Point Wells Development Regulations

City Council Public Hearing November 9, 2020





- Approx. 61 acres
- Industrial use
- One access in/out
- BNSF rail line

- Settlement and Interlocal Agreement (ILA)
 - Alignment on key issues
 - Joint work group
 - Timeline for proposed amendments

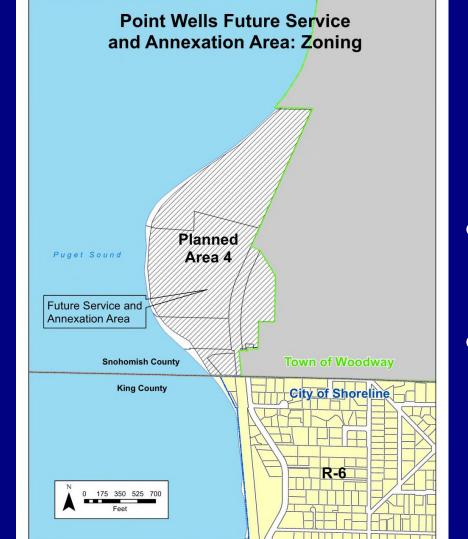


Comprehensive Plan

Subarea Plan

> Dev. Regs.





- Zoning designated to "Planned Area 4"
- Effective if annexed

Development Regulations

Zoom Video is shown here

NEW:

- Land uses
- Open space
- Dev. Agreement
- Coordination



EXISTING:

- Parking
- Landscaping
- Green building
- Design standards
- Signs
- Tree preservation

- Transportation impact analysis
- Richmond Beach Dr/Richmond Beach Rd Corridor restrictions:
 - 4,000 ADT limit
 - LOS D
 - 0.9 V/C
- 250 ADT max. until secondary access through Woodway
- Conceptual street cross sections



- Minimize bulk and scale:
 - -Max. density of 44 units per net acre
 - -Bldgs. 60 units max.
 - -10,000 sq. ft. max. footprint





- 45' W of rail
 - 75' max. withview analysis
- 35' E of rail
 - Cannot exceed

Recommendation

- Direction on staff proposed revisions
- Hold first public hearing on pre-annexation zoning

