

The Southern Twin Lakes Road Business District

The Southern Twin Lakes Road Business District is established to provide land use, architectural, and bulk regulations to the 900 acres of property located along the southern end of Twin Lakes Road, near its intersection with Highway 10.

The District is intended to incorporate the findings and recommendations developed from the 171st Focused Area Study and as amended from time to time. Because of the diverse range of activities envisioned within the district, all within a common master plan, zoning is regulated through the development of sub-zones. The subzones are:

- The Point
- East Elk River Gateway
- The Hinge
- Office Village
- Station Area Village
- Hillside Heights
- The Pinnacle

The Point District

a. Purpose. The Point, a subzone of the 171st Focused Area Plan, is established to provide an environment for High density residential development, maximizing the recreational and aesthetic benefits of the river. Most development is less than 3 stories.

b. Uses. Permitted, Accessory, and Conditional uses applicable to the Point sub-zone are listed in section 30-XXX.

c. Bulk Regulations. Bulk regulations applicable to the Point sub-zone are listed in section 30-XX1.

d. Architectural Standards. Architectural Standards applicable to the Point sub-zone are outlined in section 30-938.

East Elk River Gateway

a. Purpose. The East Elk River Gateway (Gateway) subzone of the 171st Focused Area Plan is established to provide opportunity for destination retail and service developments immediately adjacent to the Highway 10/ Twin Lakes Road intersection. Closer to the river, uses transition to multiple family residential and public open space. The focus of the district is service and retail node intended to serve the regional population while maximizing the recreational and aesthetic benefits of the river. As the Twin Lakes Road and Highway 10 intersection transitions to an interchange, additional right of way will be necessary, requiring the relocation of businesses. These areas anticipated to be necessary for the interchange are identified as temporary destination retail in the FAST study.

b. Uses. Permitted, Accessory, and Conditional uses applicable to the Gateway sub-zone are listed in section 30-XXX.

c. Bulk Regulations. Bulk regulations applicable to the Gateway sub-zone are listed in section 30-XX1.

d. Architectural Standards. Architectural Standards applicable to the Gateway sub-zone are outlined in section 30-938.

The Hinge

a. Purpose. The Hinge, a subzone of the 171st Focused Area Plan, facilitates development that is not centered on access, as anticipated changes to Highway 10 access will impact traditional Highway centric uses. Care should be employed to provide site design that can accommodate fronting both 171st and Twin lakes Parkway. Uses are Jobs and services centric, recognizing the shift in traffic patterns. Accessory improvements, i.e. seating, trails, lighting etc. shall be employed to maximize the benefit of the wetlands within the area.

b. Uses. Permitted, Accessory, and Conditional uses applicable to the Hinge sub-zone are listed in section 30-XXX.

c. Bulk Regulations. Bulk regulations applicable to the Hinge sub-zone are listed in section 30-XX1.

d. Architectural Standards. Architectural Standards applicable to the Hinge sub-zone are outlined in section 30-938.

Office Village

a. Purpose. The Office Village a subzone of the 171st Focused Area Plan provides for redevelopment toward large office, Business Center, and showroom businesses. Good visibility but poor access once the transportation system is finalized will yield attractive, destination type development opportunities. The focus of the district is job creation, where Highway access is not a necessary component of successful businesses. Most development is less than 3 stories.

b. Uses. Permitted, Accessory, and Conditional uses applicable to the Office Village sub-zone are listed in section 30-XXX.

c. Bulk Regulations. Bulk regulations applicable to the Office Village sub-zone are listed in section 30-XX1.

d. Architectural Standards. Architectural Standards applicable to the Office Village sub-zone are outlined in section 30-938.

Station Area Village

a. Purpose. The Station Area Village subzone of the 171st Focused Area Plan provides for redevelopment toward pedestrian oriented development, urban scales, provides a mixture of housing, employment, service, and recreational opportunities immediately adjacent to the Commuter Rail station. The success of the subzone is predicated on the development of an attractive, welcoming gathering place that meets a variety of needs. Most development is less than 4 stories. Development shall be carefully considered and organized to promote internal easy, comfortable circulation and navigation. Connections between buildings, and sub areas beyond are vital to the

success of area. Parking areas shall be carefully considered, and located internal to blocks, to maximize development at the street.

b. Uses. Permitted, Accessory, and Conditional uses applicable to the Station Area Village sub-zone are listed in section 30-XXX.

c. Bulk Regulations. Bulk regulations applicable to the Station Area Village sub-zone are listed in section 30-XX1.

d. Architectural Standards. Architectural Standards applicable to the Station Area Village sub-zone are outlined in section 30-938.

Hillside Heights

a. Purpose. The Hillside Heights subzone of the 171st Focused Area Plan establishes an environment that provides a range of housing options and takes advantage of wetland views and woodland typology. The area provides for attached family development, preserving the maximum green space amenities will affording maximum density near employment, transportation, and service centers offered by the other subzones. Most development is less than 3 stories.

b. Uses. Permitted, Accessory, and Conditional uses applicable to the Hillside Heights sub-zone are listed in section 30-XXX.

c. Bulk Regulations. Bulk regulations applicable to the Hillside Heights sub-zone are listed in section 30-XX1.

d. Architectural Standards. Architectural Standards applicable to the Hillside Heights sub-zone are outlined in section 30-938.

Pinnacle District

a. Purpose. The Pinnacle Zoning district, a subzone of the 171st Focused Area Plan, is established to provide an environment for certain industrial, office, and commercial uses which are compatible with and complement each other. The focus of the district is job creation, where Highway visibility is not a necessary component of successful businesses. Most development is less than 3 stories.

b. Uses. Permitted, Accessory, and Conditional uses applicable to the Pinnacle sub-zone are listed in section 30-XXX.

c. Bulk Regulations. Bulk regulations applicable to the Pinnacle sub-zone are listed in section 30-XX1.

d. Architectural Standards. Architectural Standards applicable to the Pinnacle sub-zone are outlined in section 30-938.