

Welcome!

**Executive Committee Meeting
July 25, 2014**

Draft Paul Maillard Overlay Zone

Recommended Actions

Community Input

Revisions to
text and map of
Comp Plan

Revisions to
text and map of
Zoning
Ordinance

**Paul Maillard
Overlay Zone**

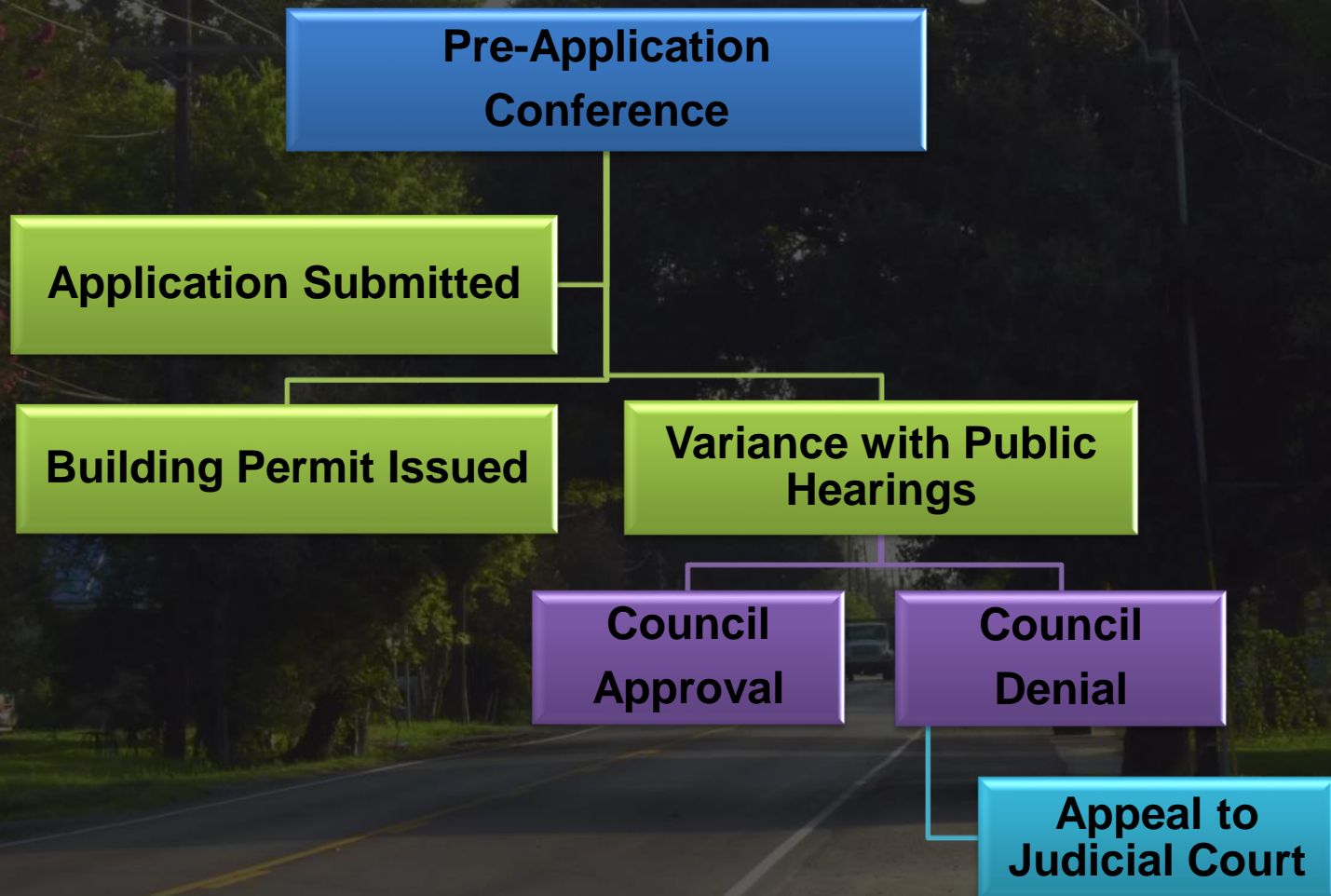
Triggers for Compliance

- New development
- Change in permitted use
- Addition - 50%
- Renovation – 50% of fair market value (assessor or **certified appraisal**) or **50% of the existing footprint**
- Subject to space limitations of existing structures

Space Limitations of Existing Structures

- Cannot be required to delete any improvements or the required number of legal off-street parking spaces to comply with the requirements of this zone.
- All existing developments and structures will comply with PMOZ to the maximum extent possible and subject to space limitations of existing structures and improvements.

Site Plan Review Process



Site Plan Review Submittals

- Notarized application
- Development Plans
 - ❖ Where, what and when
- Recordation and Title Restrictions
 - ❖ Responsibility of the Planning Department

Parking in Front



Parking on Side



Parking in Rear



Parking Lot Screening



Pedestrian Friendly Parking Lot Amenities



Pedestrian Scale Signs



Lighting or Hanging Baskets Supported by Ornamental Brackets



Pitched Roofs



Varying Rooflines

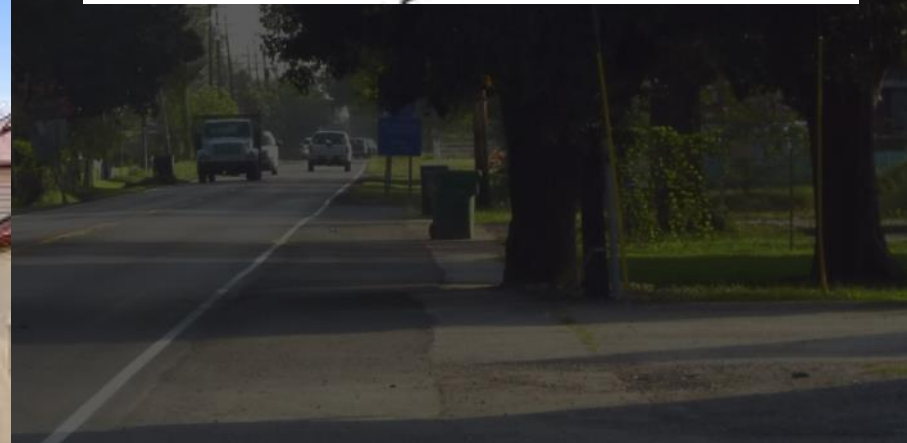
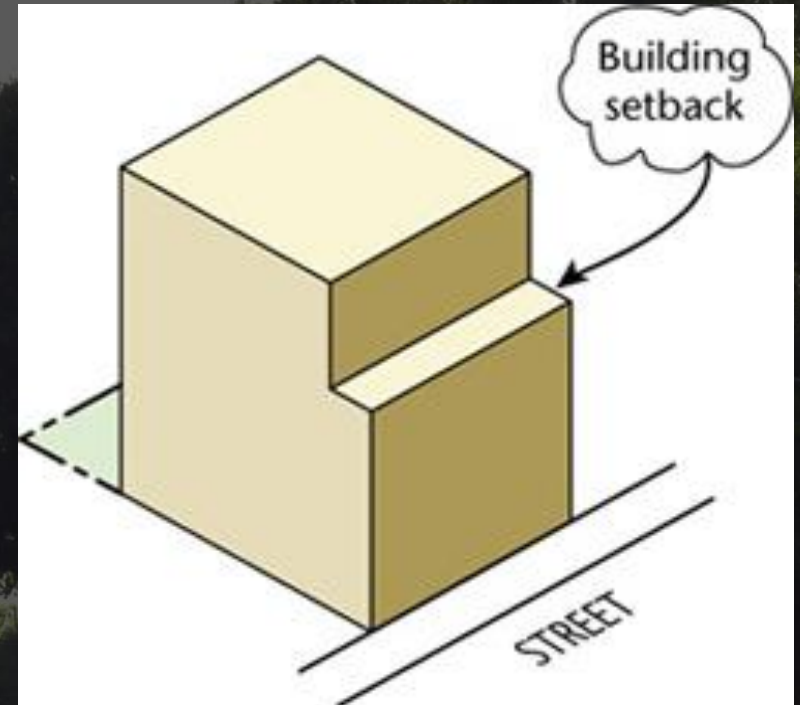


Variation of Form and Material

Balconies



Upper Level Setback



Cornice

Definition: The cornice is the uppermost section of moldings along the top of a wall or just below the roof.



Projected Cornices (at least 12")

Portico

Definition: A porch leading to the entrance of a building, or extended colonnade, with a roof structure over a walk way, supported by columns or enclosed walls.



Transparent Windows and Doors



At least 30% of
Total Façade



At least 50% of Ground Level Façade

Kick Plates for Storefront Windows



Clerestory

Definition: Any high windows above eye level. The purpose is to bring outside light, fresh air, or both into the inner space.



Medallions



Belt Course



Tilework



Awning or Canopy



Planted Trellis



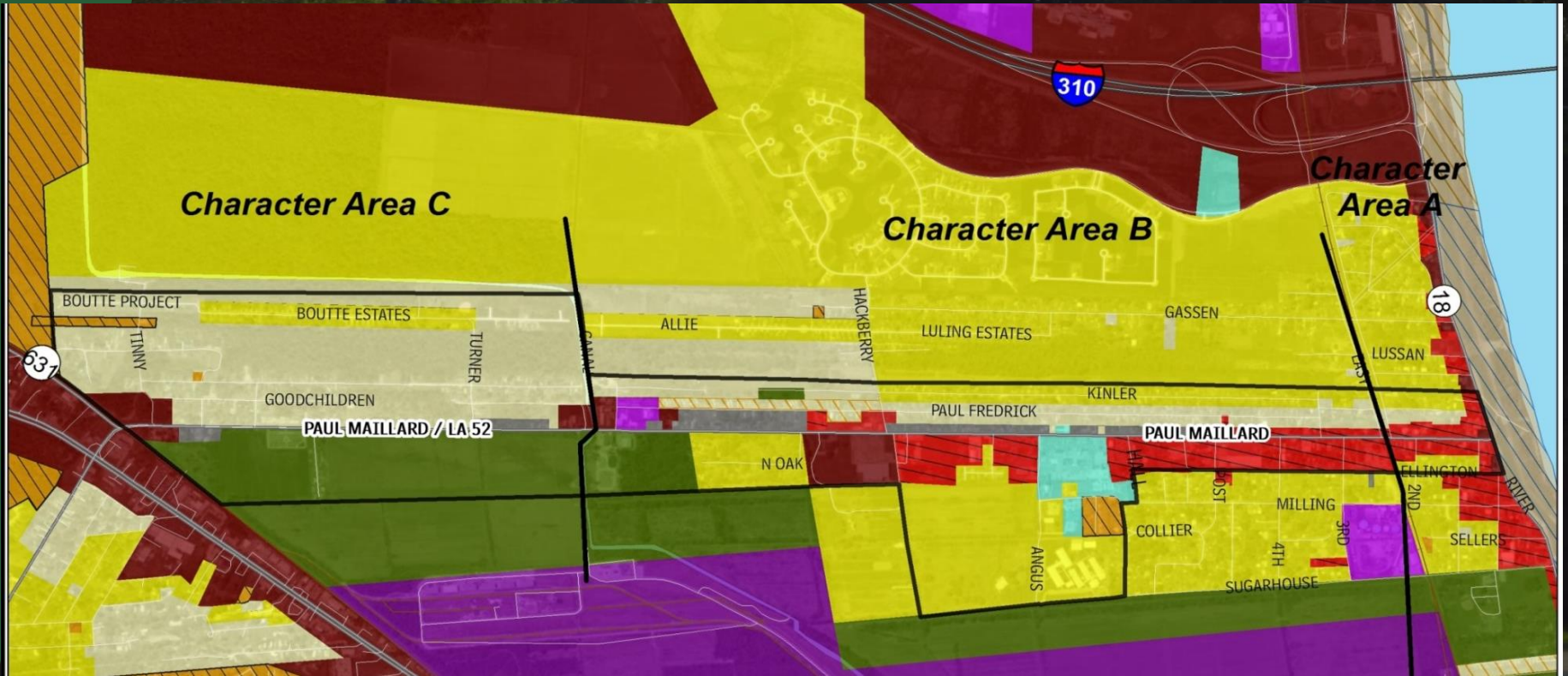
Planter Boxes



Projecting Sills



Existing Zoning Map



Draft Preliminary Zoning Map

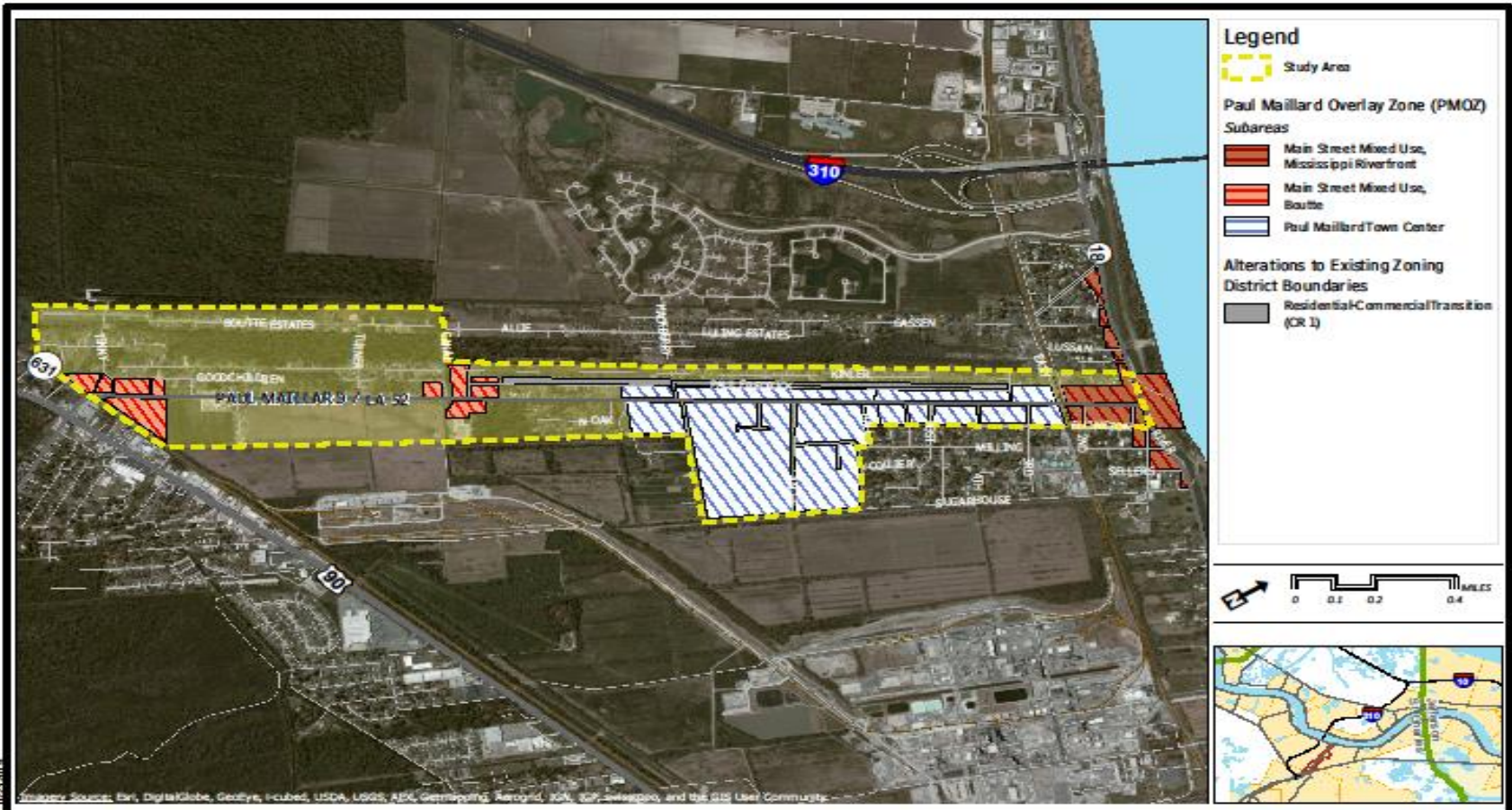


Illustration: 8/24/11 07:23:30.4

Map Source: Esri, DigitalGlobe, GeoEye, iCubed, USDA, USGS, Aero, GeoMapping, AeroGRID, IGN, SGP, swisstopo, and the GIS User Community



Figure 8
DRAFT PRELIMINARY ZONING RECOMMENDATIONS MAP
 PAUL MAILLARD ROAD STUDY AREA

LA 52 Corridor
 Revitalization Plan
GRANT #CCFLA007311

Comments and Questions



Thanks!

**Paul Maillard Road
Executive Committee Meeting
Friday, May 23, 2014**