




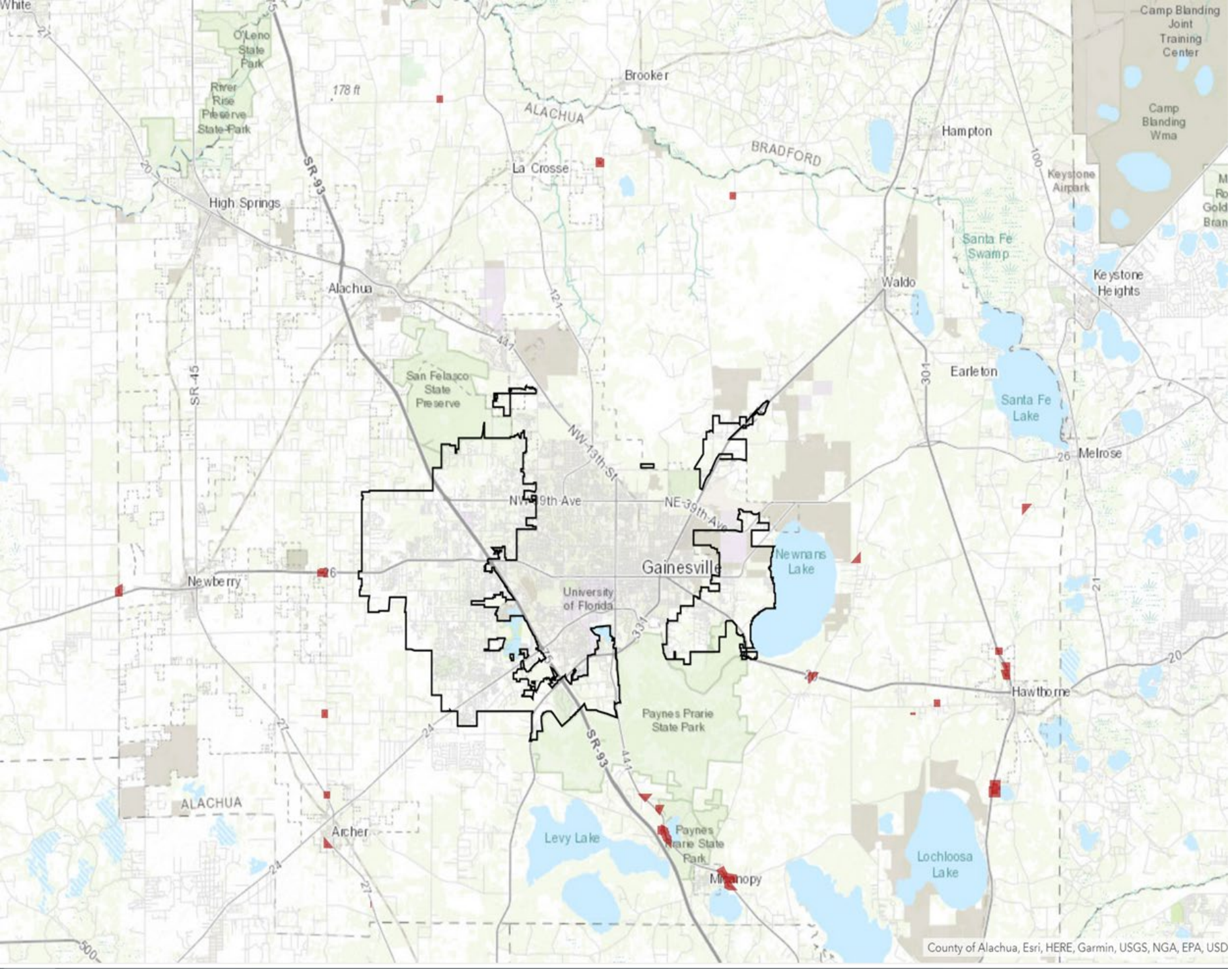
# Rural Commercial Land Use

A Presentation to the BoCC with  
Recommendations for Board Action

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# Background

- The Rural Commercial Land Use designation was established in the 1991 Comprehensive Plan as a means of recognizing existing non-residential uses in the rural area.
  - This land use was determined by the presence of an existing commercial zoning district (usually BR (Business Retail Sales) or BH (Business Highway) outside of the urban cluster and any established rural clusters. Many of these parcels do not have a business on them at the present time but previously had contained one and the zoning district remains unchanged.
  - Older land use maps designated these parcels with a 'star' and thus they are frequently known as 'starred properties'.
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Legend


Rural Commercial Agriculture




Future Land Use - Urban Cluster



# Background

- Most parcels (27 of 43) with the Rural Commercial-Agriculture are designated as residential uses by the Property Appraiser. 20 of these have residences on them.
  - 7 of 43 parcels are vacant non-residential
  - 7 of 43 parcels have other uses (Ag, industrial, institutional)
  - 2 of 43 parcels have commercial uses established
  - Most parcels are under an acre in size with the smallest being a third of an acre and the largest 18 ½ acres.
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# Background

- Approximately half the lots have various commercial zoning districts while remainder are zoned 'A' (Agriculture)
  - Some residential lots have commercial zoning districts, making them non-conforming from a zoning perspective. All residential lots are also non-conforming from a land use perspective as the RCA land use does not support residential development.
  - 14 residential parcels claim homestead exemption and are thus primary residences
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# Background

The BoCC recently amended the Unified Land Development Code (ULDC) to provide a set of architectural design standards for parcels designated as Rural Commercial Agriculture (RCA). Staff focused on use, design, access, parking as areas that needed special attention to be consistent with compatibility in the rural area with less intensive uses and adjacent communities in the recent Code update.

This language supplemented standards found elsewhere in the ULDC and Comprehensive Plan related to access and limits on development size (square footage limitations) already in place.



# Background



**Example of Existing Rural Commercial Agriculture Use – Vecchio's**




# Staff Recommendation

Staff is seeking Board guidance on what, if any, additional actions they wish staff to undertake regarding the RCA land use in the Plan. These could include (but are not limited to):

- Changing the land use on those parcels with residential dwellings back to Rural-Agriculture, thus making these conforming uses (see next slide for possible implementation timeline)
- Amending RCA policy language in the Plan to further limit the types of uses permitted or how these properties are developed.


# Staff Recommendation

If BoCC recommends staff amend land use on certain parcels, a potential timeline would include:

- Contact owners to see if a land use change is desired with background information on land use and zoning
  - Conduct neighborhood meetings as needed
  - Initiate land use amendment process
  - Initiate zoning changes concurrently as required to ensure consistent land use and zoning on parcels
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# Comprehensive Plan Consistency

FLUE Policy 3.1.1(f) states that *As part of an area-based Community and Neighborhood Planning program to be implemented as a follow up to the Comprehensive Plan update, **the Future Land Use Map shall be reevaluated to consider reclassification of areas designated for Rural Commercial-Agriculture uses as Agriculture.***



# Questions & Direction

Staff recommends that the Board provide direction as to what, if any, additional actions should be taken to address the Rural Commercial Agriculture land use in the Plan and Future Land Use Map..