

PLANNING COMMISSION

2267 North 1500 West
Clinton City, UT 84015

Phone: (801) 614-0740

Fax: (801) 614-0752

Web Site: www.clintoncity.net

AGENDA

March 1 2016

7:00 pm

There will be a work session meeting of the Clinton City Planning Commission held on the date mentioned above in the **Council Chambers** of Clinton City; **City Hall located at 2267 North 1500 West.**

Clinton City Planning Commission

Chairman
Jacob Briggs

Vice Chairman
Bob Buckles

Members
David Coombes
Jolene Crossall
Andy Hale
Jeff Ritchie
Anthony O. Thompson

City Staff
Will Wright

	Pledge	Appointed
	Invocation or Thought	Appointed
	Roll Call	Chair
	City Council Report	Staff
	Planning Commission Minutes	Chair
	Declaration of Conflicts	Chair
	PUBLIC HEARINGS:	
1.	7:05 p.m. – Ordinance 16-02Z - Review and recommend for Council consideration amending Chapter 28-22 Patio Home Zone sections	
2.	7:15 p.m. – Ordinance No. 15-12Z tabled from 11/17/15 and 1/19/16 - The Planning Commission tabled this item regarding a request for a rezone of the property located at approximately 2382 West 1800 North from Residential (R-1-9) to Patio Home (PH).	
3.	UPDATE ON SUBDIVISION ORDINANCE	
4.	COMMISSION COMMENTS	
5.	ADJOURN	

CLINTON CITY PLANNING COMMISSION AGENDA ITEM

SUBJECT: Ordinance 16-01Z - Review and recommend for Council action amending Chapter 22 of the Clinton City Zoning Ordinance 28-22 for the Patio Home Zone by changing Section 3(2)(a) to read maximum of 18 acres; Table 22.4.2 Building Height footnote to allow a ‘Habitable attic space permitted over garage area. No alteration of roofline or dormers allowed’; and Table 28-22-5 Site Development Characteristics by requiring a City street under Street Design category.	AGENDA ITEM: 1
PETITIONER: Community Development Department staff	MEETING DATE: March 1, 2016
ORDINANCE REFERENCES: Zoning Ordinance 28-22-3.(2)(a), Table 22.4.2 Building Height and Table 22.5.1 (Change from 28.22.5) Conventional (remove conventional) Site Development Characteristics.	ROLL CALL VOTE: YES NO
BACKGROUND: The City Council on February 9, 2016 asked staff to amend Chapter 28-22 Patio Home (PH) Zone to better meet the General Plan comments regarding retirement housing. Since the General Plan had not allotted sufficient area for retirement housing. Staff recommends that the area for infill be increased to 18 acres. Further, staff clarified the single story provision that allows for a habitable attic space and that the street design in this type of development should follow the City’s street standards. All references to a conventional development were removed to reduce confusions caused by this wording. The remaining changes were basically formatting changes that are minor in nature.	
ALTERNATIVE ACTIONS:	
ATTACHMENTS: Ordinance 16-01Z	
SEPARATE DOCUMENTS:	

Respectfully submitted,

Will Wright, Director
 Community Development

ORDINANCE 16-01Z

AN ORDINANCE AMENDING TITLE 28, CHAPTER 22, PATIO HOME ZONE (PH), CLINTON CITY ZONING ORDINANCE

WHEREAS, Clinton City has an existing Title 28, Chapter 22 dealing with the patio home zone; and

WHEREAS, Due to the direction in the General Plan the City Council desires to clarify the intent for senior housing in Clinton City; and

WHEREAS, Clinton City has an obligation to provide for the health, safety, and general welfare of its citizens;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF CLINTON CITY,
DAVIS COUNTY, STATE OF UTAH

BY MOTION The Clinton City Council voted to amend this ordinance.

SECTION 1. Title 28, Chapter 22, Patio Home Zone (PH)

Chapter 22.^{139, 195} **Patio Home Zone (PH)**

28-22-1 Purpose
28-22-2 Permitted Uses
28-22-3 Conditional Uses
28-22-4 Minimum Lot Development
~~28-22-5 Homeowners Association Required~~
~~28-22-6 Application Process~~

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28-22-1 Purpose. The purpose of the Patio Home Zone is to provide an acceptable housing style for single family “empty nest” type housing that is a sustainable quality product within Clinton City. Additionally the Zone is intended for infill use within the guidelines established within this Title. Development within any subdivision within the Zone is to be based upon an overall site design created by and developed completely by one developer and home builder.

28-22-2 Permitted Uses.¹⁸²

- (1) Single-family dwelling.
- (2) Home Office.
- (3) Household Pets.
- (4) Sign – One nameplate and identification sign in accordance with the Clinton City Sign Ordinance.
- (5) Accessory buildings and uses customarily incidental to any permitted use.
- (6) Common area and amenities maintained by the homeowners association.
- (7) Temporary on site storage containers for emergency construction or repair of residences, with the following stipulations:
 - (a) Must be placed on a hard surface.
 - (b) Can only be present for 3 months out of a 12 month period.

28-22-3 Infill Site Development Characteristics.¹⁹⁵

(1) Use of this Zone is only permitted to be applied for within the R-1-6, R-1-8, and R-1-9 Zones as indicated on the Master Land Use Map.

(2) Infill will only be permitted on parcels meeting the following criteria:

(a) Maximum of 18 acres;

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(b) Property can not have been subdivided from a larger parcel to meet requirements for this zone within the last ten (10) years;

(c) Property surrounding the parcel being developed must be fully developed; and,

(3) Development requirements shall comply with the minimum lot standards outlined in § 28-22-4.

28-22-4 Minimum Lot Development Standards.

(1) Area –

(a) Minimum: 5,100 square feet

(b) Average: 6300

(c) Corner minimum: 5,400 square feet

(2) Width –

(a) Minimum: 57 feet

(b) Average: 64 feet

(i) Corner: 61 feet

(3) Yard Setback:

Dwelling Design	Rear Lot Patio	Side Lot Patio	Adjacent Zone
Front of Dwelling Major Street As Described in the Clinton City Transportation Master Plan	Not Allowed		
Front	20	20	20
Side w/o Side Patio	5 / 5		8 / 5
Side with Side Patio		5 / 16	8 / 16
Street Side	16 / 5	16 / 16	16 / 16
Street Side Patio toward street		21 / 5	
Rear	20	10	20
Patio Awning Unenclosed	Shall not extend into more than ½ of required setback		
Patio Awning Enclosed	Shall not extend into the required setback		
Accessory Building	The size and location of any accessory buildings or sheds shall be evaluated and approved during the approval process and shall be outlined in the development agreement and CC&R's. Otherwise none allowed.		

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Note: 5-foot side lots can not be adjacent if fence is going to be part of the development design.

(4) Building Height:

Main Building	Story	1 story *
	Height	25 feet
Accessory Building	Minimum	6 feet
	Maximum	1 story or 15 feet ^a

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* Habitable attic space permitted over garage area. No alteration of roofline or dormers allowed.

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^a Not to exceed height of main building on lot

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(5) Building size:

Minimum Dwelling Unit Square Footage	1,430
Minimum Finished Living Space	1,430
Minimum Garage Size	2 car
Accessory Building	400 sq. ft. maximum

(6) Aesthetics:

Exterior	Front	100% Brick, Stone or fiber cement board
	Sides	100% Brick, Stone or fiber cement board
	Rear	100% Brick, Stone or fiber cement board
Patio	Minimum	200 square feet
Landscaping and Automatic Sprinkler System		Installed with construction contract
Park strip trees		1 per frontage, 1.5 average per frontage
Fencing		Standardized within development
Architecture		Consistent theme among all structures

(7) Site Development Characteristics:

Maximum Acreage	18
Maximum Density/Acre	5
Maximum Lots	90
Public Streets	Public
Utilities	Public
Street Design	<u>Standard City Design</u>
Street Lights	City Design

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28-22-5 Homeowners Association Required: All developments within the zone shall have a Homeowners Association established with Conditions, Covenants and Restrictions (CC&R's). CC&R's, at a minimum, are to establish the requirements of this Chapter, the Development Agreement and CC&R's shall be consistent between all phases of the development and apply equally to all property owners.

28-22-6 Application Process.

- (1) A rezone request shall be applied for on forms provided by the City and as outlined in Chapter 1 of this Title.
- (2) Rezone, if approved, shall be conditional upon final approval of a subdivision and development designs; and,
- (3) Subdivision and development design may be submitted simultaneous with the rezone application, however this will not have any bearing upon the approval or denial of the rezone application.

A Patio Home Infill development may create a development agreement during the approval process. If a development agreement is used, it will outline the design requirements and stipulations established between the developer and city. The agreement shall be recorded against the property and be binding upon the developer and future owners of property within the development.

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SECTION 2. Planning Commission Action. Reviewed in a public hearing the 1st day of March 2016, by the Clinton City Planning Commission and recommended for approval through a motion passed by a majority of the members of the Commission based upon the following findings.

- Proposed changes clarify the intent of the ordinance.
- Proposed changes do not adversely affect the effectiveness of the ordinance and are in line with the intent of the General Plan.

SECTION 3. Severability. In the event that any provision of this Chapter is declared invalid for any reason, the remaining provisions shall remain in effect.

SECTION 4. Effective date. This ordinance shall be recorded and become effective upon the date of posting indicated below.

PASSED AND ORDERED RECORDED AND POSTED by the Council of Clinton City, Utah, this 8th day of March, 2016.

February 12, 2016
NOTICE PUBLISHED

L. MITCH ADAMS
MAYOR

ATTEST:

DENNIS W. CLUFF
CITY RECORDER

Posted: _____

CLINTON CITY PLANNING COMMISSION AGENDA ITEM

<p>SUBJECT: 7:15 p.m. – Ordinance No. 15-12Z to be Tabled until January 19 & March 1, 2016 – The Planning Commission tabled this item until January 26, 2016 regarding applicant’s rezone request of property located at approximately 2382 West 1800 North from Residential (R-1-9) to Patio Home (PH). They approved a rezone that was tabled by the City Council requesting the Planning Commission to amend Chapter 28.22 of the Zoning Ordinance. This amendment provided, among other things, a greater infill area of up to 18 acres for the PH zone and clarified the single story provision regarding habitable attic space and the required street design (see Ordinance 16-01Z for details).</p>	<p>AGENDA ITEM: 2</p>																																
<p>PETITIONER: Bruce Nilson, representing Nilson Homes and He Flvs, LLP</p>	<p>MEETING DATE: January 19, 2016</p>																																
<p>ORDINANCE REFERENCES: Zoning Ordinance shows parcel in R-1-9 Zone; General Plan, Master Land Use Map designates parcel in R-1-9 with frontage along 1800 North as PZ Zone; Zoning Ordinance 28-1-4(2) – Changes to Property Zoning</p>	<p>ROLL CALL VOTE: YES NO</p>																																
<p>BACKGROUND: The Master Land Use Plan shows this area as Performance Zone along 1800 North and the remainder of this parcel as Residential (R-1-9) with the Master Land Use Map only designating one area in the Patio Home zone. However, the land use section of the General Plan references the need for high-quality retirement communities. The following chart found on page 10 of the General Plan outlines characteristics of a desired single family retirement community.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2" style="text-align: center;">Characteristics of a desired single family retirement community</td> </tr> <tr> <td style="width: 10%;"></td> <td>Should not be allowed in all zones</td> </tr> <tr> <td></td> <td>Allow in areas where the higher density would not detract from large lot developments</td> </tr> <tr> <td></td> <td>Frontage of lots should not be adjacent to frontage of larger lots</td> </tr> <tr> <td></td> <td>Density increases over established zone should be based on development criteria over standard development <i>criteria</i> and outlined in an infill ordinance</td> </tr> <tr> <td></td> <td>Allow only in small areas that are considered infill</td> </tr> <tr> <td></td> <td>Developments should improve the overall characteristics of surrounding properties</td> </tr> <tr> <td></td> <td>Require proof (through assessed values) of higher quality products</td> </tr> <tr> <td></td> <td>Access should not be restricted</td> </tr> <tr> <td colspan="2" style="text-align: center;">Qualifications for higher density should be established</td> </tr> <tr> <td></td> <td>Quantifiable criteria for percentages of increase over established zone</td> </tr> <tr> <td></td> <td>Landscape requirements and enhancements</td> </tr> <tr> <td></td> <td>Recorded Development Agreement with all approved development criteria</td> </tr> <tr> <td></td> <td>Superior building materials</td> </tr> <tr> <td></td> <td>Quantity and quality of community amenities</td> </tr> <tr> <td></td> <td>Established and professionally managed HOA</td> </tr> </table>		Characteristics of a desired single family retirement community			Should not be allowed in all zones		Allow in areas where the higher density would not detract from large lot developments		Frontage of lots should not be adjacent to frontage of larger lots		Density increases over established zone should be based on development criteria over standard development <i>criteria</i> and outlined in an infill ordinance		Allow only in small areas that are considered infill		Developments should improve the overall characteristics of surrounding properties		Require proof (through assessed values) of higher quality products		Access should not be restricted	Qualifications for higher density should be established			Quantifiable criteria for percentages of increase over established zone		Landscape requirements and enhancements		Recorded Development Agreement with all approved development criteria		Superior building materials		Quantity and quality of community amenities		Established and professionally managed HOA
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		Trail / park / shopping / transportation access for residents
		Require proof that the City has adequate infrastructure to support the development
		Public streets and infrastructure meet established guidelines
		Meets unmet housing demand
		Developer is builder
		Architectural theme with diversity of appearance

The Zoning Code in Chapter 28-22 indicates the Patio Home zoning is permitted in single family residential zones R-1-6, R-1-8 and R-1-9 as an infill zone for parcels five (5) acres or less with other conditions noted in this chapter. There is a conventional table 28.22.5 that provides different characteristic for a PH zone. This 17.58 parcel would fit into those land characteristics, however the Ordinance and/or Master Land Use Map would need to be amended to provide for this area to be designated as PH.

This area is currently zoned R-1-9 on both the Zoning Map and the Master Land Use Map with the frontage along 1800 North designated for Performance Zone on the Master Land Use Map. It is worth noting, this same rezone request was rejected by the Commission and City Council over the past eighteen (18) months.

ALTERNATIVE ACTIONS:

ATTACHMENTS:
Ordinance 15-12Z

SEPARATE DOCUMENTS:

Respectfully submitted,

Will Wright, Director
Community Development

ORDINANCE NO. 15-12Z
REZONE

AN ORDINANCE BASED UPON A REQUEST FROM HE FLIES LLP
(OWNERS) OF THE PROPERTY, REPRESENTED BY BRUCE L. NILSON,
TO AMEND THE ZONING MAP OF CLINTON CITY

WHEREAS, Clinton City has established a standard for land use and land use density through its zoning powers; and,

WHEREAS, The Clinton City Planning Commission has convened a public hearing and based upon established planning principles and public input forwarded a recommendation to the City Council

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF CLINTON CITY, DAVIS COUNTY, STATE OF UTAH:

BY MOTION The Clinton City Council voted to adopt this petition for rezone.

SECTION 1. Petition

Petitioner has requested the property located at approximately 2382 West 1800 North, more accurately described below, to be rezoned from Residential (R-1-9) to Patio Home (PH) based upon the request from the stated property owner.

SECTION 2. Legal Description

A parcel of land located in the Northeast Quarter of Section 28, Township 5 North, Range 2 West, Salt Lake Base and Meridian, Davis County, Utah.

Beginning at a point on the northerly right-of-way line of 1800 North, point being on the southeast corner of the He Fly's No. 4 Subdivision (on file and of record in the office of the recorder, Davis County) point also being 993.60 feet East and 33.51 feet North from the center quarter corner of Section 28, Township 5 North, Range 2 West, Salt Lake Base and Meridian, (basis of bearing being N00°01'16"E between center section and the north quarter corner of Section 18); and running thence N00°30'56"E along the easterly boundary of He Fly's No. 4 Subdivision 111.00 feet to the northeast corner of Subdivision; thence N89°29'34"W along the northerly boundary of He Fly's No. 4 Subdivision and the northerly boundary of the He Fly's No.2 Subdivision 213.00 feet to the northwest corner of He Fly's No. 2 Subdivision; thence S00°30'48w along the westerly boundary line of He Fly's No. 2 Subdivision 111.00 feet to the northerly right-of-way line of 1800 North; thence N89°29'34"W along northerly right-of-way line 14.74 feet; thence N00°30'48"E 111.00 feet; thence N89°29'34"W 100.00 feet to a point on the easterly boundary line of the Bridges Phase-3 Subdivision; thence N00°32'21"E along easterly boundary line 1090.55 feet; thence S89°29'58"E 666.35 feet to the northwest corner of the Clinton Towne Center Residential Subdivision-Phase 1 Amended; thence S00°33'55"W along the westerly boundary line of Clinton Towne Center Residential Subdivision-Phase 1 amended and the westerly boundary of Clinton Towne Center Subdivision 1201.63 feet to a point on the northerly right-of-way line of 1800 North; thence N89°29'34"W along right-of-way 338.02 feet to the point of beginning.

Containing 765,602 Sq feet Or 17.58 acres, Parcel 14-019-0084 contains 17.58 acres

SECTION 3. Map

A map is attached to the ordinance by reference, however if a discrepancy exists between the map and legal description the legal description takes precedence.

SECTION 4. Planning Commission Action

Reviewed in a public hearing the 1st day of March 2016, by the Clinton City Planning Commission and recommended for approval through a motion passed by a majority of the members of the Commission based upon the following findings.

For a Favorable (Unfavorable) Recommendation for Adoption based upon the following findings:

- 1. This is a minor deviation from the Master Land Use Map, but still conforms to the intent of the General Plan as stated on page 10 of the General Plan (need for patio homes);**
- 2. There is no undeveloped PH Zone on the Master Land Use Map;**
- 3. The site exceeds the infill criteria of five acres but conforms to conventional standards as identified in 28-22-5;**
- 4. The Commission notes that the request would appear to meet an unmet demand for retirement housing and otherwise aligns favorably with the PH Zone as found and documented through the use of the chart found in the General Plan on page 10;**
- 5. The Master Land Use Map indicates that the frontage of the property on 1800 N is to develop as PZ. The property is currently zoned R-1-9 and any development is not likely to rezone the frontaged PZ as called out in the Master Land Use Map.**
- 6. After several public hearings all comments have been favorable for development of Patio Homes with no objections from the public.**
- 7. The Petitioner has represented that the current approval of Town Point Subdivision will be withdrawn upon approval of this rezone.**

SECTION 5. Severability. in the event that any provision of this Chapter is declared invalid for any reason, the remaining provisions shall remain in effect.

SECTION 6. Effective date. This ordinance shall be recorded and become effective upon the date of posting indicated below.

PASSED AND ORDERED RECORDED AND POSTED by the Council of Clinton City, Utah, this 8th day of March, 2016.

July 15, 2014 and October 15, 2015
NOTICE PUBLISHED

L. MITCH ADAMS, MAYOR

ATTEST:

DENNIS W. CLUFF, CITY RECORDER

Posted: _____

- Rezone Request
- Ordinance No. 15-10Z

- PC November 3, 2015
- CC November 10, 2015

- Requested
- R-1-9 to PH



Population by Area, Sex, and Selected Age Groups
 Source: Governor's Office of Planning and Budget, 2012 Baseline Projections

Area Number	Area Name	Sex	Age	1990	2000	2010	2020	2030	2040	2050	2060
6	Davis County	Both	00. Total	188479	240193	307557	356968	391933	426392	465664	503985
6	Davis County	Both	01. 0 to 4	20095	23403	31471	33695	31251	32913	34387	36103
6	Davis County	Both	02. 5 to 17	55053	60849	74240	83056	78435	80519	86038	90308
6	Davis County	Both	03. 18 to 29	33904	46775	52151	59716	64802	64213	67642	72839
6	Davis County	Both	04. 30 to 39	29128	33081	45565	51233	51602	57635	58996	62192
6	Davis County	Both	05. 40 to 64	38668	58361	79050	95430	110967	123075	131610	143420
6	Davis County	Both	06. 65 and over	11631	17724	25080	33838	54876	68037	86991	99123
6	Davis County	Both	07. 15 to 44	85189	112007	131099	152605	158027	165698	176200	185989
6	Davis County	Both	08. 18 to 64	101700	138217	176766	206379	227371	244923	258248	278451
6	Davis County	Both	09. 60 and over	16794	24282	36363	48833	71534	92674	109610	124322
6	Davis County	Both	10. 18 to 24	19366	29473	28970	33548	37194	36278	38169	41333
6	Davis County	Both	11. 85 and over	880	1719	3053	4302	6902	12097	17293	21061
6	Davis County	Female	00. Total	93672	119538	153124	177615	195541	213329	233278	252466
6	Davis County	Female	01. 0 to 4	9787	11374	15169	16370	15317	16134	16860	17700
6	Davis County	Female	02. 5 to 17	26703	29616	35849	40236	38442	39441	42130	44225
6	Davis County	Female	03. 18 to 29	16480	22867	25523	28380	29650	29715	31474	34024
6	Davis County	Female	04. 30 to 39	14645	16525	22900	25988	25360	27911	28880	30502
6	Davis County	Female	05. 40 to 64	19633	29322	39932	48057	56567	62344	65934	70678
6	Davis County	Female	06. 65 and over	6424	9834	13751	18584	30205	37784	48000	55337
6	Davis County	Female	07. 15 to 44	42106	55121	64839	74794	76403	79118	84530	89555
6	Davis County	Female	08. 18 to 64	50758	68714	88355	102425	111577	119970	126288	135204
6	Davis County	Female	09. 60 and over	9044	13210	19517	26199	38715	50207	60252	67904
6	Davis County	Female	10. 18 to 24	9145	14201	13942	15493	16543	16299	17261	18812
6	Davis County	Female	11. 85 and over	617	1178	1919	2727	4427	7691	10897	13152
6	Davis County	Male	00. Total	94807	120655	154433	179353	196392	213063	232386	251519
6	Davis County	Male	01. 0 to 4	10308	12029	16302	17325	15934	16779	17527	18403
6	Davis County	Male	02. 5 to 17	28350	31233	38391	42820	39993	41078	43908	46083
6	Davis County	Male	03. 18 to 29	17424	23908	26628	31336	35152	34498	36168	38815
6	Davis County	Male	04. 30 to 39	14483	16556	22665	25245	26242	29724	30116	31690
6	Davis County	Male	05. 40 to 64	19035	29039	39118	47373	54400	60731	65676	72742
6	Davis County	Male	06. 65 and over	5207	7890	11329	15254	24671	30253	38991	43786
6	Davis County	Male	07. 15 to 44	43083	56886	66260	77811	81624	86580	91670	96434
6	Davis County	Male	08. 18 to 64	50942	69503	88411	103954	115794	124953	131960	143247
6	Davis County	Male	09. 60 and over	7750	11072	16846	22634	32819	42467	49358	56418
6	Davis County	Male	10. 18 to 24	10221	15272	15028	18055	20651	19979	20908	22521
6	Davis County	Male	11. 85 and over	263	541	1134	1575	2475	4406	6396	7909

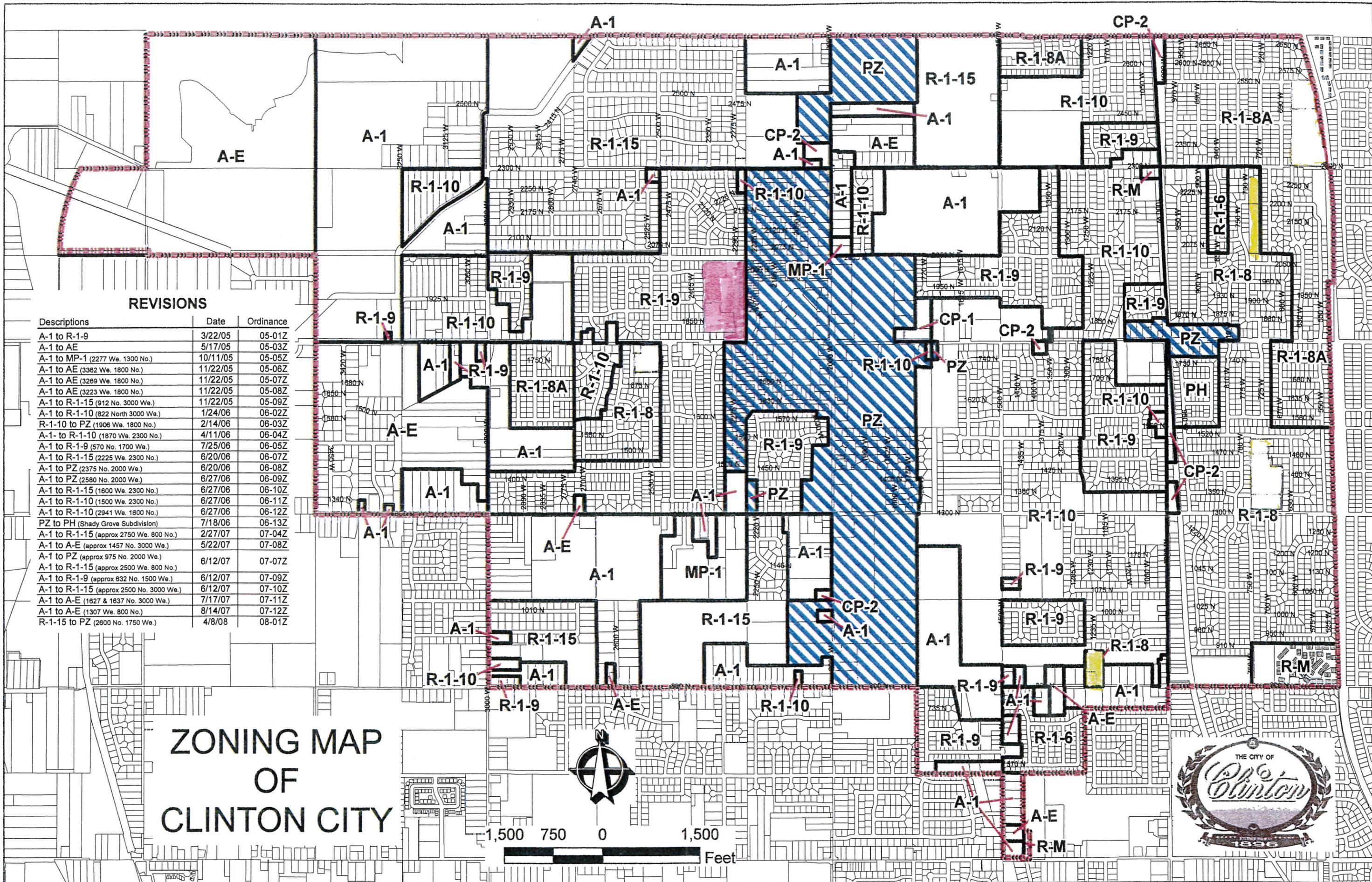
Data from Utah Governor's Office of Planning and Budget

1. The Utah Governor's Office of Planning and Budget 2012 Baseline Projections in Davis County show that the population of people:
 - **Ages 40-64 will increase 2.6% or 1,638 people every year**
 - **Ages 65 and older will increase 3.5% or 878 people every year**
2. U.S. Census Reports starting as far back as 1990 show the aging population of ages 55-75 increasing 3% per year.

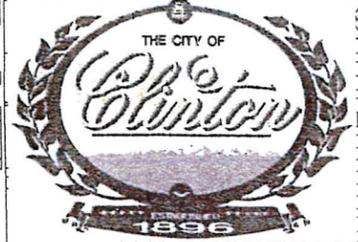
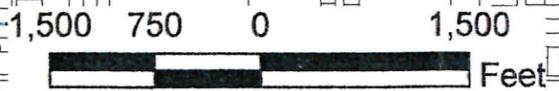
CURRENT AND PROJECTED LAND USE AMOUNTS

CLINTON CITY LAND USE				
	Current Zoning	Classification	Master Land Use Map	
Zone	Acres		Acres	
R-M	23.19	Very High Density	23.35	.7%
PH	18.37	High Density	20.54	.6%
R-1-6	38.24	High Density	51.13	1.5%
R-1-8	377.69	Medium Density	354.7	
R-1-8a	241.21	Medium Density	193.15	41%
R-1-9	491.26	Medium Density	788.14	
R-1-10	185.28	Low Density	405.95	
R-1-15	471.34	Low Density	570.76	30.2%
A-E	387.41	Agricultural Residential	480.23	25.4%
A-1	663.97	Agricultural Residential	340.13	
PZ	852.94	Business District	560.05	
MP-1	34.40	Light Manufacturing	40.33	
CP-1	5.36	Neighborhood Business		
CP-2	13.31	Neighborhood Business		

- Total Residential Acreage- 3208 Acres
Current Population-Clinton City
Approximately 21,000
Current PH Zone-**.6%-126 people**
- Clinton City has **6,058** single family homes, of which **101** are patio homes which constitutes **less than 2%**.



ZONING MAP OF CLINTON CITY





The Committee noted that one area of housing that needs attention is retirement housing. Based on the survey results, in a higher-density residential area, the only favorable option is a high-quality retirement community. At present there is one development within the City that is generally classified as retirement housing or empty nest housing and while it is generally considered high density by the citizens of the City it is considered high end single family community on separate lots that has a reputation for value retention, stability of residents and quick sales when one does come on the market. These were perceived as good traits by the Committee during discussions on this topic. Continuation of these types of neighborhoods was considered by the Committee and the following characteristics were

developed for consideration in creating ordinance guidelines for acceptance of these developments in the future.

Characteristics of a desired single family retirement community	
	Should not be allowed in all zones
	Allow in areas where the higher density would not detract from large lot developments
	Frontage of lots should not be adjacent to frontage of larger lots
	Density increases over established zone should be based on development criteria over standard development and outlined in an infill ordinance
	Allow only in small areas that are considered infill
	Developments should improve the overall characteristics of surrounding properties
	Require proof (through assessed values) of higher quality products
	Access should not be restricted
	Qualifications for higher density should be established
	Quantifiable criteria for percentages of increase over established zone
	Landscape requirements and enhancements
	Recorded Development Agreement with all approved development criteria
	Superior building materials
	Quantity and quality of community amenities
	Established and professionally managed HOA
	Trail / park / shopping / transportation access for residents
	Require proof that the City has adequate infrastructure to support the development
	Public streets and infrastructure meet established guidelines
	Meets unmet housing demand
	Developer is builder
	Architectural theme with diversity of appearance

GOALS

Economic Development

- Goal: Provide balanced economic opportunities and encourage commercial development to serve the needs of the region, the community, and individual neighborhoods.
- Provide placemakers within the central business district to increase walkability and to encourage retention of commercial development.



Land Use

- Goal: Encourage residential development that will enhance and complement existing neighborhoods.
- Goal: Encourage commercial development that will complement existing developments and increase opportunities for entertainment and recreation within the city.



Community Facilities and Services

- Goal: Provide and maintain sufficient services to ensure optimum health and safety for all residents.
- Goal: Provide and maintain an adequate level of service for all existing community facilities and support existing and future recreational and cultural activities for the use and benefit of all residents.





PATIO HOMES

BUILT IN COUNTRY COVE
CLINTON CITY





2513

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