



Sheridan Community Plan Update

DRAFT

**Meeting Seven
July 17, 2013**

SHERIDAN
COMMUNITY PLAN



- **Introductions**
- **Recap of Last Meeting**
- **Community Design Overview**
- **Discussion Session**

Recap of Land Use Discussion

Discussed Land Use Changes

13th Street

Encourage Mixed-Use

Highway Service

At Riosa Road/Sheridan Lincoln Blvd.

Business Park

South of existing industrial zone, west of Wild Flower Place

Industrial

South of existing industrial zone, between Sheridan Lincoln Blvd. and Wild Flower Place



Opportunities, Issues and Priorities



Reinforce Townsite

- Infill, primarily residential
- 82 additional units possible

Redevelop 13th Street

- Opportunity to create synergy through mixed-use development
- Potential for new housing and local-serving retail
- Demand for office/service space very limited, but may grow over time

Expanded Services

- Take advantage of new Highway 65
- Sewer limitation west side of Sheridan-Lincoln Blvd.

Expanded Industrial Zoning

- New jobs and investment. Bonus: new ‘consumers’
- Infrastructure constraints

The Sheridan Vision

There is a desire to maintain Sheridan's rural character while strengthening its economy. The Community Plan will help implement that vision.

“Maintain the rural, **small-town character** of Sheridan by managing growth, **revitalizing the existing townsite**, striving for **high-quality aesthetics**, and providing for community development needs to enhance the quality of life for current and future residents.”



Community Design

Community Design allows us to shape the way places look and function.

Principals of design influence the look and layout of a community. Design Guidelines direct the form and character of new development and the redevelopment of existing buildings and sites.

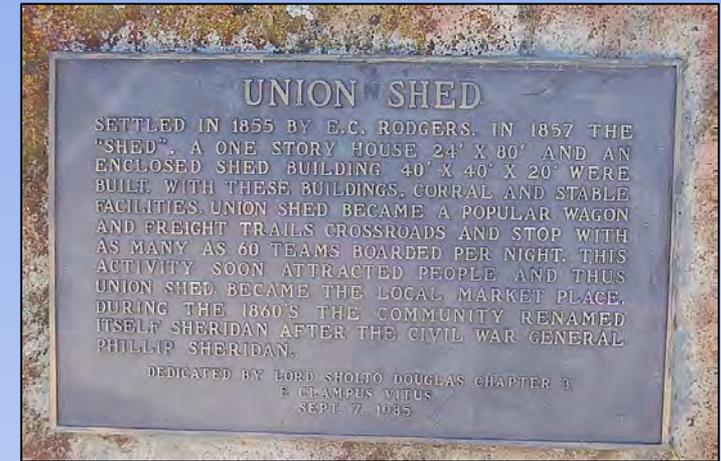
It is an important planning tool and is an integral part of the County's land use planning and decision making processes.



Historical Resources

An important part of what makes Sheridan a special place is its unique heritage.

Preservation of historical resources that represent this history helps foster civic and community pride and lends to Sheridan's character.



Historical Resources



4871 'H' Street
circa-1875



5415 Ranch House Road
circa-1875



Ranch House Road Culvert
circa-1915



'Sheridan Jail'
circa-1910

Historical Resources

Sheridan Cash Store circa-1879

The only identified commercial brick building remaining in Sheridan after a disastrous fire destroyed much of Sheridan's commercial district in 1891.



Redevelop 13th Street

- Opportunity to create synergy through mixed-use development
- Potential for new housing and local-serving retail
- Demand for office/service space very limited, but may grow over time
- Create a community gathering place



Opportunities



Opportunities



What is Mixed-Use?

A design that includes at least two types of land use that are not typically otherwise allowed together in another zoning district in order to promote unique solutions to land development issues. For example when apartments are located above or next to businesses.

Mixing uses makes it possible for people to live close to where they work and shop, which increases convenience and provides more housing choices.



Back to the Future

13th Street Is Historically Mixed-Use

From a *History of Sheridan* written by Jerry Logan:

“By 1881, Sheridan boasted a population of 125 and counted among its commercial establishments three stores, one drug store, two blacksmith shops, Click’s flour mill, one shoe shop, two hotels and three saloons.”



Mixed-Use Zoning Benefits

1. Expands the types of development allowed on 13th Street.
2. Generates additional opportunities for infill housing while simultaneously protecting the commercial viability and potential of the General Commercial (C2) zone district.
3. Can reinforce the character of Sheridan while ensuring attractive and compatible architectural design of projects.
4. Reduces regulatory barriers to mixed-use development.
5. Can prohibit uses that conflict with the community setting.



Live/Work Units

Typically combine ground floor retail or work space with living quarters to the rear or upstairs.

Live/work arrangements differ from a home-based business in that they require a storefront, more space, or involve a more intensive use than is usually allowed in a residential zone. It can include employees who are not residents of the home.

Example Uses:

- Boutique or retail sales
- Art and craft work
- Offices: Architects, consultants, insurance, real estate
- Services: Lessons, counseling, massage therapy
- Pet grooming (not doggie day care or kennels)
- Furniture refinishing/antique restorations
- Hair salon/day spa
- Child care



Mixed-Use Examples



Mixed-Use Examples



Community Plan Sets Uses

- The mixed-use district would allow housing, including multi-family, as well as retail, restaurants, offices and civic uses. Other uses may include live/work residences, personal services shops, child care facilities, recreation and public uses.
- Although the use categories in the underlying district must be allowed, subcategories may be disallowed (e.g. drive-thru establishments, gas stations).



Community Plan Sets Standards

- What is the balance of uses? We can cap residential floor area as a percentage of gross floor area.
- When residential is on first floor- require behind commercial space so that there is an 'active' street front.
- Mixed uses on specific blocks – commercial required at corners, all-residential on mid-block sites.
- Setbacks, lighting, signage
- Public space requirements
- Parking design and location. Could reduce commercial parking requirements by 'X' percent, while retaining existing residential parking requirements.
- Streetscape improvements
- Architectural design



Community Plan Sets Design Expectation

Design guidelines can be strict or flexible in regards to compatibility with community character/historical context.

Do we want to encourage creative design rather than strict adherence to historic styles? If yes, design guidelines should stress “compatibility” rather than “conformity” or “compliance.”



Highway Service

Expanded Services

- Take advantage of new Highway 65
- Sewer limitation west side of Sheridan-Lincoln Blvd.



Highway Service

Uses Allowed

- Auto Parts Sales
- Bank
- Building Materials Store
- Church
- Drive Thru Sales (MUP)
- Farm Equipment Sales
- Fast Food (MUP)
- Fitness Center
- Grocery Store
- Hotel and Motel (MUP)
- Mini Storage (MUP)
- Offices (medical/other)
- Plant Nursery
- Restaurant/Bars
- School
- Service Station (MUP)
- Shopping Center
- Truck Stop (CUP)



Highway Service

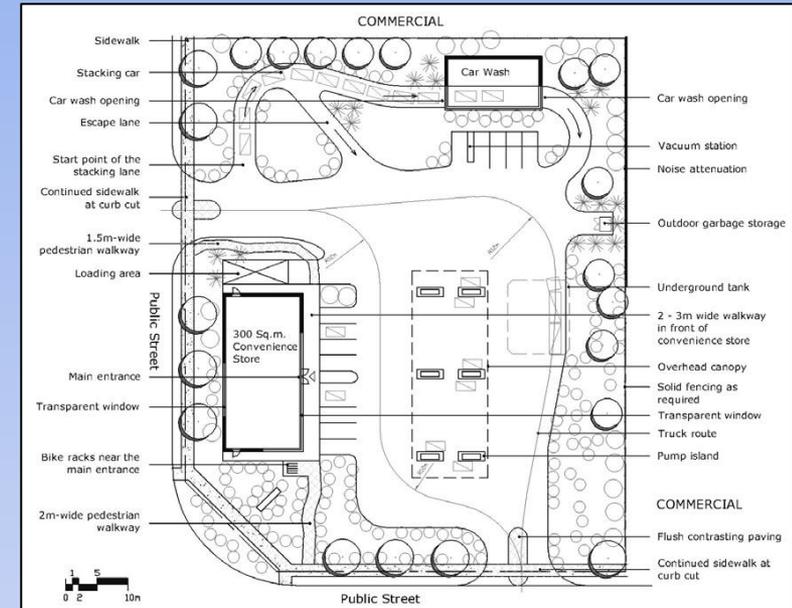
Community Plan Sets Design Expectation



Highway Service

Community Plan Sets Design Expectation

- Building Architecture
- Site Design
- Landscaping
- Signs
- Vehicular and Pedestrian Access



Industrial/Business Park

Business Park

Purpose is for the development of a mixture of light industrial, office and commercial land uses in a campus-like setting. No outdoor manufacturing or storage is allowed.



Industrial

Allows a wide range of industrial activities including manufacturing, assembly, wholesale distribution and storage.



Industrial/Business Park

Uses Allowed

INDUSTRIAL

- Agricultural Processing
- Plant Nurseries
- Manufacturing and Processing
- Warehousing/Distribution
- Restaurants/Bars
- Retail Stores
- Service Uses (i.e. Bank)
- Repair and Maintenance
- Service Station
- Hotel/Motel
- Truck Stop
- Medical Services
- Mini-Storage Facilities

BUSINESS PARK

- Small-Scale Manufacturing
- Restaurants/Bars
- Retail Stores
- Service Uses
- Hotel/Motel
- Medical Services
- Offices
- Personal Services
- Mini-Storage Facilities
- Warehousing/Distribution



Industrial/Business Park

Community Plan Sets Design Expectations

- Building Architecture and Materials
- Site Design
- Signs
- Landscaping
- Screening/Fencing



Key Questions

13th Street

- Are we comfortable encouraging mixed-use?
- How about live-work?
- Put limits on allowed uses?
- Do we want to dictate a strict architectural style?
- Site Design: buildings close to street?
- Require public outdoor space with commercial projects?
- Parking reductions
- Parking location
- Signage standards
- Streetscape improvements



Highway Service

- Do we want to dictate a strict architectural style?
- Signs- ground signs vs pole signs



Workshop's Key Questions

Business Park/Industrial

- Do we want a limit on construction types?
- Do we want to limit uses (i.e. self storage facilities)
- Buffering and screening
- Signs- ground signs vs pole signs



Stay Connected

Next Meeting: August 14, 6:30 pm

Stay Connected:

Chris Schmidt: crschmid@placer.ca.gov
(530) 745-3076

Web Page:

<http://www.placer.ca.gov/sheridan>



Historical Resources



In April 1989, then owner of the property Donald Rankin applied to demolish the structure to construct a retail plaza on the site. The County's Design/Site Review Committee denied the application and the applicant appealed that decision to the Board of Supervisors.

On August 14, 1989, the Board of Supervisors voted to uphold the decision to deny the demolition of the 1879 structure.

Listed for sale in 2012:
\$325,000

