



**CAMP^W & WILLIAMS
JOINT LAND USE STUDY
IMPLEMENTATION**

Executive Summary



SARATOGA SPRINGS

Saratoga Springs abuts Camp Williams to the south/southeast. Relative to land within other participating communities, the area of Saratoga Springs affected by (or potentially affecting) Camp Williams' operations is fairly limited. The Land Use Element of the Saratoga Springs General Plan (GP) was adopted 9/13/05.

Land Use

The GP's land use plan (LUP) does not explicitly address land use as to Camp Williams.

The LU-A is mostly designated **LDR** and **RC** in the LUP. The LDR area just east of and abutting the Camp is primarily utility transmission right of way, precluding residential development.

Also, a large part of LU-A is coincident with the "Gilead" MPC. While Gilead contains proposed land use that may conflict with LU-A criteria, the ability to influence changes is presumed to be limited.

Therefore the **two areas of LU-A focus** are the large westerly LDR south of and abutting the Camp (per the GP, LDR equates to 1-4 du/acre) and (as to FAR) the northern ½ of the smaller northeasterly regional commercial (RC) area (the southern ½ is LU-B).

A large part of **the LU-B** area consists of the approved/developed Harvest Hills PUD. Other areas within LU-B that are undeveloped (but are not entitled) include the lower half of the above referenced RC; a large westerly area designated industrial (the current earth materials processing site); and the adjacent area to the east, designated RC in the LUP. The areas subject to LU-B are not subject to any other MCA, with the exception of a small portion of the northeasterly RC (subject to the aviation overlay).

There is also a small east/west "strip" just north of and abutting the southerly RC, shown as Neighborhood Commercial (NC) in the LUP. This NC is more or less half LU-A and half LU-B. It is too small to be of consequence as to FAR.

Based on the JLUS criteria, given the above, there are no substantive conflicts as to the LU-B overlay area (i.e. LU-B density max is 6 du/acre, unless also subject to an aviation MCA, then a 2 du/acre maximum should apply). The LU-B area that is LDR and also subject to the aviation MCA is fairly small and the conflict could be avoided by keeping the flight path to the west side of the MVC alignment in this area.

Light

The LUP contains only general policies as to lighting within streets and in commercial developments. It does not address lighting as to Camp Williams.

Noise

The LUP does not address noise in specific regard to Camp Williams, and only contains a general statement as to limiting the impacts of traffic noise.

Although the lighting MCA extends over the east side of Camp Williams (into Saratoga), this area contains power transmission lines and is of no consequence as to future residential or sensitive land use development.

A small portion of the noise contour also extends farther east into the Gilead MPC in areas planned for either regional commercial or community facilities.

The principal area of concern as to noise is the northerly portion of the undeveloped LDR **south of** and abutting the Camp.

Height (Aviation Safety)

The LUP does not address structure heights in regards to impacts on Camp Williams' operations or public safety.

Agriculture

The GP does have an agriculture land use category (in addition to the RA-5), but the GP contains no discussion of farmland preservation or related policies, objectives, strategies, etc.

General Plan Recommendations

In General

Update the GP to include a new section or amend existing sections (i.e. economic development, housing, utilities, etc.) to include an overview of the JLUS and its recommendations, tailored per the suggestions below. Include both graphics and text to show the extent of applicable military compatibility areas and related policies, objectives and strategies to address compatibility.

Land Use

1. Revise the GP to recommend no more than 2 du/acre for the LDR south of and abutting the Camp boundary (i.e. within LU-A in this area).
2. Recommend disclosure to prospective owners/developers/operators of sensitive uses, as well as notification to Camp Williams of potential or proposed sensitive uses (pending applications) and the opportunity to review/provide comment (within the LU-A).
3. Include a recommendation to require a conditional use permit for any sensitive uses (and uses over 2 du/acre if not limited by zoning) within the LU-A, together with Camp notification per the above.
4. For LU-B areas, simply document/affirm current plans and policies and note their consistency (i.e. recommend at least maintaining current approaches and avoiding changes that would create conflict in LU-B areas).

Light

Modify the GP to provide policy support for current lighting regulations, both generally, and in terms of light impacts on Camp operations.

Noise

Include a discussion of noise and vibration impacts and mitigation options in the GP's Housing section, with specific reference to Camp Williams. Suggest use of incentives to provide noise attenuation (i.e. density bonuses for instance).

Height (Aviation Safety)

Address in the GP both generally and as to the Camp. Include recommendations to limit or prohibit potential conflicts within the aviation safety overlay. If possible, adjust that MCA to follow the west side of the future Mountain View Corridor alignment. Absent prohibitions (with appropriate exemptions), consider requiring notification of pending applications and a review/comment option for Camp Williams.

Agriculture

Does not appear to be of specific relevance to Camp Williams and/or a "tool" for addressing compatibility in Saratoga Springs.

Land Use Regulation Findings

Land Use

R-14 (HDR)

There is a fairly substantial area of zoned multifamily in the northeast corner of the City (shown RC in the GP). This area is within LU-A and light MCAs and the west half is within the aviation safety overlay. R-14 allows (as of right) multifamily, two and three family homes. Conditional uses in R-14 are the same as in the R-3 (see below).

Undesignated Westerly Area (South of Camp Williams)

This large area is suggested in the GP for LDR (1-4 du/acre) but is not yet zoned.

Harvest Hills PUD

This approved and developing MPC is only subject to LU-B.

Gilead MPC and R-3

Located within the LU-A, light, aviation safety and a small western "strip" of the noise compatibility areas. Believed to be fully entitled, but currently undeveloped. R-3 as of right uses include playgrounds, charter schools, parks and recreation areas. R-3 conditional uses include churches, child care, pre-schools, and elderly residential.

Regional Commercial

North

The area recommended in the GP for Regional Commercial (RC) is actually zoned R-14 (HDR)

South

This large RC area is east of the “gravel pit” and is only subject to LU-B.

Light

Saratoga Springs has adopted fairly extensive and specific standards, mostly in their design guidelines, which are referenced in the zoning regulations. If design approvals and compliance are carried out consistent with these requirements, lighting impacts should be minimal, both as to “point” sources and general glare.

Noise

There is a general design guideline provision for noise “buffers.” As noted, noise is primarily a concern as to future development of the “LDR” lands south of and abutting the Camp.

Height (Aviation Safety)

Permitted principal building heights range from 35-40’ with the exception being the 50’ Industrial zone maximum. Antenna and monopoles are limited to 35-40’ (R-3, R-14, NC and RC zones) and to 100’ in the Industrial zones. Roof mounted structures are permitted to extend no more than 10’ above the main building. Standard exemptions apply (i.e. steeples, etc.). The gravel pit (Industrial zone) is not in the aviation safety area.

Agriculture

Not particularly relevant in this location.

Miscellaneous/Other

Development agreements can be required for any development, with minor exceptions. Master development agreements are required for non-residential and mixed use projects over 20 acres and for residential projects over 160 acres. Almost all uses require site plan approval.

Land Use Regulation Recommendations

Land Use

- Rezone the northerly R-14 to be consistent with the GP’s suggested RC.
- Suggest 1 du/acre in the LU-A south of and abutting Camp Williams.
- Provide notice and a comment period (to/for Camp Williams) with regard to any proposed sensitive uses in the LU-A overlay (regulation amendment and/or MOU).
- Make sure sensitive uses in the LU-A require a conditional use permit approval and revise the use permit standards as necessary to address relevant compatibility concerns.

Light

- Consider including appropriate references to the LU-A/Lighting MCA and the increased need to assure appropriate lighting design/practices in these areas.

Noise

- Include construction practices as part of the conditional use criteria for sensitive uses in the area south of Camp Williams (mandates or as condition of approval). Consider incentives as to attenuation in residential developments over 1 du/acre (same geographic area).

Height (Aviation Safety)

Given the very limited aviation safety overlay and the generally restrictive height standards, there should be no compatibility issues.

Agriculture

No recommendations (not applicable).