

9.26.070 Commercial, Industrial, and Public Facility Special Considerations

Proposed development and new land uses on parcels within the SCC (Special Considerations - Commercial), SCI (Special Considerations - Industrial), or SCP (Special Considerations - Public Facility) combining zone shall comply with the following requirements, as applicable, in compliance with General Plan Table LU-5, Table LU-7 or LU-8.

SCC Zone	Area	SCC Zone Requirements
1a	Giuntoli Lane at Hwy. 101: Graham site	Commercial development should include consolidated access points, parking that is screened, and setbacks from the Mad River. This property is within the Urban Services Boundary, must be annexed, and has a Planned Development (:PD) overlay.
1b	2212 Jacoby Creek Road Assessor's Parcel Number: 501-011-006	In addition to the permitted uses allowed in the base zone, the following uses shall be considered as permitted uses: studio – art, dance, martial arts, music, etc.; fitness/health facility; meeting facility, public and private; school – elementary, middle, secondary; school – specialized; and theater, auditorium. Future development shall provide special consideration to potential impacts to cultural and historical resources on the site as the property is listed on the National Register of Historic Places – National Register #85000353 and has had archaeological investigations and tribal consultation/monitoring. Future development shall also not significantly diminish the school's historical structure, context or setting. The maximum percentage of site area to be occupied by structures, parking, driveways and pavement shall not exceed 60%.
SCI Zone	Area	SCI Zone Requirements
2	"K" Street Industrial area	Provide live-work spaces; revitalize older industrial uses.

3	West End Road Corridor	Promote more intensive industrial uses.
4	Aldergrove Industrial Park	Coordinated light industrial development, with increased landscaping.
5	Giuntoli Lane/Valley East Area: Zanzi site	Planned Development for entire property to minimize access points on Giuntoli, and coordinate land uses, interior circulation, shared parking, and overall building layout. Constraints include setback area along Mad River. APN 507-141-042 may allow for a public facility type use to accommodate a future City park along the Mad River. A special consideration for this parcel shall include dual (Industrial Limited [IL] and/or Public Facility [PF] land use activities.
6	Northcoast Hardwoods site	Planned Development for entire property to minimize access points on Samoa, and coordinate land uses, interior circulation, shared parking, and overall building layout.
7	Little Lake Industries (South I Street)	<p>Planned Development for the entire site shall include:</p> <ol style="list-style-type: none"> 1. An area not less than 25-feet wide adjacent and parallel to "I" Street shall be a landscape buffer between heavy manufacturing uses to the west and internal development on the site. Landscaping within the buffer strip shall include a dense planting of trees of species appropriate to the coastal environment. 2. A multi-use coastal access pathway shall be included along the entire landscape buffer to connect the Samoa Boulevard area to the Arcata Marsh and bay shoreline. 3. The former marsh areas at the southern portion of the property (south of the railroad tracks) shall be restored or recreated. 4. A small portion of the site adjacent to the Marsh Commons area, or along Butcher Slough, may be suitable for limited residential development.

		<p>5. A small portion of the site adjacent to the restored marsh area may be suitable as a site for an "eco-lodge" or other eco-tourism uses focused on coastal recreation.</p> <p>6. The northern portion of the site east of the landscape buffer may be developed as a "business park" with light industrial and business-service uses. Comprehensive development standards for the business park area, including sidewalks, landscaping, and building design, shall be included in the master plan for the site.</p> <p>7. A creekside conservation area shall be required parallel to the top of the bank of Butcher Slough.</p>
SCP	Area	SCP Zone Requirements
8	Mad River Hospital Area APN's 507-191-033, 507-191-076, 507-291-032 & 507-191-077	<p>Hospital development on APN's 507-191-077 and 507-291-032, in conjunction with an overall Master Site Plan, shall retain 50% contiguous open space, have adequate provisions for on site retention of stormwater, be compatible in scale with surrounding uses, provide permanent open space or conservation easements to the City of Arcata or a land trust, and limit extent of impervious surfaces (e.g. parking lots) as much as possible through a Planned Development. A conservation easement shall address provisions to: preserve prime agriculture soils; encourage limited agriculture activities; and promote trail systems, wellness gardens, and health related outdoor activities. On APN 507-291-032, north of Wiyot Way, a residential specific consideration shall be placed on this site that would allow for development of hospital related housing, including, but not limited to: life care facilities, assisted living facilities, medical related group quarters, medical services-extended care facilities, temporary housing for family members of hospital patients, or housing for doctors, nurses, and hospital staff per PC Resolution 08-11. If a Master Site Plan for the Mad River Hospital Area is not</p>

		approved by the year 2020 for a Public Facility (PF) Land Use Designated areas on APN's 507-191-077 and 507-291-032, then consideration should be given to reverting the PF designated lands back to an Agriculture Exclusive (A-E) designation.
9	Sunset Fire Station Site APN 505-121-030	Development of a fire station compatible with the proposed Foster Avenue extension shall be allowed on this Public Facilities (PF) designated parcel.
:SCI Zone	Area	:SCI Zone Requirements
10	Boyd Road Annexation (Portion) The following APNs 507-381-001, -004, -005 and -007 are zoned IL:SCI:SP (Note: the Flake Board property (-001) is developed only with a well and is not authorized to be further developed at this time)	507-381-004, -005, -007 – Eureka Ready Mix. The Special Considerations zone will allow the continued extraction, manufacture and processing of rock products, concrete and asphalt batch plant operations and other directly related ancillary equipment/structures. Existing uses on APNs -004, -005 and -007 may operate in perpetuity unless and until such time as the uses described above cease in entirety for a period of three years. Following the three-year period, any new use must conform to IL zoning.

(Ord. 1398, eff. 1/15/2010; Ord. 1428, eff. 5/1/2015; Ord. 1458, eff. 6/19/2015)