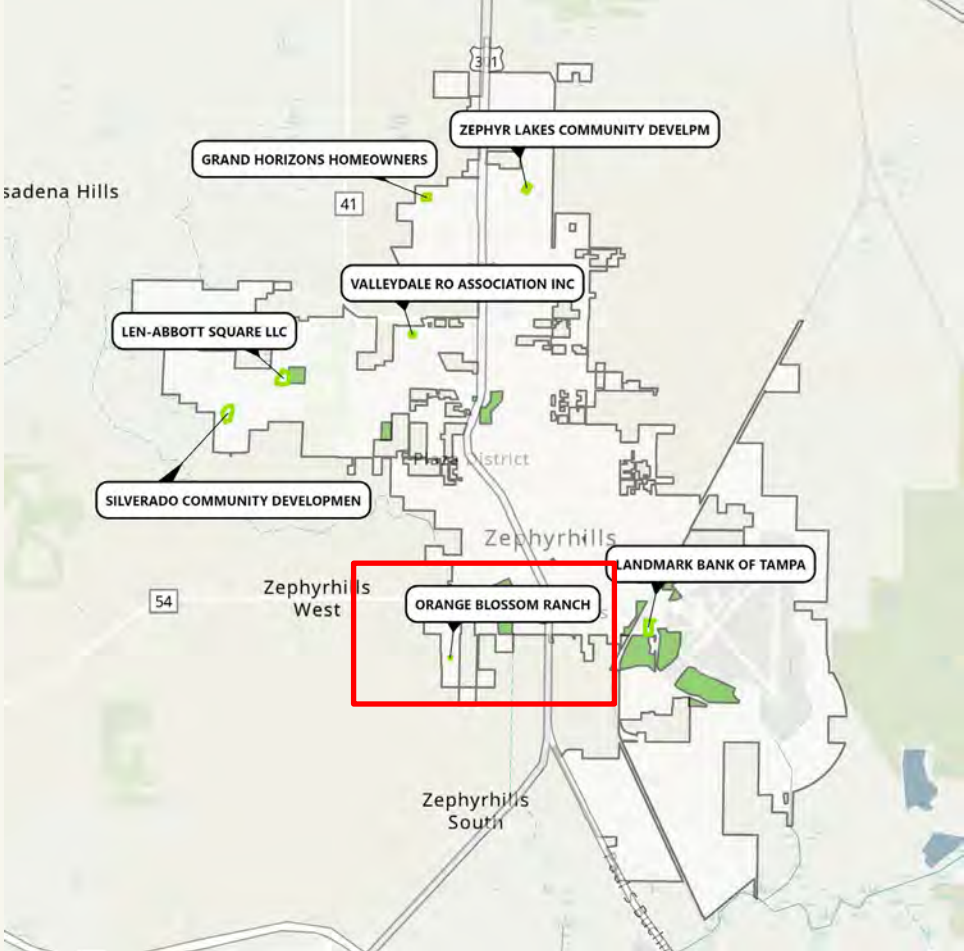
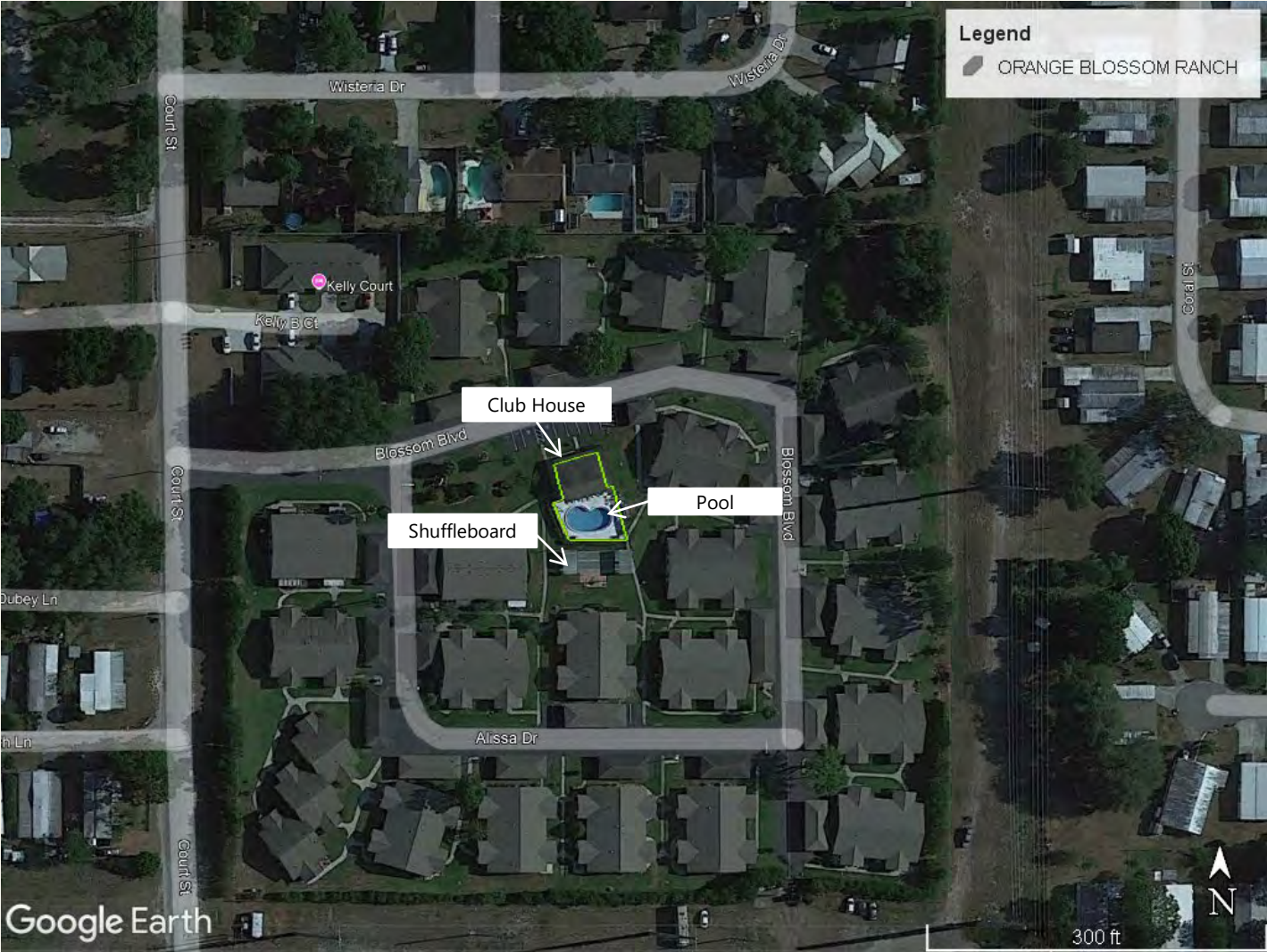
- Considers:
 - Existing HOA Parks
 - Existing Residential Areas
 - Residential Future Land Use Areas
 - City-Owned Properties in Underserved Areas over 2+ acres in size



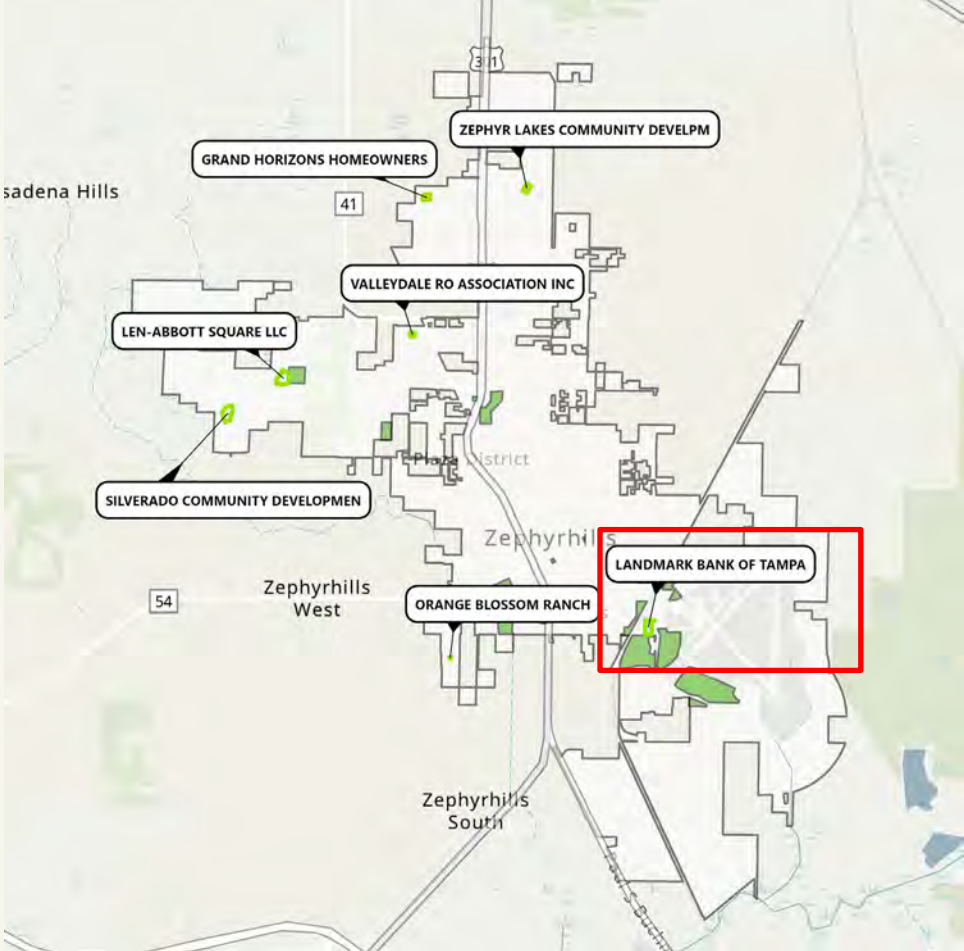
HOA Parks



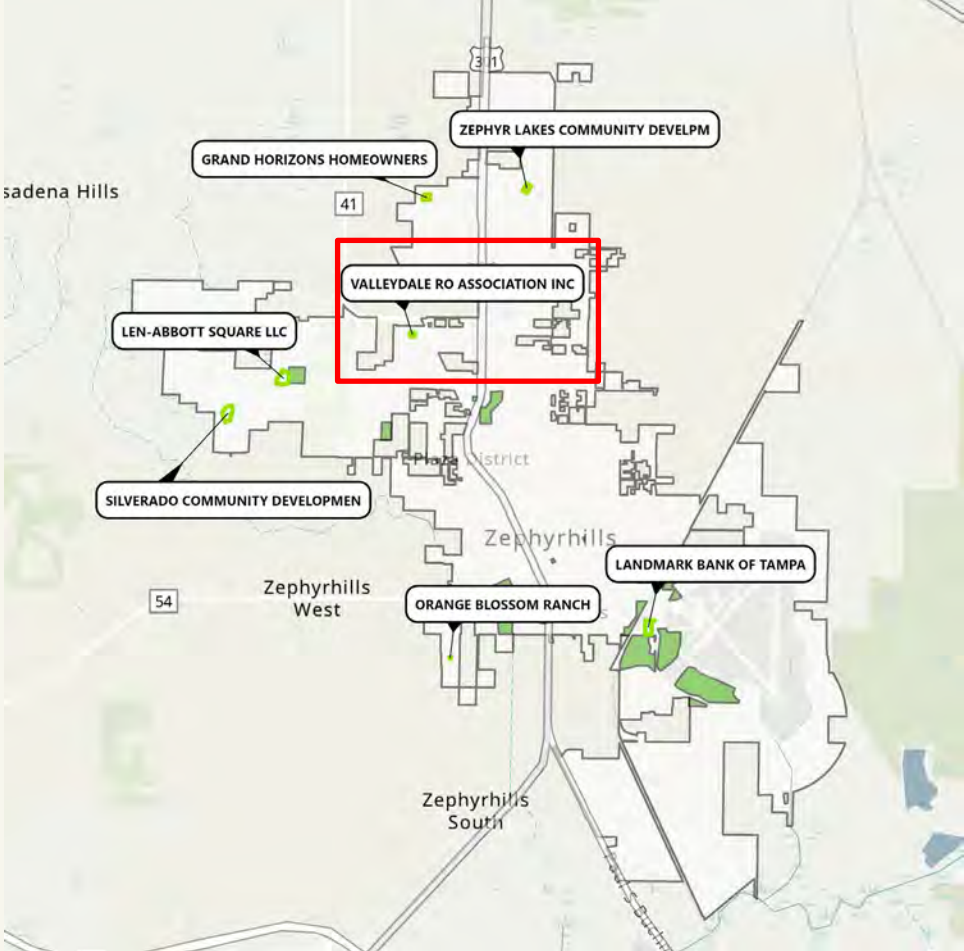
HOA Parks



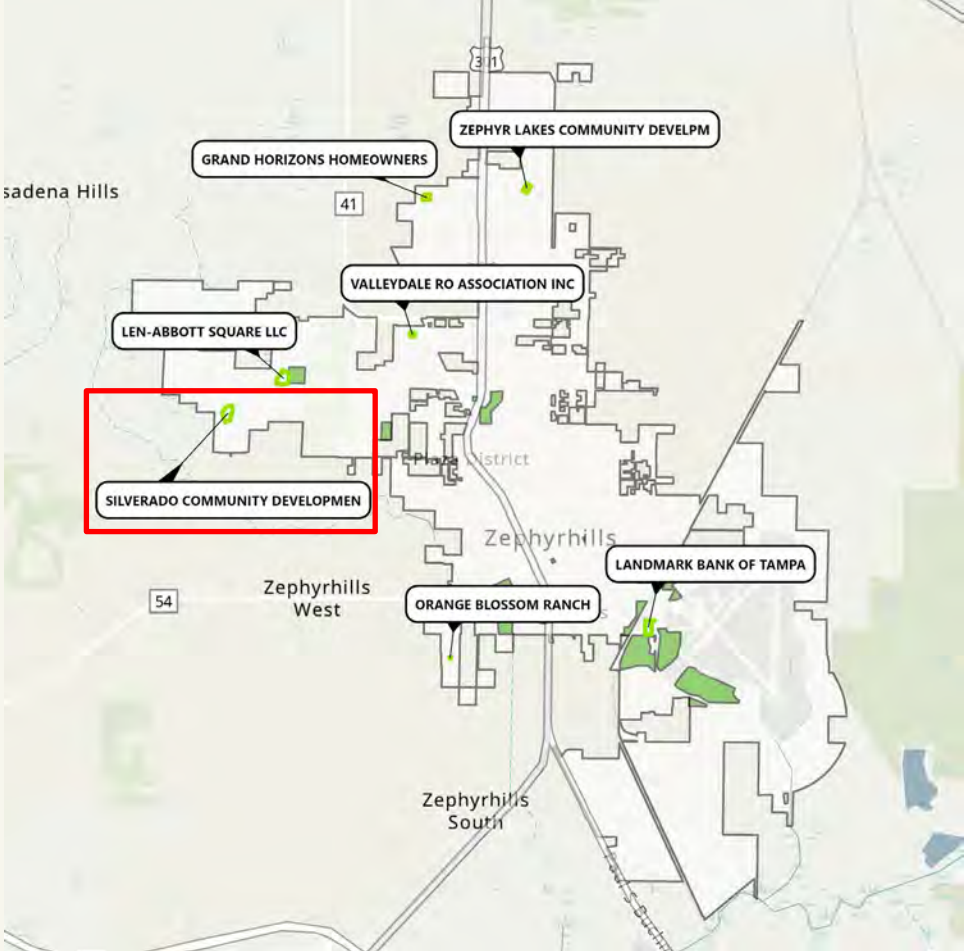
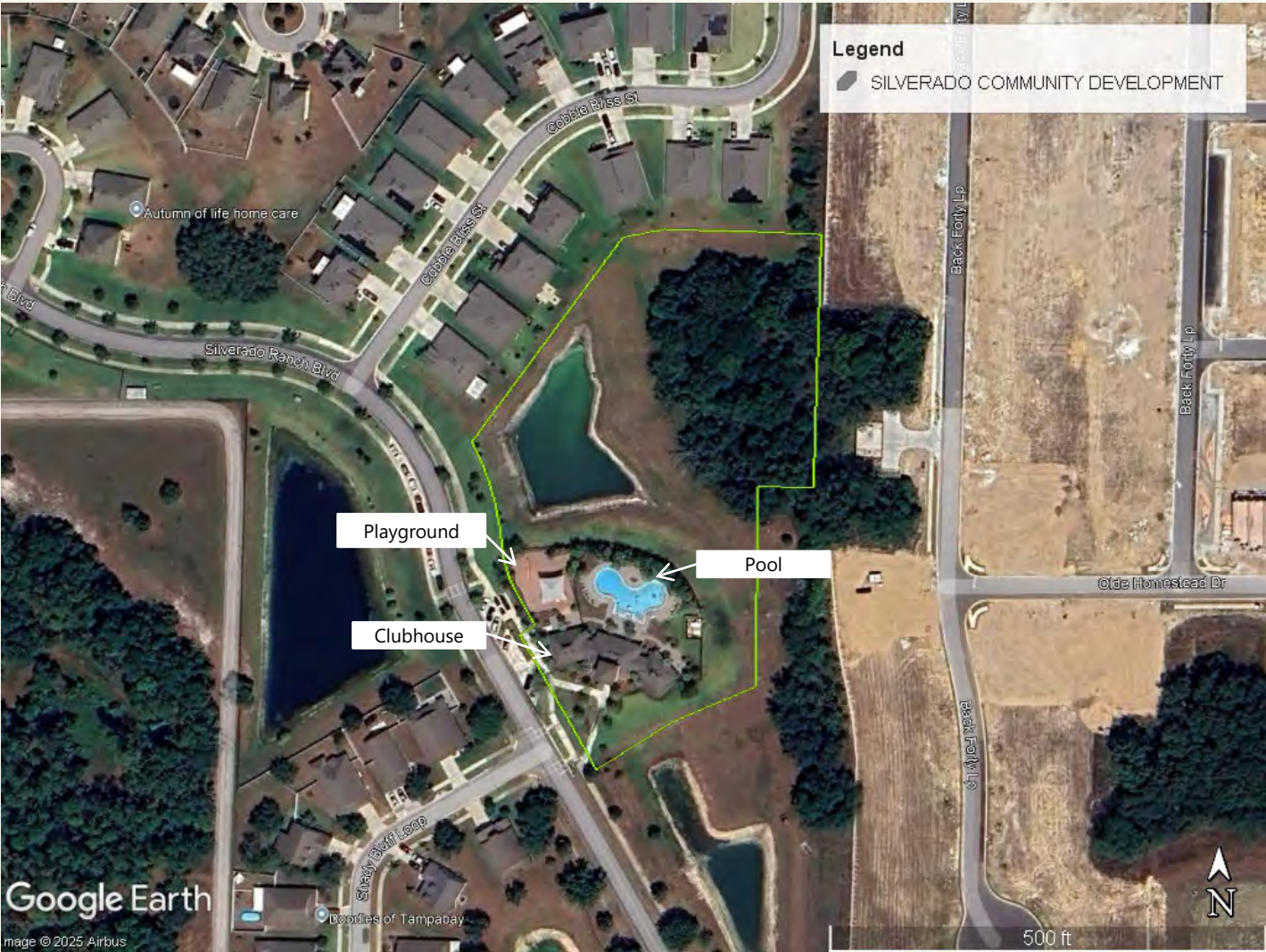
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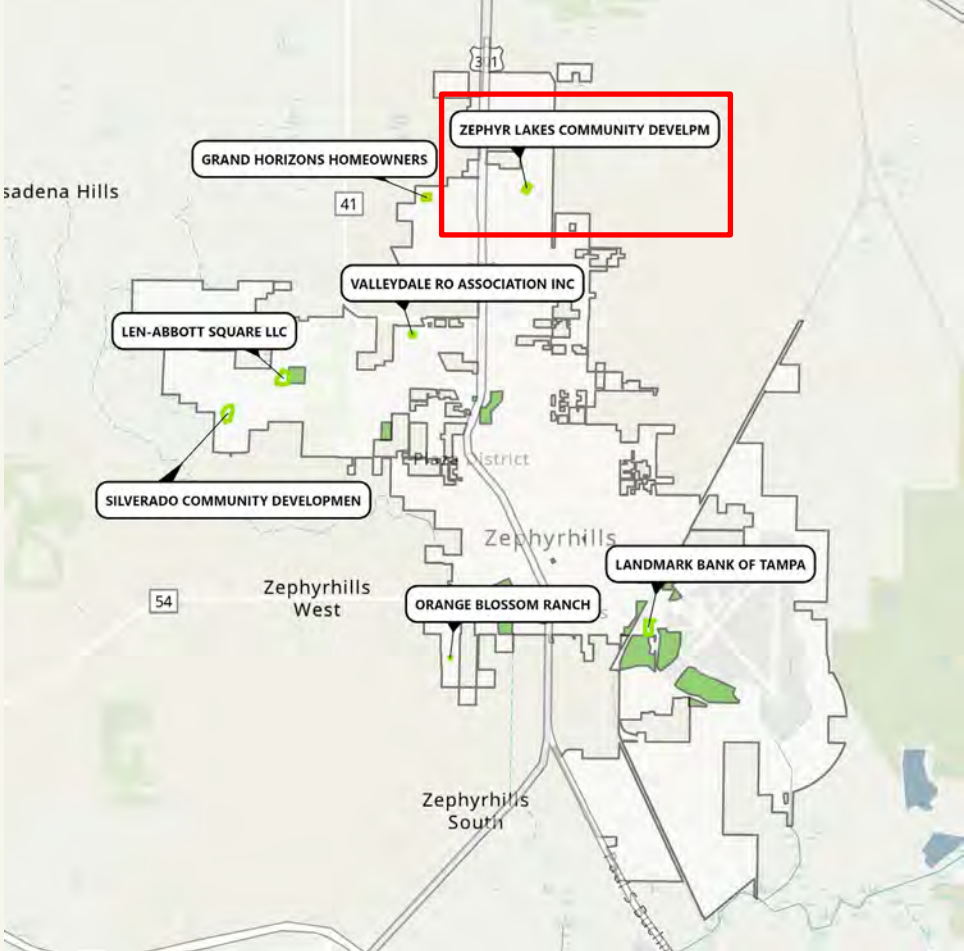
HOA Parks



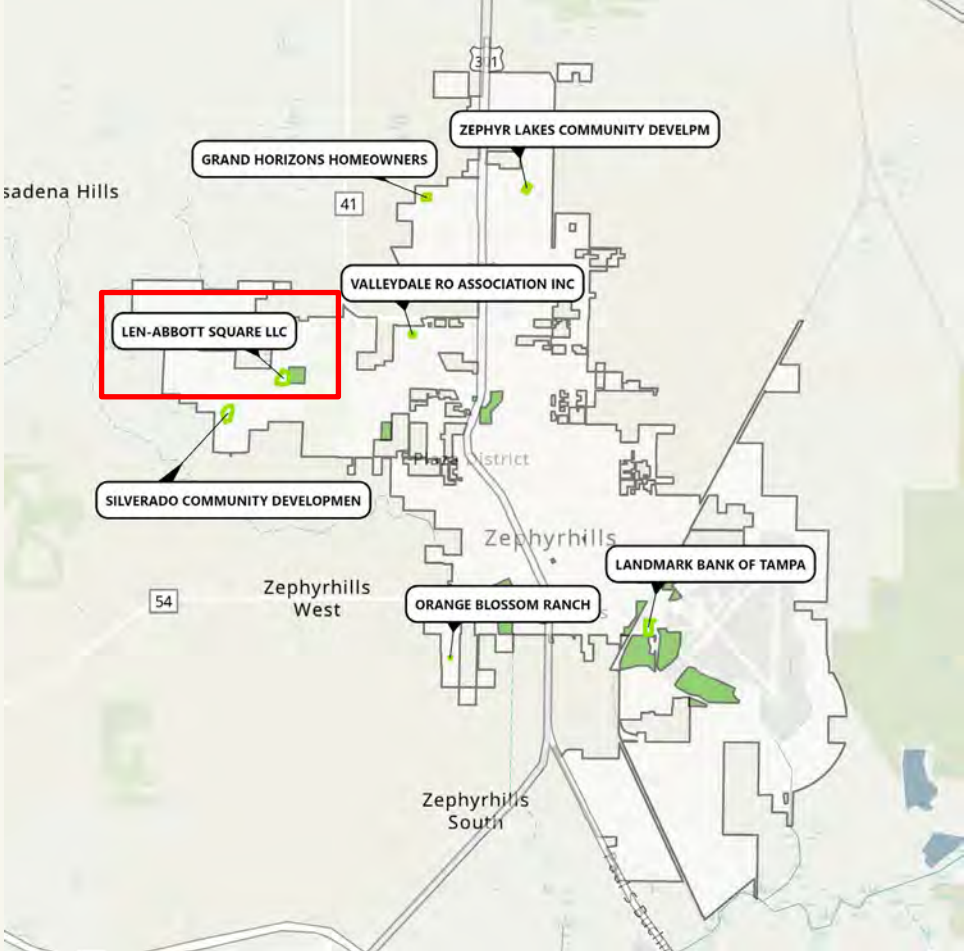
HOA Parks



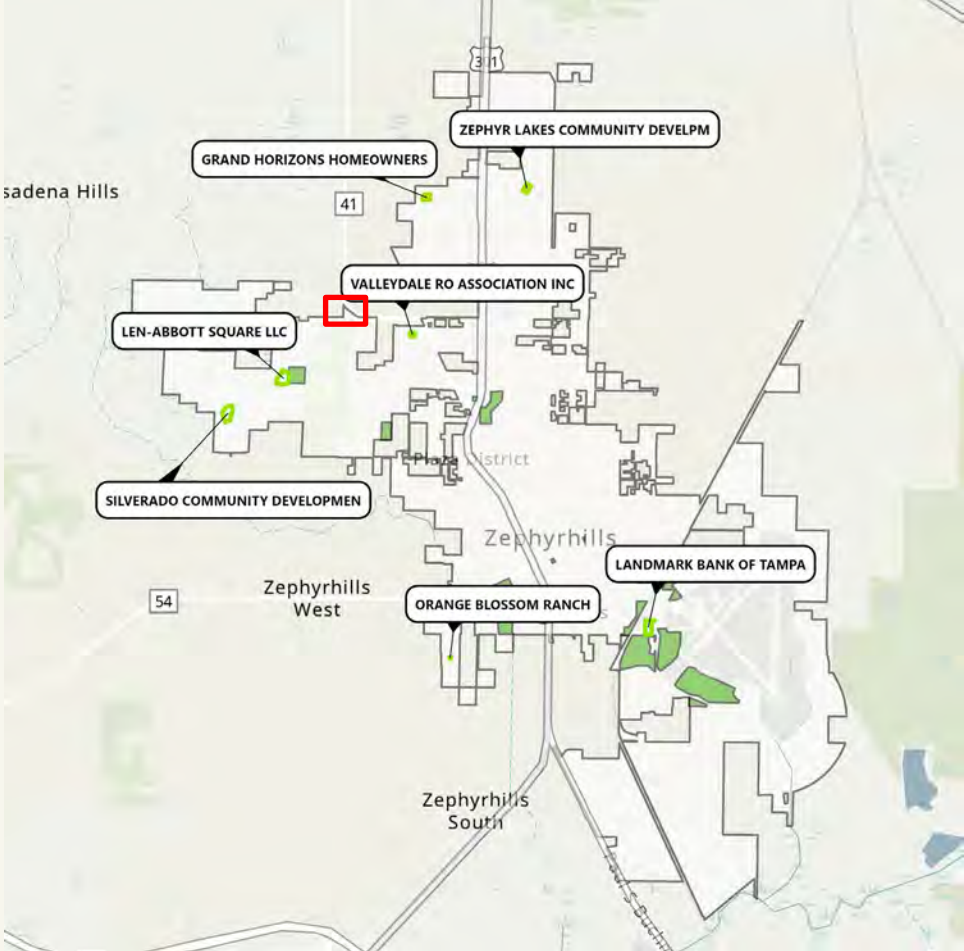
HOA Parks



HOA Parks



City Owned Property



10-Minute Drive

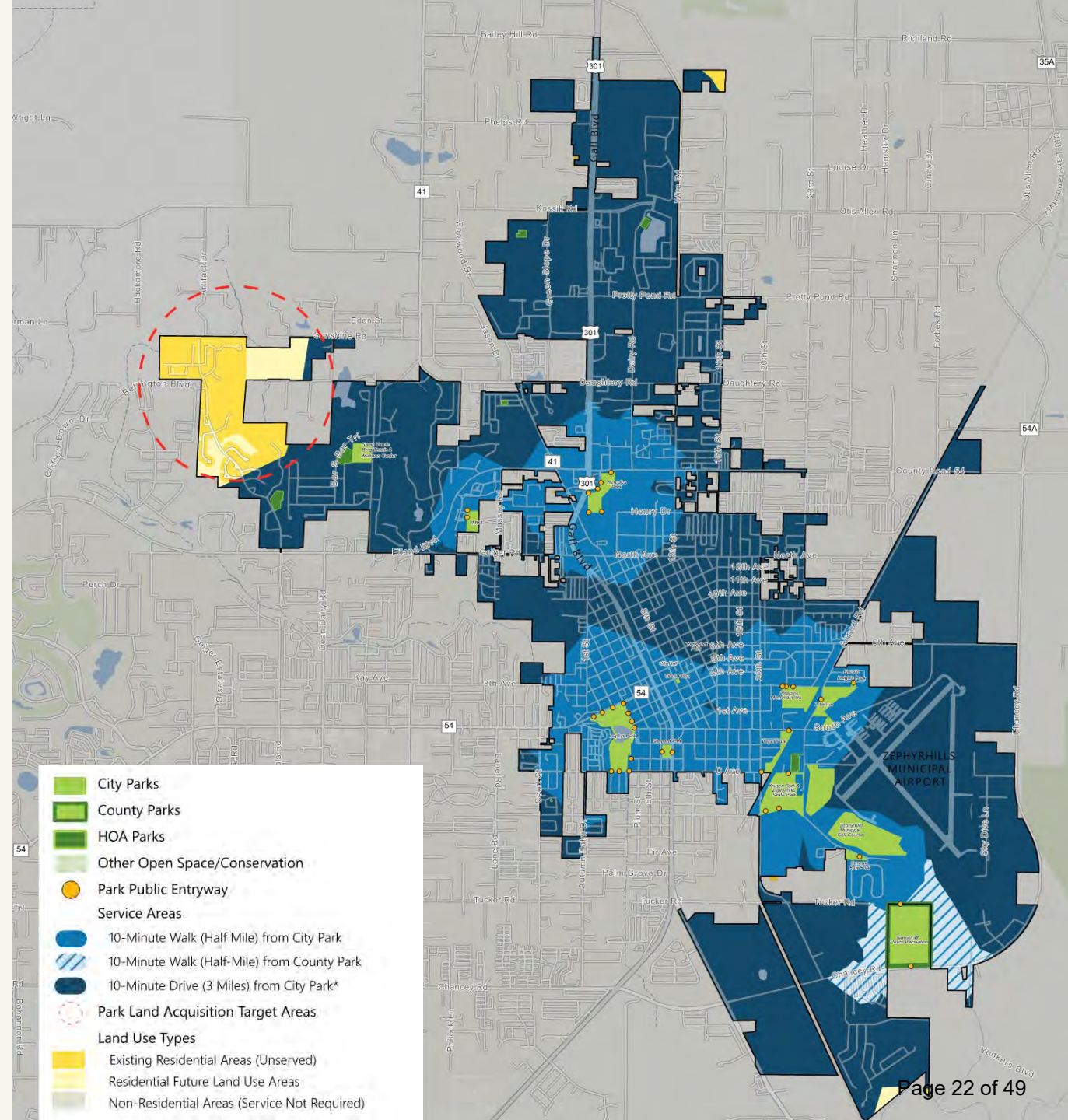
Excludes parks with limited access and parks under 2 acres:

- Clock Plaza
- Sarah Vande Berg Tennis & Wellness Center
- Transplant Park
- Zephyrhills Golf Course

Samuel W Pasco shown in a different hatch

10-Minute Drive service area applies only to the following parks:

- Hercules Park
- Krusen Park
- Veterans Memorial
- Zephyrhills Community Venue
- Zephyr Park



Park Score

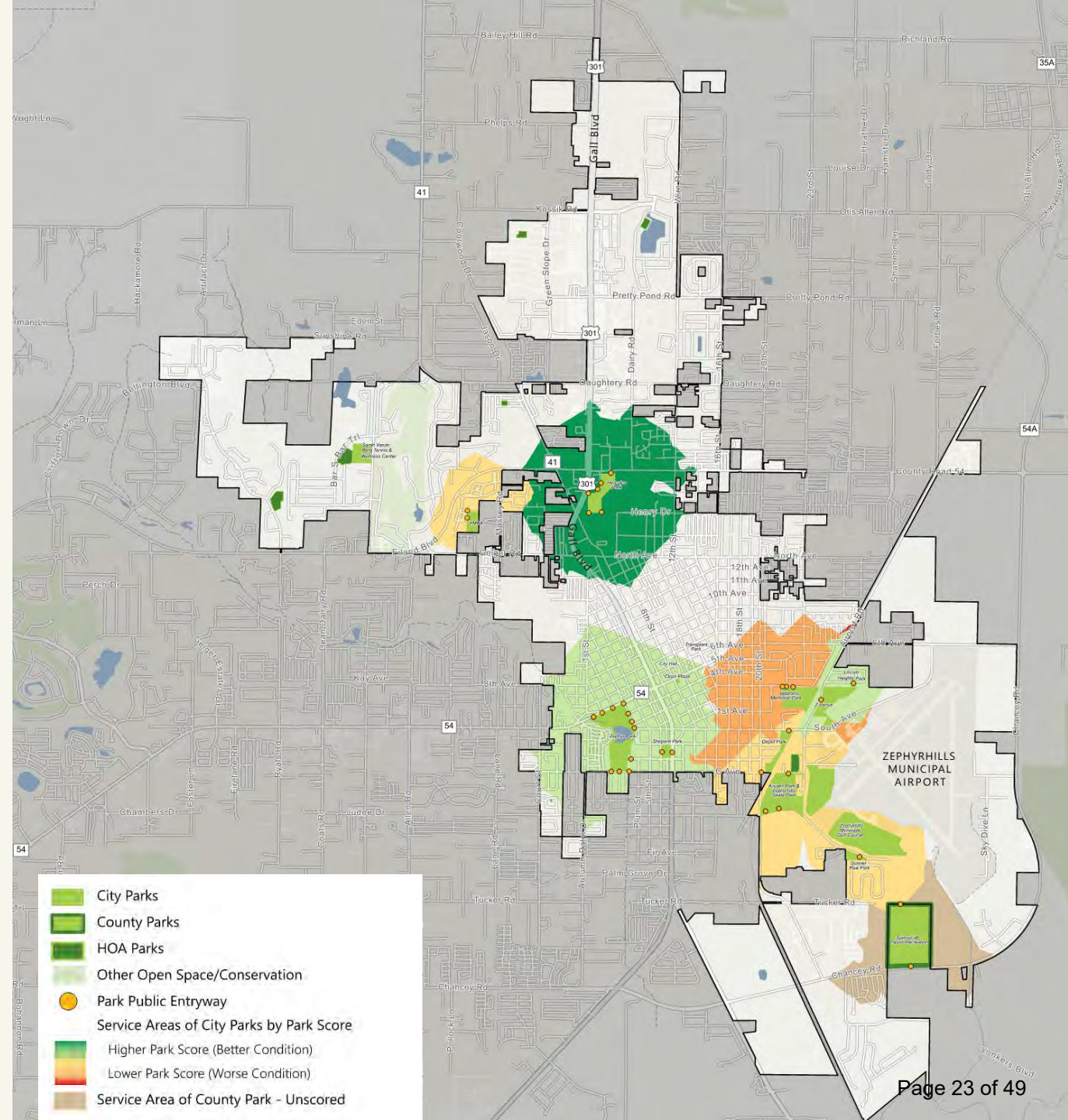
- As applied to 10-Minute Walk service area
- High scores supersede lower scores

	Park Score	Asset Score	User Experience Score
Clock Plaza*	1.9	2.0	1.9
Depot Park	1.7	1.7	1.8
Gunnar Paw Park	1.8	1.8	1.9
Hercules Park**	3.0	3.0	
Krusen Park	1.8	1.6	1.9
Lincoln Heights Park	2.0	2.3	1.8
Shepard Park	1.3	1.1	1.4
SVB***			
Transplant Park*	1.7	1.5	1.8
Veterans Memorial Park	1.7	1.5	2.0
YMCA	1.8	1.8	1.8
Zephyrhills Community Venue	1.2	1.5	0.9
Zephyr Park	1.9	1.8	2.0
Zephyrhills Golf Course***			

* Under 2 acres

**Under construction, no site visit performed, all new amenities

*** Operated privately



2 **Visioning**

Guiding Principles

Guiding Principles

Parks and
Recreation
Today

***What can we do with
what we have?***

Parks and
Recreation
Future

***How can we grow into
the future?***

Parks and
Recreation
Today

*What can we do
with what we have?*

1. Maintain and Improve Existing

Goal

- Prioritizing the maintenance and improvement of existing parks will ensure that a consistent high-quality standard is provided at all parks throughout the City.

Objectives

- Balance new growth with continued maintenance and improvement of existing City parks.
- Provide standardized high-quality parks throughout the City.

Implementation Strategies

- Improve existing parks to meet newly established Site Equity Standards by implementing Park Recommendations.
- Replace and renovate amenities and furnishings nearing the end of their useful life cycle.
- Maintain GIS-asset inventory for future tracking.
- Implement Zephyr Park Master Plan.
- Incorporate Sustainability Guidelines into park enhancements.

Parks and
Recreation
Today

*What can we do
with what we have?*

2. Improve Walkability and Connectivity

Goal

- Providing safe and comfortable pathways both to parks and within parks will remove barriers to park use, widen transportation choices, and enhance livability

Objectives

- Provide ADA accessible parking and pathways to all park amenities.
- Ensure connectivity between amenities to remove barriers to use.
- Provide safe crossings into parks from residential.
- Expand opportunities for walking, running, and biking throughout the City.

Implementation Strategies

- Conduct ADA Transition Plan to identify ADA improvements needed within parks.
- Expand sidewalk network within parks to suitably connect park amenities and provide walking loops.
- Identify and implement pedestrian crossing locations and interventions connecting parks to adjacent residential uses.
- Determine and evaluate potential trails throughout the City.

3. Enhance User Experience and Comfort

Goal

- Enhancing user experience and comfort will increase the functionality of parks enhancing their general appeal and increasing usage.

Objectives

- Create comfortable parks that encourage visitors to linger and return.
- Support feelings of safety within parks and discourage undesired and nuisance activity.

Implementation Strategies

- Preserve existing tree canopy of healthy large trees.
- Provide tree canopy along pedestrian paths, parking lots, and near park amenities to increase shade cover.
- Address shade through shade structures as appropriate.
- Improve existing parking areas including restriping, signage, additional lighting, and shade tree canopy.
- Provide area lighting at all parks to enhance natural surveillance.
- Consider expanding park hours to provide park use opportunities on cool Florida evenings.
- Incorporate CPTED Design Guidelines into park enhancements.



4. Communicate Offerings

Goal

- An integrated communication strategy will ensure residents are aware of park offerings and enhance transparency.

Objectives

- Establish consistent visual branding throughout parks to enhance awareness of park offerings.
- Reach City residents through clear and constant communication of offerings.

Implementation Strategies

- Develop a park system brand and implement standardized signage and wayfinding throughout the park system.
- Improve and expand communication strategies to include broad coverage including email, social media, and text messages along with traditional forms of communication.

Parks and
Recreation
Future

*How can we grow
into the future?*

5. Deliver Park Services

Goal

- A proactive approach to the provision of park services in the face of growth will ensure that the park system will continue to meet the demands of both new and existing residents.

Objectives

- Strive to provide all residents of Zephyrhills with park access within a 10-minute walk.
- Provide park amenities to respond to residents' changing needs and desires.
- Supply nature-based recreation opportunities to allow residents to experience nature and foster stewardship for the natural environment.

Initial Guidance

- Implement Park Recommendations to incorporate new park amenities.
- Utilize existing vacant land, collaborate with partners, such as developers and Pasco County, and/or acquire land to develop parks in key locations as determined through the Level of Service Vision Map.
- Incorporate Sustainability Guidelines into park enhancements.

Parks and
Recreation
Future

*How can we grow
into the future?*

6. Increase Program Offerings

Goal

- Increasing program offerings will meet the expressed need of community residents and enhance access to healthy lifestyles.

Objectives

- Support and promote youth and teen programs.
- Support and promote disability-friendly program offerings.
- Provide team sports and athletic programs.
- Increase access to aquatics programs.
- Grow adult/senior programming.

Initial Guidance

- Leverage existing partnerships with Pasco County and YMCA to meet recreation needs.
- Follow guidance of 7. Provide Recreation Places: Buildings and Facilities and 8. Expand Operations.

Parks and
Recreation
Future

*How can we grow
into the future?*

7. Provide Recreation Places: Buildings and Facilities

Goal

- Recreation facilities will support expanded program offerings and help to meet the recreational needs of the community.

Objectives

- Provide public indoor sports courts/ gymnasium.
- Provide aquatics.
- Provide recreation center.

Initial Guidance

- Consider improvements to the YMCA facility.
- Determine future of Alice Hall Community Center.
- Partner with Pasco County to develop and operate a recreation center including indoor gymnasium and aquatics.



Parks and
Recreation
Future

*How can we grow
into the future?*

8. Expand Operations

Goal

Expanding Operations will support additional functions to be provided by the parks system beyond those currently available to enhance quality of life within Zephyrhills.

Objective

- Create a dedicated parks and recreation department.
- Maintain and expand City partnerships.
- Establish dedicated funding sources for department operations.

Initial Guidance

- Develop Operations & Maintenance Master Plan to understand staffing and funding needs.
- Develop partnership strategy to provide recreation within the City. Consider existing partners such as the YMCA and Pasco County.
- Explore new funding mechanisms, such as dedicated sales tax or user fees.
- Develop fee structure approach and philosophy.

Phase II - Next Steps

Future Expansion:

- Identify areas to target for future park development
- Work with Pasco County to address regional parks.
- Coordinate start of formal parks and recreation department and associated programming.

Visioning:

- Develop guiding principles
- Goals and objectives
- **General park site design, CPTED and sustainability guidelines**



Capital Improvement Plan and Recommendations

- Necessary improvements to existing park facilities
- Cost of renovating existing parks and recreation facilities.
- Costs and projects outlined and prioritized for 10-year horizon
- Other recommendations to further Guiding Principles



Parks and Recreation Master Plan

Staff Workshop +
CRA Workshop

March 19, 2025

BUSINESS ITEMS 1.2

CRA Master Plan Update

Issue:

Background:

Attachment(s):

1. Zephyrhill CRA Plan Update_Progress

Fiscal Impact:

Staff Recommendation:



Zephyrhills

CRA Plan Update

Plan Progress Update
01.25.2025

Prepared by:



Master Plan Vision

VISION STATEMENT

We are dedicated to fostering an exceptional quality of life in Zephyrhills Community Redevelopment Area (CRA) by creating a vibrant, safe, and inclusive community that honors our heritage and celebrates our future. Through thoughtful investments in public spaces, diverse housing options, and accessible amenities, we aim to support the well-being, health, and economic vitality of our residents, business owners, and visitors. Our commitment to connectivity, sustainability, infrastructure and balanced development will ensure a welcoming, resilient CRA that enhances the daily lives of all who call Zephyrhills home

Guiding Principles



PROSPERITY

Foster a dynamic local economy by supporting and attracting businesses, revitalizing commercial corridors, and creating new destinations that enhance community engagement and economic opportunities.



HERITAGE

Dedicate efforts to preserving the historic downtown character and rich residential heritage of Zephyrhills, ensuring that cultural identity remains a central aspect of community development.



DIVERSITY

Ensure balanced investment in neighborhoods that encourages housing diversification, providing equitable opportunities for all residents regardless of their background or socioeconomic status.



RESILIENCE

Invest in sustainable and climate-resilient infrastructure that promotes long-term viability, enhances the environment, and improves community resilience against climate impacts.



PLACEMAKING

Plan, design, and manage public spaces—focusing on parks, streets, and the public realm—to prioritize connectivity, health, wellness, and community identity. Transform these areas into vibrant, inclusive places that foster connection, celebrate local culture, and enhance quality of life for all.



54 GATEWAY FEATURE

HERCULES PARK

1

TRANSFORM GALL BLVD INTO A MIXED AND LIVABLE CORRIDOR

NORTH AVE

NORTH AVENUE GATEWAY FEATURE

2

RESTORE ZEPHYR CREEK AS A NATURAL ASSET AND TO INCREASE THE CITY'S STORMWATER CAPACITY

ZEPHYR CREEK

3

INVEST AND EXPAND MAIN STREET

12TH ST

RB STEWART MIDDLE SCHOOL

CITY HALL

GALL BLVD

4

REDESIGN 5TH AVENUE AS A "RAMBLA"-STYLE SPACE

5TH AVE

CEMETERY

1ST AVE

5

MAKE ZEPHYR CREEK A STORMWATER PARK

7

MAIN STREET GATEWAY PLACE

16TH ST

7

CENTRAL GATEWAY PLACE

CREATE A GREENWAY LOOP CONNECTING DOWNTOWN DESTINATIONS

6

ESTABLISH DISTINCT GATEWAY PLACES & FEATURES

7

SHEPPARD PARK

SOUTH GATEWAY PLACE

ZEPHYR PARK

C AVE

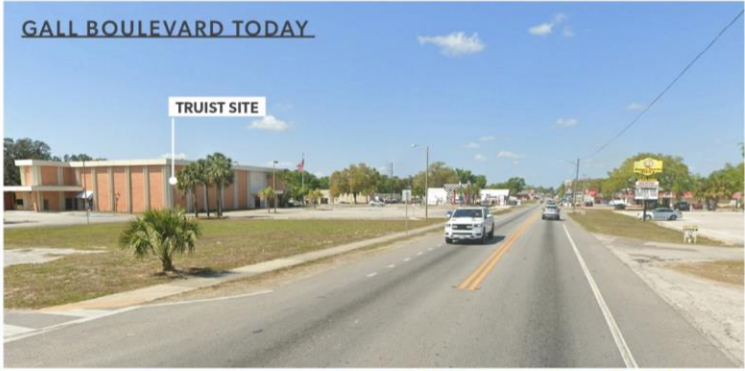
ZEPHYR PARK & CREEK GATEWAY PLACE

AIRPORT

Big Moves

Gall Blvd Vision

(Former Truist Site)



East Gateway Place Vision

(5th Avenue & 16th Street)



Stormwater Park

(West Gateway Place)

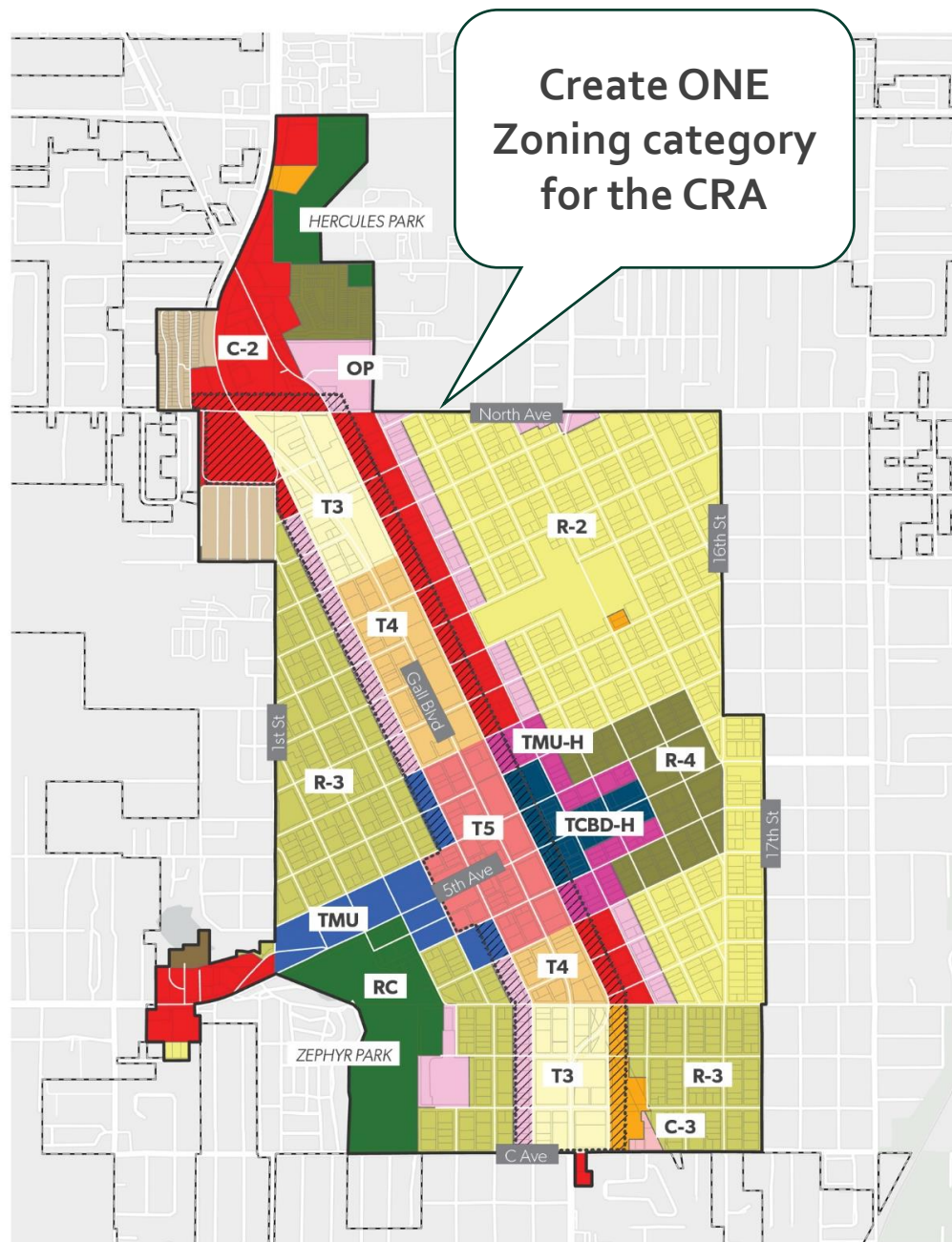


Goals, Objectives, and Strategies

Plan Summary

	3.1 REVAMP Corridors & Gateway Places	3.2 INVEST Economic Development	3.3 ENHANCE Housing & Neighborhoods	3.4 BUILD Connectivity & Infrastructure	3.5 LEVERAGE Parks & Open Space
VISION	Create Vibrant and Diverse Corridor and Gateway Places	Support and invest in the area's economic development, character, and market positioning	Enhance and preserve the neighborhood's residential character and expand housing opportunities	Improve transportation and connectivity while upgrading infrastructure to address flooding and support infill development	Leverage the parks and open space system to enhance the community's vitality.
GOALS	A. Transform Gall Blvd into a mixed-use, livable corridor B. Enhance and extend Main Street C. Create distinct Gateway Places	A. Position the area to attract quality and sustainability development that generates prosperity and attracts investment B. Promote the economic diversification of the area	A. Invest in the existing housing stock B. Create opportunities for infill housing development C. Diversify housing stock and product and identify sites for more intense housing development	A. Build on the traditional grid system to purposefully connect the parks, schools, churches, City Hall, businesses, and other destinations with an integrated multi-modal system B. Develop resilient and sustainable infrastructure systems of streets, alleys, sidewalks, public parking, stormwater, and utilities to support the area's connectivity and growth	A. Continue to invest in the re-design and construction of Zephyr Park and Hercules Park B. Integrate the design of the parks to accommodate stormwater facilities. C. Leverage Zephyr Creek as a stormwater facility and conservation system as a new destination
OBJECTIVES	TRANSFORMATIONAL 3.1.1 Transform 5th Avenue as a "Rambla-Style" Space 3.1.2 Create distinct Gateway Places & Features PROGRESSIVE 3.1.3 Redevelop the First Baptist Church Properties as infill mixed-use development 3.1.4 Redevelop the Roadstart Hotel Site BASIC 3.1.5 Implement the Little-but-Load Project	BASIC 3.2.1 Create a distinct brand for Gall Blvd, Main Street, and Ramblas 3.2.2 Develop guidelines for façade, roof, and site improvements 3.2.3 Establish an incentive policy for tenant improvements for commercial uses 3.2.4 Create a Public Arts Master Plan 3.2.5 Create a wayfinding master plan for the area 3.2.6 Broaden the non-residential incentives policies for exterior and interior building, site improvements, and restoration 3.2.7 Provide separate incentive programs for targeted businesses and entrepreneurs on 5th Avenue and Gall Blvd 3.2.8 Create a recruitment and Retention business program 3.2.9 Connect existing and future business owners with resources and information	BASIC 3.3.1 Create neighborhood identification Signage & Gateways 3.3.2 Develop CRA owned sites 3.3.3 Promote adaptive reuse of existing nonresidential sites and structures to provide additional housing opportunities 3.3.4 Develop pre-approved residential building plans set 3.3.5 Maintain an inventory of contributing and historic homes 3.3.6 Modify zoning to allow missing middle housing 3.3.7 Develop promotional materials to encourage the construction of ADU's 3.3.8 Continue investing in the residential ownership program and paying grant programs 3.3.9 Create incentives for Accessory Dwelling Units and Missing Middle Housing 3.3.10 Broaden the incentives to stabilize the quality of the existing housing stock	TRANSFORMATIONAL 3.4.1 Create a Greenway Loop and Comprehensive Bicycle Network 3.4.2 Gall Blv (US 301) Complete Street 3.4.3 Re-design of 6th and 7th Street PROGRESSIVE 3.4.4 Lake Necessity Re-Design 3.4.5 Stormwater and green infrastructure improvements 3.4.6 "A" Avenue Extension and Roundabout BASIC 3.4.8 Sidewalks improvements 3.4.9 Streetscape Improvements 3.4.10 Intersections improvements 3.4.11 Promote and Support the creation of a new Stormwater Impact Fee 3.4.12 Promote and Support Transportation Impact Fees 3.4.13 Collaborate with other City Departments and Agencies in the creation of additional transportation and mobility plans 3.4.14 Create program and incentives for climate infrastructure improvements 3.4.15 Create programs and incentives for transportation improvements	TRANSFORMATIONAL 3.5.1 Make Zephyr Creek a Stormwater Park PROGRESSIVE 3.5.2 Redesign and Improve Sheppard's Park 3.5.3 Identify locations in parks to build resilience hubs 3.5.4 Support the the recommendations of the Zephyrhills Parks Assessment and Master Plan 3.5.5 Support the creation of a Parks and Recreation Department 3.5.6 Create a wayfinding master plan for parks and open space system 3.5.7 Create a master plan for Zephyr Creek as a multi-functional stormwater facility 3.5.8 Continue the allocation of funding for parks improvements 3.5.9 Apply to State and Federal Grants to fund parks and climate adaptation projects
PROJECTS	TRANSFORMATIONAL 3.1.1 Transform 5th Avenue as a "Rambla-Style" Space 3.1.2 Create distinct Gateway Places & Features PROGRESSIVE 3.1.3 Redevelop the First Baptist Church Properties as infill mixed-use development 3.1.4 Redevelop the Roadstart Hotel Site BASIC 3.1.5 Implement the Little-but-Load Project	BASIC 3.2.1 Create a distinct brand for Gall Blvd, Main Street, and Ramblas 3.2.2 Develop guidelines for façade, roof, and site improvements 3.2.3 Establish an incentive policy for tenant improvements for commercial uses 3.2.4 Create a Public Arts Master Plan 3.2.5 Create a wayfinding master plan for the area 3.2.6 Broaden the non-residential incentives policies for exterior and interior building, site improvements, and restoration 3.2.7 Provide separate incentive programs for targeted businesses and entrepreneurs on 5th Avenue and Gall Blvd 3.2.8 Create a recruitment and Retention business program 3.2.9 Connect existing and future business owners with resources and information	BASIC 3.3.1 Create neighborhood identification Signage & Gateways 3.3.2 Develop CRA owned sites 3.3.3 Promote adaptive reuse of existing nonresidential sites and structures to provide additional housing opportunities 3.3.4 Develop pre-approved residential building plans set 3.3.5 Maintain an inventory of contributing and historic homes 3.3.6 Modify zoning to allow missing middle housing 3.3.7 Develop promotional materials to encourage the construction of ADU's 3.3.8 Continue investing in the residential ownership program and paying grant programs 3.3.9 Create incentives for Accessory Dwelling Units and Missing Middle Housing 3.3.10 Broaden the incentives to stabilize the quality of the existing housing stock	TRANSFORMATIONAL 3.4.1 Create a Greenway Loop and Comprehensive Bicycle Network 3.4.2 Gall Blv (US 301) Complete Street 3.4.3 Re-design of 6th and 7th Street PROGRESSIVE 3.4.4 Lake Necessity Re-Design 3.4.5 Stormwater and green infrastructure improvements 3.4.6 "A" Avenue Extension and Roundabout BASIC 3.4.8 Sidewalks improvements 3.4.9 Streetscape Improvements 3.4.10 Intersections improvements 3.4.11 Promote and Support the creation of a new Stormwater Impact Fee 3.4.12 Promote and Support Transportation Impact Fees 3.4.13 Collaborate with other City Departments and Agencies in the creation of additional transportation and mobility plans 3.4.14 Create program and incentives for climate infrastructure improvements 3.4.15 Create programs and incentives for transportation improvements	TRANSFORMATIONAL 3.5.1 Make Zephyr Creek a Stormwater Park PROGRESSIVE 3.5.2 Redesign and Improve Sheppard's Park 3.5.3 Identify locations in parks to build resilience hubs 3.5.4 Support the the recommendations of the Zephyrhills Parks Assessment and Master Plan 3.5.5 Support the creation of a Parks and Recreation Department 3.5.6 Create a wayfinding master plan for parks and open space system 3.5.7 Create a master plan for Zephyr Creek as a multi-functional stormwater facility 3.5.8 Continue the allocation of funding for parks improvements 3.5.9 Apply to State and Federal Grants to fund parks and climate adaptation projects
DEVELOPMENT PLANNING & PREPARATION	3.1.6 Identify, acquire, and assemble future redevelopment sites 3.1.7 Develop a parking strategy that includes land acquisition and assembly				
POLICY AND PLANS	3.1.8 Create a combined zoning and design guidelines document for the area 3.1.9 Promote sustainable development practices to minimize stormwater runoff				
INCENTIVES AND PROGRAMS	3.1.10 Expand Main Street Boundary 3.1.11 Provide design and planning assistance to landowner and prospective developers 3.1.12 Provide incentives to preserve landmark and iconic buildings				

Regulating Plan & Code/Standard Outline



LEGEND

- R-2
- R-3
- R-4
- C-2
- C-3
- OP
- TMU
- TMU-H
- TCBD-H
- RC

Euclidean Zoning Categories

There are ten (10) zoning categories within the CRA area. Including two commercial categories (C-2 and C-3), one office category (OP), three residential categories (R-1, R-2, and R-3), three traditional downtown overlays (TMU, TMU-H, and TCBD-H), and a recreation.

- SINGLE-FAMILY RESIDENTIAL (R-2):** This category is established to identify areas of the city appropriate for medium density single-family development. The maximum density of development shall be five dwelling units per gross acre with a maximum of 60% impervious area.
- MEDIUM DENSITY RESIDENTIAL (R-3):** This category is established to identify areas of the city appropriate for medium density mixed single-family and duplex development. The maximum density shall be seven single-family detached or 10.5 duplex dwelling units per gross acre with a maximum of 60% impervious area.
- MULTI-FAMILY RESIDENTIAL (R-4):** This category is established to identify areas of the city appropriate for higher density mixed duplex and multi-family residential development. The maximum density of development shall be 20 units per gross acre with a maximum of 75% impervious area.
- COMMUNITY COMMERCIAL (C-2):** This category is established to identify areas of the city appropriate for location of commercial activities which serve the entire community and surrounding trade area, thereby generating volumes of vehicular traffic requiring direct access to arterial roadways. Uses in the C-2 district are primarily retail sales of goods and services directly to the ultimate consumer. The gross floor area of building(s) shall not exceed 50% of the land area of the site upon which the building(s) is/are
- GENERAL COMMERCIAL (C-3):** This category is established to identify areas of the city appropriate for location of commercial activities with potential land use conflicts resulting from truck traffic, materials storage, emission of noise, odor or air pollutants or other environmental and public safety considerations. The total gross floor area of building(s) shall not exceed 50% of the land area of the site upon which the building(s) is/are erected.

- OFFICE/PROFESSIONAL (OP):** This category is established to identify areas of the city appropriate for professional services and related commercial activities, which produce minimal conflict with a residential environment. The gross floor area of a nonresidential building(s) shall not exceed 50% of the land area of the site upon which the building(s) is/are erected. Multi-family residential development in an OP district permitted as a conditional use shall comply with all requirements of the R-4 district.
- TRADITIONAL MIXED USE (TMU):** This district includes those areas adjoining the city's traditional central business district and provides transition of intensity and uses to the surrounding residential areas. Uses and use intensity within the district are intended to complement the traditional downtown.
- TRADITIONAL MIXED USE-HISTORIC (TMU-H):** This district includes those areas adjoining the city's traditional downtown that are also within the boundaries of the historic district. This district places emphasis on and the preservation of historic resources and the character of the historic district as a part of a healthy city center.
- TRADITIONAL CENTRAL BUSINESS DISTRICT-HISTORIC (TCBD-H):** This district includes those areas within the city's traditional downtown that are also within the boundaries of the historic district. The district places emphasis on and the preservation of historic resources and the character of the historic district as a part of a vibrant central business district.
- RECREATION/CONSERVATION (RC):** This category is established to identify areas of the city which have been legally committed to be retained for open space, whether by public ownership, lease hold interest or as a condition of the city's approval of a site-specific development.



FIGURE 1. ZONING MAP

2016 Form-Based Code Organization

Code Elements

INFILL COMMUNITY SCALE PLANS

- Community Unit Plans
- Special Districts
- Transet Zones
- Civic Zones

PUBLIC REALM STANDARDS

- Thoroughfares - Vehicular Lanes
- Thoroughfares - Public Frontage
- Civic Spaces (Parks)
- Public Lighting
- Public Planting

BUILDING SCALE PLANS

- Pre-Existing Conditions
- Building Disposition
- Building Configuration
- Building Function
- Parking and Density Calculations
- Parking Location Standards
- Landscape Standards
- Signage Standards
- Architectural Standards

Tables:

- Transet Zone Descriptions

Tables:

- 2A: Vehicular Lane Dimensions
- 3A: Public Frontages - General
- 3B: Public Frontages - Specific
- 3C: Bike Parking Requirements
- 4: Thoroughfare Assemblies
- 5: Public Lighting
- 6: Public Planting
- 7: Civic Spaces

Tables:

- 8: Private Frontages
- 9: Building Configuration
- 10: Building Function & Parking
- 11: Parking Calculations
- 12: Specific Function & Use
- 13: Smartcode Summary
- 14: Form-Based Code Graphics
- 15: Lot and Building Retrofit
- 16: Definitions Illustrated

REGULATING PLAN

DISTRICTS



STREET TYPES



FRONTAGE TYPES



2016 CRA Design Standards Organization

GENERAL

SITE ACCESS, CIRCULATION, AND PARKING

- Vehicular Access & Driveway
- Alleys
- Transit Shelters

LIGHTING (INCLUDING SIGNALS)

- General
- Street Lighting
- Pedestrian Level Lighting

TREE PRESERVATION

- Grand Trees
- Canopy Roads

COMMERCIAL

SITE DESIGN

- Block Configuration
- Building Placement
- Pedestrian Access
- Parking
- Bicycles

BUILDING FORM

- Mass
- Scale
- Height
- Orientation
- Articulation

ARCHITECTURE

- Styles
- Facade Design
- Features (Gutters, Awnings & Shutters and Windows & Doors)
- Entrances
- Building Materials
- Building Colors
- Roof Design

LANDSCAPE

- General
- Frontage Landscape
- Parking Lot Landscape
- Screening
- Streetwalls
- Landscape Materials

SIGNS

- General Standards
- Type of Signage
- Size and Location
- Prohibited Signs
- Typical Wayfinding and Gateway Signage

SITE LIGHTING

- Pedestrian
- Parking Lot
- Canopy and Awning

RESIDENTIAL

SITE DESIGN

- Building Placement
- Fencing
- Parking
- Sidewalks

BUILDING FORM

- Mass
- Scale
- Height
- Orientation
- Articulation

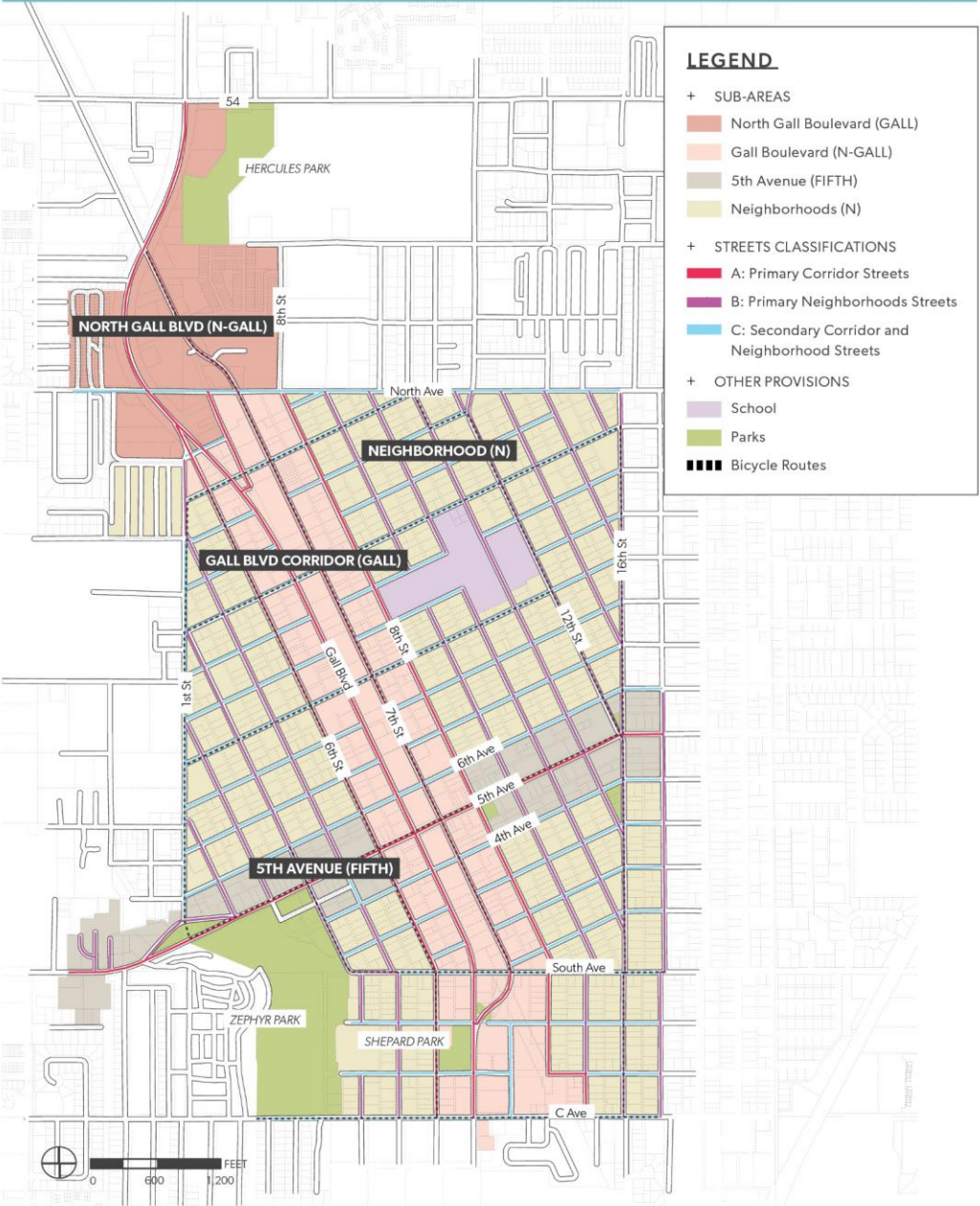
ARCHITECTURE

- Styles
- Facade Design
- Features (Gutters, Awnings & Shutters and Windows & Doors)
- Porches
- Lighting
- Utilities

LANDSCAPE

- General
- Screening
- Landscape Materials

REGULATING PLAN



1. REGULATING MAP

- Areas & Building Heights
- Street Classifications

2. DEVELOPMENT STANDARDS

2.2 Areas & Uses

Regulating Areas

- North Gall Blvd
- Gall Blvd Corridor
- 5th Avenue Corridor
- Neighborhood

Use Table

- Permitted
- Conditional
- Not Allowed

2.3 Lot Standards

Building

- Placement
- Setbacks
- Built to Zone
- Frontages

Parking

- Placement
- Setbacks
- Drive-through
- Ratios

Stormwater

- Placement
- Setbacks
- Type

Landscape & Hardscape

- Placement
- Treatment
- Materials & Type

Lighting

- Placement
- Type
- Size

Signage

- Placement
- Type
- Size
- Materials

2.4 Building Standards

Heights

- Building Height Map
- Use Placement (Ground & Upper Floors)
- Maximum Height (Principal & Accessory Building and Parapet Wall)

Frontages

- Shopfront
- Forecourt
- Stoop
- Porch

Lighting

- Placement
- Type
- Size

Signage

- Placement
- Type
- Size
- Materials

Materials and Colors

3. PUBLIC REALM STANDARDS

3.2 Street Classification Map

- A: Primary Corridor Streets
- B: Primary Neighborhoods Streets
- C: Secondary Corridor and Neighborhood Streets

3.3 Streetscape

Streetscape Zone Standards

- Curbside Sub-Zone
- Furniture and Landscape Sub-Zone
- Walk-Sub-Zone
- Frontage Sub-Zone
- Total Width

Low-Impact Development

- Materials
- Tree & Lighting Spacing
- Street Trees

3.4 Alleys

- Design
- Materials
- Low-Impact Development

3.6 Signage

- General Standards
- Type of Signage
- Size and Location
- Prohibited Signs
- Typical Wayfinding and Gateway Signage