

## **11. CD Areas**

## 11. CD AREAS

In response to our discussion with LUPC Staff on the Community/Economic Development areas, and recognizing the appropriateness of more dispersed commercial development in this area's rural context, the Concept Plan has been revised in the following ways:

### AMENDMENTS TO CD-2

The overall size of CD-2 has been reduced to eliminate most of the areas that may contain wetlands (according to the NWI mapping). The Plan will keep 72± acres that a) are closest to the Sinclair Sanitary District and b) have some topography and therefore offer higher probabilities of better soils on a site-specific basis. The number of allowable lots for CD-2 has been reduced to 5.

- **Text Changes to the Concept Plan**

- **Revise page 13, E,1,d, second paragraph:** The first area rezoned D-FRL-GN is labeled "CD-2" on the Concept Plan Maps. See Map 23. CD-2 is located within the Village of Sinclair, is approximately ~~167~~ 72 acres in size and has approximately ~~3,950~~ 1,600 feet of frontage on Route 162. A portion of CD-2 abuts the east side of the Sinclair Sanitary District's wastewater treatment facility and is bisected by approximately 900 feet of Thibodeau Drive, the access road that serves that facility.

- **Text Changes to Chapter 10**

- **Revise 10.26,A,5,b as follows:** CD-2 Development Area: No more than 50% of the development area shall be developed and there shall be no more than ~~30~~ 5 lots.

### AMENDMENTS TO CD-3

CD-3b and CD-3c have been eliminated from the Plan. The number of allowable lots for CD-3a has been reduced to 2. CD-3a has been retitled CD-3.

- **Text Changes to the Concept Plan**

- **Revise page 13, E,1,d, first paragraph as follows:** The Concept Plan rezones ~~four~~ three areas as D-FRL-GN. The D-FRL-GN Zone recognizes existing patterns of development in appropriate areas and encourages further growth of compatible development. See Sub-Chapter II, Section 10.21,C,1.
- **Revise page 14, E,1,d, second paragraph as follows:** The ~~three remaining areas~~ second area rezoned D-FRL-GN ~~are~~ is labeled as "CD-3"; "~~CD-3b~~" and "~~CD-3c~~" on the Concept Plan Maps. See Map 23 or 24. All ~~CD-3~~ areas are located near the intersection of Route 161 and Route 162. ~~CD-3a~~ CD-3 is located southeast of the intersection of Route 161 and Route 162, is approximately 11 acres in size and has approximately 1,300 feet of frontage on the northern side of Route 161. ~~CD-3b~~ is located northeast of the intersection, is approximately 6 acres in size and has approximately 2,100 feet of frontage on eastern side of Route 162. ~~CD-3c~~ is located northwest of the intersection, is approximately 11 acres in size and has approximately 1,900 feet of frontage on the western side of Route 162.

- **Text Changes to Chapter 10**
  - **Revise 10.21,C,2,b-d as follows:**
    - b. ~~CD-3a~~ CD-3 Development Area;
    - c. ~~CD-3b~~ Development Area; and
    - d. ~~CD-3c~~ Development Area.
  - **Revise 10.26,A,5,c as follows:**

CD-3 Development Area: There shall be no more than 2 lots.

    - i. ~~For CD-3a~~ Development Area, there shall be no more than 4 lots;
    - ii. ~~For CD-3b~~ Development Area, there shall be no more than 4 lots; and
    - iii. ~~For CD-3c~~ Development Area, there shall be no more than 4 lots.

#### AMENDMENTS TO CD-4

CD-4 has been reconfigured to include a larger area of suitable soils to the west while removing areas of wetter soils to the east, resulting in an area of approximately 63 acres. The Plan also changes the zoning in CD-4 from D-FRL-CI, which allows industrial development, to D-FRL-GN, which is more of a commercial zone that would also allow a variety of commercial and community uses that would complement the existing and future development along Route 161. The number of allowable lots has been reduced to 6.

- **Text Changes to the Concept Plan**
  - **Revise page 12, E.1,c, first paragraph as follows:**

The Concept Plan rezones ~~two areas~~ one area as D-FRL-CI. The D-FRL-CI zone allows for commercial, industrial and other development that may not be compatible with residential uses. See Sub-Chapter 11, Section 10.21,A.1.
  - **Revise page 12, E.1,c, third paragraph; amend and move to what is now E.1,d and insert as the last paragraph in that section:**

The ~~second~~ final area rezoned ~~D-FRL-CI~~ D-FRL-GN is labeled “CD-4” on the Concept Plan Maps. See Map 23 or 24. CD-4 is approximately ~~73~~ 63 acres in size and is located near the intersection of Route 161 and Route 162. CD-4 is accessible from Route 162 and Route 161. The Route 161 access would pass under a transmission corridor that parallels the highway.
- **Text Changes to Chapter 10**
  - **Revise 10.21,A,2 as follows:**

**2. Description**

~~The following development areas~~ The CD-1 development area, as delineated on the maps contained in Section 1.H of the Concept Plan, ~~are~~ is located in the D-FRL-CI Zone:

    - a. ~~CD-1~~ development area; and
    - b. ~~CD-4~~ development area.

- **Provide a new 10.21,C,2,c:**
  - c. CD-4 Development Area.
  
- **Revise 10,26,A,5,d as follows:**

CD-4 Development Area: No more than 50% of the development area shall be developed and there ~~in no case~~ shall be no more than ~~30~~ 6 lots.