

MEMO

TO: Three Forks Planning Board, Staff

FROM: Lee Nellis, FAICP

DATE: January 22, 2025

RE: Slightly Revised Draft KRZD

Since the Board did not schedule a hearing on the KRZD, here is a very slightly revised draft that answers some of the questions raised and makes other minor improvements. Hopefully this can be the hearing draft.

Title 11, Chapter 22 – Kyd Road Zoning District

11-22-1 What is the purpose of this zoning district? The Kyd Road Zoning District (KRZD) is established to implement Three Fork's growth policy by guiding the development of an amenable, primarily residential neighborhood that:

- is compatible with adjoining land uses;
- uses site planning, architectural, and landscape design to achieve compatibility within the neighborhood;
- provides on-site infrastructure and improvements in compliance with state and local standards;
- contributes to off-site infrastructure in fair proportion to the demand it creates;
- relies on low-impact stormwater management to the extent feasible given the site's constraints;
- provides adequate, but not excessive parking;
- continues Three Forks' historic residential neighborhood pattern of boulevards with street trees;
- is child and pedestrian friendly, allowing childcare uses, providing bicycle and pedestrian access throughout, **as well as a connection to the regional trail system;**
- is organized around focal points that include neighborhood parks or playgrounds, community gardens, or similar activity centers;
- offers a variety of housing choices; and
- addresses the need for housing affordable to the people who make Three Forks work, for example city employees, schoolteachers, and hospitality workers.

The KRZD will be a residential neighborhood, but low-impact commercial uses may be permitted to buffer the neighborhood from incompatible neighboring uses and the adjacent transportation corridor.

11-22-2 What are the boundaries of this zoning district? The boundaries of the KRZD are as shown on the Official Zoning Map of the City of Three Forks.

11-22-3 What is the permitting process in the KRZD?

- A. Approval of the proposed annexation and subdivision of the area within the KRZD shall be based on a finding of compliance with the regulations adopted or referenced in this chapter.
- B. Conditions may be imposed upon approval of the proposed annexation and subdivision of the area within the KRZD. All conditions must be based on specific standards adopted or referenced in this chapter.
- C. Subsequent development will require only a zoning permit issued by the Staff upon finding that it complies with all standards of these regulations, and the terms and conditions of the annexation agreement and subdivision approval.
- D. The Staff may refer any application for a zoning permit to the Planning and Zoning Board for advice before making the decision to approve or deny it. Such referrals must be presented at the first Board meeting after the application for a zoning permit is filed, and for which proper notice of the referral as an agenda item can be posted.
- E. Any proposal to change an approved subdivision plat must meet all requirements of this chapter and the city's subdivision regulations.
- F. Any proposal to alter the terms of an approved annexation agreement must be reviewed and approved by the City Council.

11-22-4 What uses are permitted in the KRZD?

- A. Dwellings at a minimum density of five (5) dwelling units per buildable acre, in any building form that complies with the standards of this chapter. The maximum density of dwellings shall be 12 dwelling units per buildable acre.
- B. Childcare with valid state licenses and in continuing compliance with their state regulations and city ordinances.
- C. Home businesses in continuing compliance with the city code.
- D. Customary accessory uses and structures, including accessory dwelling units as mandated by state law, and off-street parking in continuing compliance with the city code.

E. Infrastructure, including but not limited to neighborhood parks and utilities, that serves the neighborhood.

F. Low impact commercial uses that buffer the neighborhood from potentially incompatible uses.

G. The Low-Impact Commercial Development permitted in the KRZD must be amply buffered from adjoining or nearby residences, single-story, and built with non-reflective materials in muted colors. It must not:

- attract heavy trucks onto residential streets or generate traffic inconsistent with the enjoyment of nearby homes and a pedestrian friendly neighborhood;
- generate potential nuisances, including, but not limited to blowing dust, litter or smoke; more than occasional noise or vibration (routine maintenance and repair are allowed during daylight hours); odor, or runoff onto public ways or adjoining properties;
- have outdoor lighting that directs glare onto adjoining residential properties (functional and security lighting is permitted, but the application for a permit must show how it complies with this standard); or
- handle or store hazardous or toxic materials or waste.

G. Signs, as permitted by the city code.

Dimensional Standards

11-22-5 Is there a maximum building height? The maximum building height is 24 feet to the eaves and 32 feet overall.

Performance Standards

11-22-6 Is compatibility with adjoining uses required? Yes.

A. The potentially adverse impacts of adjoining land uses must be effectively mitigated. The application for annexation and subdivision shall identify all adjoining land uses (existing and future, as allowed by the current zoning) that may adversely affect development in the KRZD. Proposed mitigation measures may include site planning (the arrangement of lots, streets, parking areas, open spaces, and buildings or building envelopes); landscaped buffers; berms, fences, or walls; and architectural features. Other mitigation measures proposed by the applicant may be found to be effective by the city.

- B. The potentially adverse impacts of development in the KRZD on adjoining land uses (existing and future, as allowed by the current zoning) must also be effectively mitigated using any of the measures listed in A., above.
- C. Approved mitigation measures are required improvements subject to continuing maintenance requirements.

11-22-7 Is land use compatibility within the KRZD required? Yes.

- A. The application for annexation and subdivision shall show how site planning, landscaping, and architectural design minimize potential land use conflict within the KRZD.
- B. Potential land use conflict within the KRZD may be mitigated by conditions of approval that restrict operating and/or delivery hours.
- C. Potential land use conflict within the KRZD may be mitigated by conditions of approval that restrict potential nuisances including blowing dust or litter, glare, noise, odor, smoke, and/or vibration.
- D. The application for annexation and subdivision shall propose a table of dimensional standards that are consistent with the proposed site plan and can be adopted for use by the city in the future regulation of building additions and accessory structures.

11-22-8 Must a safe, complete, and efficient system of circulation be provided in the KRZD? Yes. The application for annexation and subdivision must show how safe, effective access via driving, bicycling, and walking will be provided throughout the KRZD. It must also show how the neighborhood will be connected to the regional trail system.

11-22-9 Must adequate parking be provided in the KRZD? Yes.

- A. The application for annexation and subdivision shall show how parking demand in the KRZD will be fulfilled in continuing compliance with city ordinances.
- B. Too much pavement generates unnecessary stormwater runoff, increases the costs of cooling nearby buildings, and detracts from the pedestrian-friendly character called for in the KRZD neighborhood. A reasonable estimate of parking demand should be met, as required by A, above, but the city will not approve an application for annexation and subdivision that proposes excessive parking.
- C. There shall be safe pedestrian circulation within large off-street parking areas.
- D. Large off-street parking areas shall be broken up by landscaping and effectively buffered by their location on the site, landscaped buffers, or screening.
- E. Parking area landscaping should be integrated with stormwater management on the site as required by 11-22-12.

11-22-10 Must development in the KRZD be pedestrian-friendly? Yes.

- A. There shall be a direct pedestrian connection, ordinarily a sidewalk, between the sidewalk or trail serving the neighborhood and the main entrance of every principal building.
- B. Culs-de-sac shall have a bicycle/pedestrian connection wherever that enables a shorter travel time for bicyclists and pedestrians to other parts of the neighborhood.

11-22-11 Must other on-site infrastructure be provided in the KRZD? Yes. The application for annexation and subdivision shall show how water, wastewater, and private utilities will be provided throughout the KRZD in compliance with state, local, and utility standards.

11-22-12 Is effective stormwater management (SWM) required in the KRZD? Yes.

- A. The application for annexation and subdivision shall show how stormwater management (SWM) will be provided throughout the KRZD in compliance with state and local standards, using low-impact techniques, as feasible.
- B. The application for annexation and subdivision shall show how stormwater management (SWM) is designed to be an asset in the proposed neighborhood. Filter strips, swales, grassed waterways and other channels, stormwater ponds, and other erosion and runoff control works shall be integrated with landscaped buffers, parking area landscaping, and other vegetated areas.

11-22-13 Must development in the KRZD contribute to the provision of off-site infrastructure? Yes. Development in the KRZD must pay impact fees as required by city ordinance. Note that commercial development in the KRZD may be subject to the large-scale development requirements of the impact fee ordinance.

11-22-14 Are certain elements of neighborhood design required in the KRZD?

- A. The application for annexation and subdivision shall show how the KRZD neighborhood will be organized around one or more focal points. Focal points are spaces or facilities that are intended to bring neighbors together and may include parks, playgrounds, pools, community gardens, a neighborhood green or square, a community center, or similar activity centers.
- B. The KRZD shall be served by one or more neighborhood parks that are within walking distance (2,640 feet) of every dwelling. The application for annexation and subdivision shall show the location of the proposed neighborhood parks and the facilities to be provided in them. It shall also show walking distance radii around the proposed park/s to demonstrate compliance with this standard.
- C. Street trees shall be planted along all streets in the KRZD.
- D. Streetlights with full cutoff luminaires shall be provided throughout the KRZD.

11-22-15 What standards apply to the design, construction, and installation of the improvements required by this chapter? All required improvements must comply with the current edition of the City's adopted *Standards for Design and Construction*.

11-22-14(C&D) and 11-22-15 will eventually apply throughout the city.

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