

**Mackenzi Ray**

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**From:** nevadamax@usa.com  
**Sent:** Saturday, February 24, 2024 9:46 AM  
**To:** Planning Department  
**Subject:** Agenda items 6E and 6F

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## **ZONING vs MASTER PLAN**

- **Zoning** defines the Type of Land Use, Specific Activities, and **Densities**
- **Master Plan** provides a Guide for future development

Zoning is the City's promise to the home buyer of what his neighborhood will be like in the future. Realtors tell prospective buyers what the zoning is on abutting property, not the Master Plan Land Use designation.

CCMC defines Density as 'the number of families, individuals, dwelling units, households or housing structures per unit of land.' The Master Plan has NO definition of Density.

You can eliminate most of the problems between residents and developers by doing one simple thing: **Eliminating the "Range of Densities" shown in the Master Plan on pages 3-15 to**

**3-22.** Each Master Plan Land Use has one or more CCMC zoning districts assigned to it. For example, Low Density Residential has a range of densities of ‘.2 to 3 dwelling units per acre.’ It also corresponds to zoning districts SF21, SF1A, and SF2A. (For the three mixed-use districts, it’s time you assign zoning districts to them or eliminate them altogether!)

**Eliminate the problem by using the Density of the zoning districts to completely define the allowed lot sizes, not the range of densities.**

Let the Density defined for each residential district be the Density allowed by the zoning district(s) corresponding to that Master Plan Land Use. For example, CCMC 18.04.190 defines the minimum lot size for the SF21 zone as ‘21,000 square feet’ and the maximum density as ‘1 per 21,000 SF parcel.’ Now the developer of property master planned as Low Density Residential will NOT believe he/she can establish 14,500 sq ft lots, each developer will know surely that the minimum lot size is 21,000 sq ft.

Developers will not expect to get more lots than the zoning allows. Residents will be assured that the abutting zoning is being adhered to. This is easy to do and will stop a myriad of problems and issues.

This is such a simple and elegant solution. I'm surprised none of you thought of it before this!

Maxine Nietz

**Mackenzi Ray**

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**From:** danajulio2000@gmail.com  
**Sent:** Saturday, February 24, 2024 9:50 AM  
**To:** Planning Department  
**Cc:** CCEO  
**Subject:** PC agenda items 6 E and F

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## **WHAT DO THE PEOPLE WANT?**

Adhere to the statements already in the Master Plan, such as:

- Making the **Quality of Life for its current Residents the top priority for the city**
- Balancing future growth with **Available Water Resources and Sewer Capacity**
- Retention of public lands and acquisition of open space
- Increasing the **quality** of development
- Encouraging infill that **blends seamlessly** with established neighborhoods
- Ensure that infill is of a scale and character that it is **compatible** with surrounding development with appropriate height and density, similar setbacks and

lot coverage, and connectivity to surrounding development

New Items, such as:

- **More communication** between residents, developers, and the City
- Open up meetings involving development to **more public input**
- Allow public input from the beginning, i.e., the Conceptual Map meeting
- Make developers adhere to statements made to the public, as conditions of approval
- Remove Master Plan range of densities and adhere to zoning lot sizes

Dana Julio