



E0-Employment Opportunity District



City Council Study Session
July 5, 2016

Background

- Collaboration with Economic Development Department
- Need for 'In-place', 'Shovel-ready' Zoning Entitlements
- Large sites for Large Employers
- Shorten Entitlement Processes
- Help Create 'Employment Hubs'
- Elliot Road Corridor Experience
 - Eliminate requirement for DAs



Overview of the New Zoning District



- Typically Staff-Initiated
- Minimum 160-acres
- General Plan Designation
- Land Uses Align with Council Policies & Plans
- Concurrent Approval of EO Development Plan
- Option for “Floating Zone” with Opt-in process
- Property Owner Maintains Existing Zoning until Opt-in



EO-Employment Opportunity District

∞ 2-Step Process

Step 1-Public Hearing Process

- Establish EO Zone District Boundaries through zoning process
- Approval of the EO Development Plan to Establish Land Uses and Development Requirements

Step 2-Administrative Process

- If necessary, Opt-In by property owners change the zoning to the EO District
- Administrative Site Plan Review

Incentives of E0 Zone

- Establishes preferred land uses and development standards upfront
- Economic Development Tool
- Streamlined process to re-zone and secure site plan approval





E0-Employment Opportunity District

∞ Use of the E0 Zone

- Pecos Road between Power and Ellsworth
- Other potential areas
 - Ellsworth, Elliot to Ray
 - Inner-loop area

Questions ?