



## MEMO

TO: Planning and Zoning Commission

FROM: Sheila DeSchaaf, AICP  
Planner II

DATE: May 16, 2011

**SUBJECT: Unified Development Code Amendment  
Educational Facilities District**

**P11-002**

On April 21, 2011 the Payson Town Council directed staff to prepare the appropriate Unified Development code amendments that would create a new zoning district classification for educational uses and ancillary facilities.

Attached for your review is a draft of the proposed new zoning district that would be added to the Unified Development Code. This district would specify that the Educational Facilities (EF) District provisions would guide uses within EF zoned properties in the Town of Payson.

Should this new district be created, staff would then accept applications for zoning map amendments (rezoning requests). As with any rezoning request, public noticing and citizen's participation processes would be met prior to the EF zoning designation being applied to any specific parcel or property.

The Planning & Zoning Commission's recommendation, along with the attached proposed code amendments, will be forwarded to the Town Council for first reading of this ordinance on May 19, 2011.

Staff recommends approval of this proposed text amendment.

**Suggested Motion to recommend Approval:**

"I move the Planning & Zoning Commission recommend to the Town Council approval of P11-002, a request to prepare the appropriate Unified Development code amendments that would create a new zoning district classification for educational uses and ancillary facilities."

## **New Section**

### 15-02-016 Educational Facilities District (EF)

A. Purpose and Intent: The Educational Facilities District is intended to permit, protect and facilitate the construction and use of Educational Facilities and Educational Ancillary Facilities.

B. Definitions:

1. Educational Facilities means any of the following that are for use by school districts, charter schools, private schools, colleges, universities, and other education providers. Educational Facilities may be owned by governmental or private entities.
  - a. classrooms
  - b. educational administrative facilities and offices
  - c. educational support facilities
  - d. student housing
  - e. research facilities
  - f. structures or other facilities for the utilization of renewable resources
  - g. conference centers
  - h. public transportation
  - i. athletic facilities
  - j. parking lots and structures
  - k. public parks, open space, and/or plaza's, and
  - l. any other facility used primarily for or to support education
2. Educational Ancillary Facilities means uses not directly for or supporting education, but which complement or are compatible with Educational Facilities and are located within an Educational Facilities Site.
3. Educational Facilities Site means the property on which Educational Facilities and Educational Ancillary Facilities are located. Such Site may contain multiple individual parcels if the development of such individual parcels is governed by one Development Plan.

C. Educational Facilities District Permitted Uses:

1. Educational Facilities shall be permitted.
2. Educational Ancillary Facilities that are subordinate to Educational Facilities shall be permitted.

D. Educational Facilities Development Standards:

1. A Development Plan, in accordance with 15-09-008, shall be submitted with the rezoning application.
2. All development shall be in accordance with the adopted rezoning ordinance.

**Amended Sections:**

1. 15-02-003(b)(5) shall be renumbered to 15-02-003(b)(6)
  
2. New section 15-02-003(b)5 shall be added and read as follows:
  - (5) Building height within an Educational Facilities District shall be limited by the approved Development Plan and Narrative, and shall address the factors notes in Section 15-09-017(A)(4).
  
3. Under 15-11-002, the following definitions shall be added:
  - Education Ancillary Facilities - see section 15-02-016(B)
  - Educational Facilities - see section 15-02-016(B)
  - Educational Facilities Site - see section 15-02-016(B)