# WORKSHOP

**Imperial/Tract 3 Revised General Plan and Planned Development Zoning Proposal, Land Uses and Proposed Standards**

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***Asst. Director of Community Development***
***Johnson Development***

# Workshop Overview

- Public Feedback- additional information
- General Plan / PD Districts Overview
- Expectations of Redevelopment for Imperial / Tract 3
- Johnson Development Presentation
- Next steps & Questions

# Public Feedback Imperial Development Proposal- Additional Information

# Public Feedback – Add. Info.

- Workshop of Oct. 11, 2011
  - Overview of Public Feedback given
  - Discussed calls, emails, letters, neighborhood HOA's, Imperial Redevelopment Committee (IRC) responses
- Emphasis on amount of contact received since July 2011 resubmittal

# Public Feedback-2011

**Further Highlights-**

**Project feedback- Petition Materials Submitted to City Secretary in April**

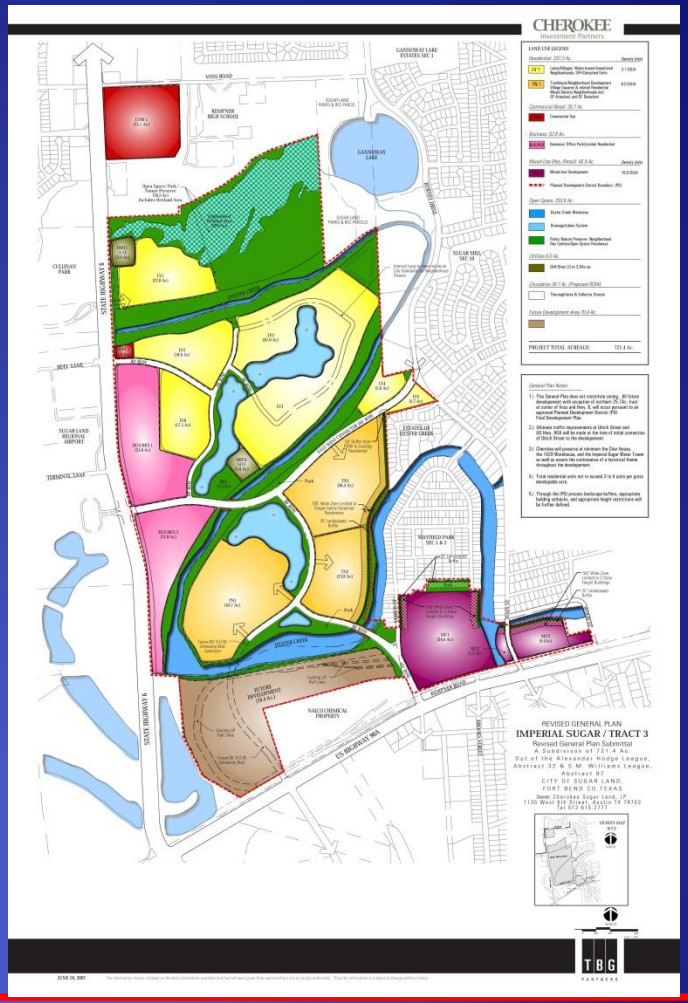
- **Contained a mix of written petition sheets and individual emails totaling 1,546**
- **Oppose any change to the approved 2007 General Plan multi-family density**

# General Plan / PD Districts Overview

# 2007 Approved General Plan

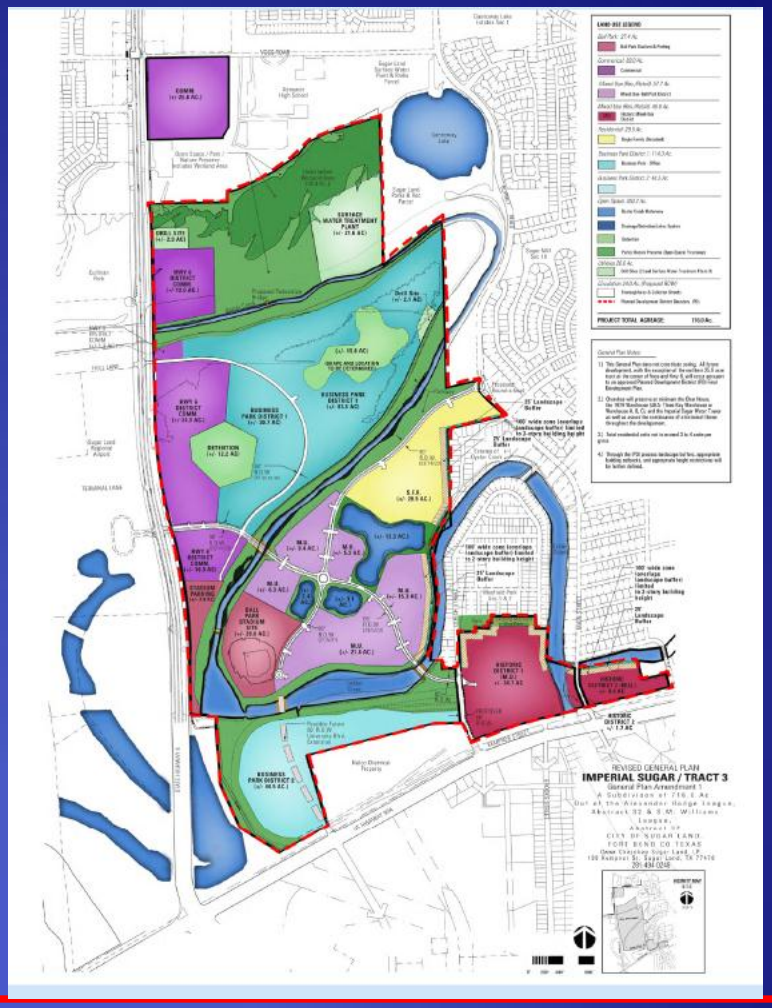
**Planned Development (PD) Zoning required in order to develop per 2007 Dev. Agreement**

**Process was determined to be 2 step**



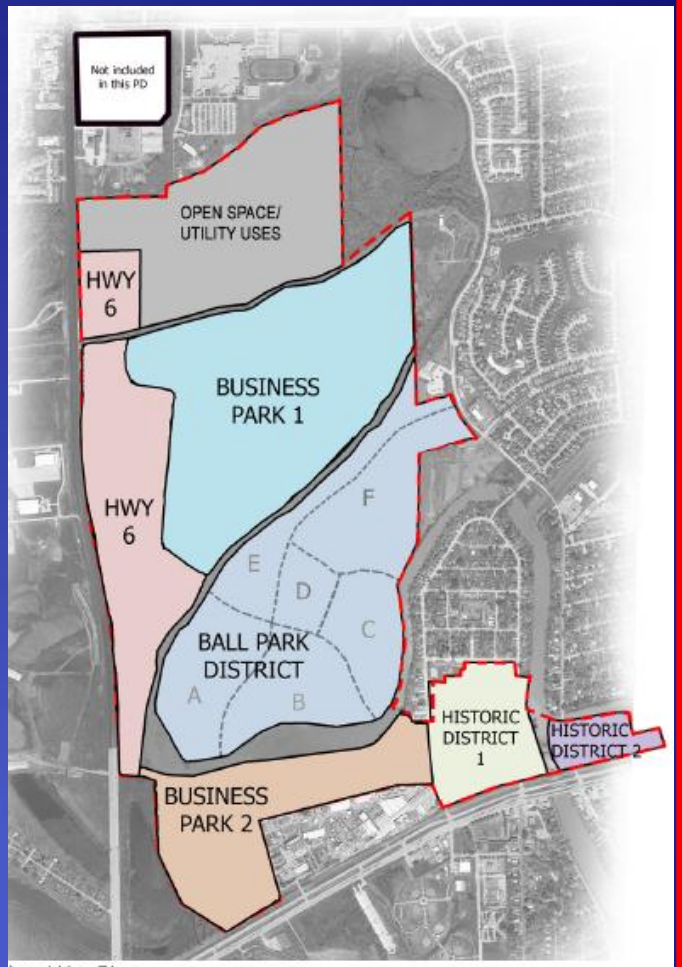
# Current Revision for Gen. Plan

- GP shows proposed land use areas, open space / green space
- Main circulation
- Key buffer areas along Oyster Creek and Historic District



# Proposed PD Districts (7)

- Each district identified with Land Use Matrix for uses
- Specific bulk regulations and conditions for each district
- Johnson will cover use list in presentation



Land Use Plan

# Expectations of Redevelopment for Imperial / Tract 3

# Resolution 5-16 (2005)

- Sugar Land City Council set expectations for Imperial Tract 3
- Identified Imperial Sugar Company and historic Char House (preserve, protect, enhance)
- Set expectation of future redevelopment tools-

TIRZ District, Imperial Redevelopment Districts, to carry out redevelopment of Imperial / Tract 3

# Cherokee Statement of Intent

- Submitted in Oct. 2006 prior to Gen. Plan with commitment to key elements
- Contained 7 Goals/Objectives and included importance of heritage and historic preservation
- Char House to serve as focal point of historic area
- Historic theme to be carried throughout the development

# Redevelopment Agr. 2007

- Expectations set for Redevelopment in alignment with Res. 5-16 and TIRZ
- Imperial Redevelopment to include preservation of Char House, 3 Bay Warehouse, Water Tower
- Requirement of buffers adjacent to Mayfield Park /Estates of Oyster Creek
- Restrictive covenants required for all platted lots

# Redevelopment Agr. 2007 cont.

- Ultimate Zoning Expectations were set up for Planned Development (PD)
- Requires Cherokee to apply for PD zoning
- Expectation of high quality mixed use master planned community
- Imperial Redevelopment District (powers of a Municipal Utility District)
- Park dedication for acreage per GP

# Tax Increment Financing

- Tax Increment Reinvestment Zone (TIRZ) authorized by State Law
- Zone must be contiguous, wholly located in City, in an area substantially impairing growth of City
- Refers to capturing difference in taxable value on property before and after zone has been created and new dev. takes place

# TIRZ 3 District

- Imperial's TIRZ established in 2007 with Council consent and 30 year timeframe
- City participates at 50% ad valorem tax rate and Fort Bend Co. has MOU to participate at 50% upon completion of Final Project Financing Plan
- FBISD is not a participant (does not affect school tax revenues)
- No other entities participating

# TIRZ 3 District cont.

- Concerns have been voiced that TIRZ diverts revenue from school dist.
- School district not participating, TIRZ only has long-term effect of potentially enhancing value of revenues
- Prelim. Estimates of $1.2 billion in future taxable value for TIRZ equating to $143 million over life of zone

# Johnson Development Presentation

# Next steps

- Opportunity for Commission feedback to be examined by applicant and staff
- Public Hearing anticipated for December 13, 2011 at P&Z
- P&Z Recommendation to Council at a subsequent meeting (2012)
- Future Council Meetings- Workshop, Hearing, and Ordinance consideration

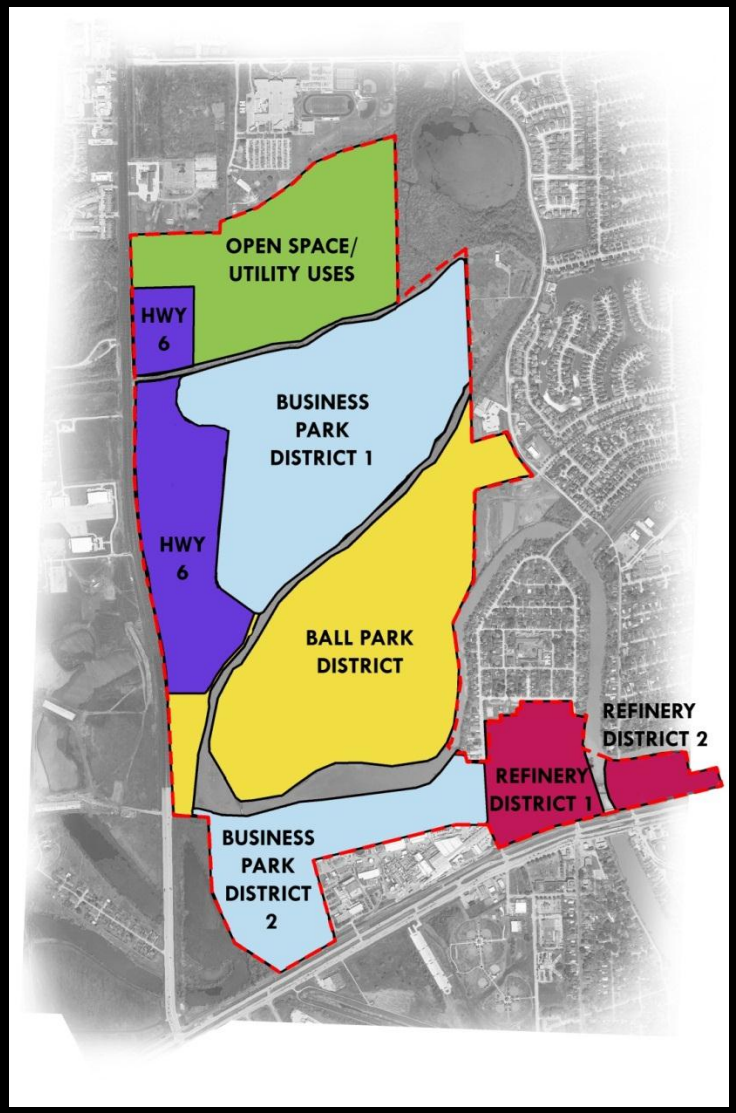
IMPERIAL SUGAR COMPANY
IMPERIAL SUGAR
Pure Cane
IMPERIAL
EST. 1843
A Planned Development in Sugar Land, Texas
IMPERIAL SUGAR
IMPERIAL SUGAR
TBG
The Johnson Development Corp.

# PLANNED DEVELOPMENT

Provides increased open space and amenities that result in a superior development and offers special benefits to the community.

# PLANNED DEVELOPMENT

A General Development Plan is provided , supplying sufficient information to determine the merits of the development.




**Imperial has been divided into seven separate districts, with restrictions, regulations, requirements and land uses that differentiate each district.**

# PLANNED DEVELOPMENT

A list of amenities that result in a superior development and special benefits to the community…. (common to all districts)

Open Space:

Accounts for 45% of the gross acreage.

Open space is by definition – green space.

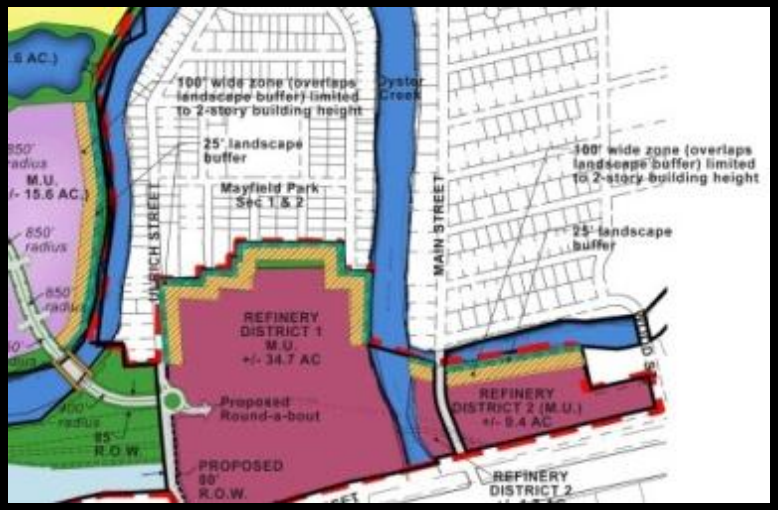
Minimum 15%

## Trails / walkways:

- Req. connections to building entrances
- Req. connections thru parking areas
- Req. connections to multi-family
- Minimum 10’ shared use trial along Oyster Creek
- Pedestrian friendly street sections

# Buffers

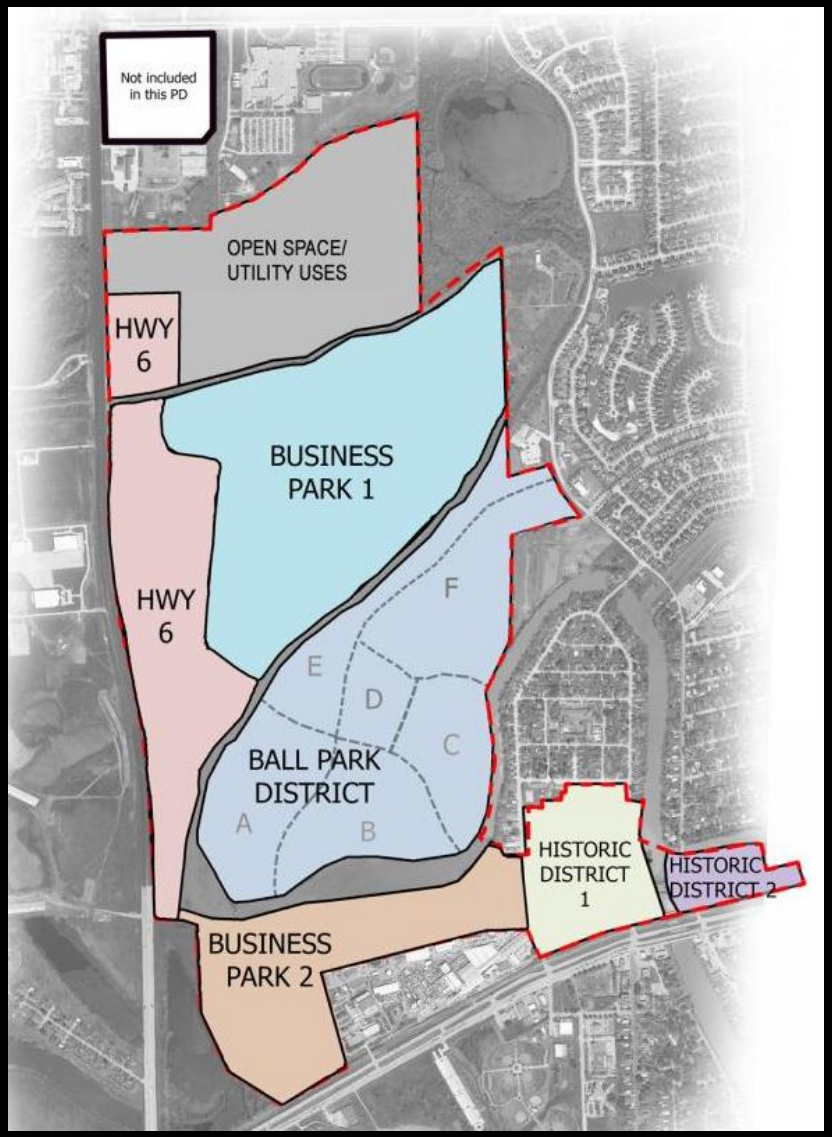
- Min. 25’ adjacent to Oyster Creek, Mayfield Park and SH 6
- Min. 10’ along all other public streets
- Required 1 shade tree / 30’ of frontage



- Increased landscape requirements
- Improved Freestanding sign requirements
- More stringent building regulations
- More stringent parking setbacks
- Provisions for bicycle parking

Imperial has been divided into seven separate districts:

- Refinery Mixed-Use District 1 & 2
- Ball Park District
- Business Park District 1&2
- Highway 6 Commercial
- Open Space/ Utility Uses



# Historic Districts

## 1 & 2:

A proposed mixed-use destination development including: retail, office, restaurant, hospitality, entertainment and residential uses.

# Historic Districts Visual Studies

## *Office*

# Historic Districts Visual Studies

## *Restaurant*

# Historic Districts Visual Studies

## *Hotel*

# Historic Districts Visual Studies

## *Entertainment*

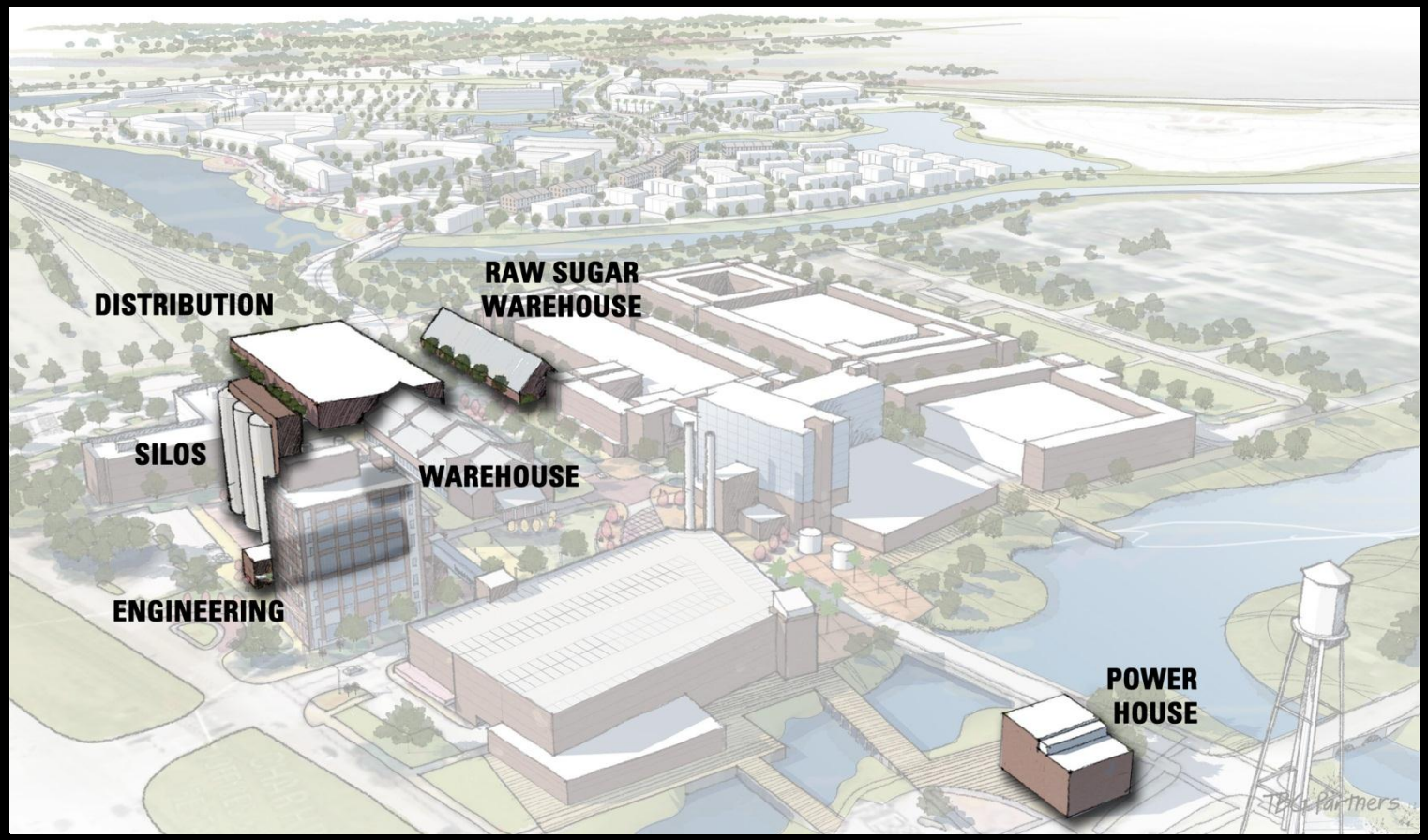
# Historic Districts Visual Studies

## *Residential*

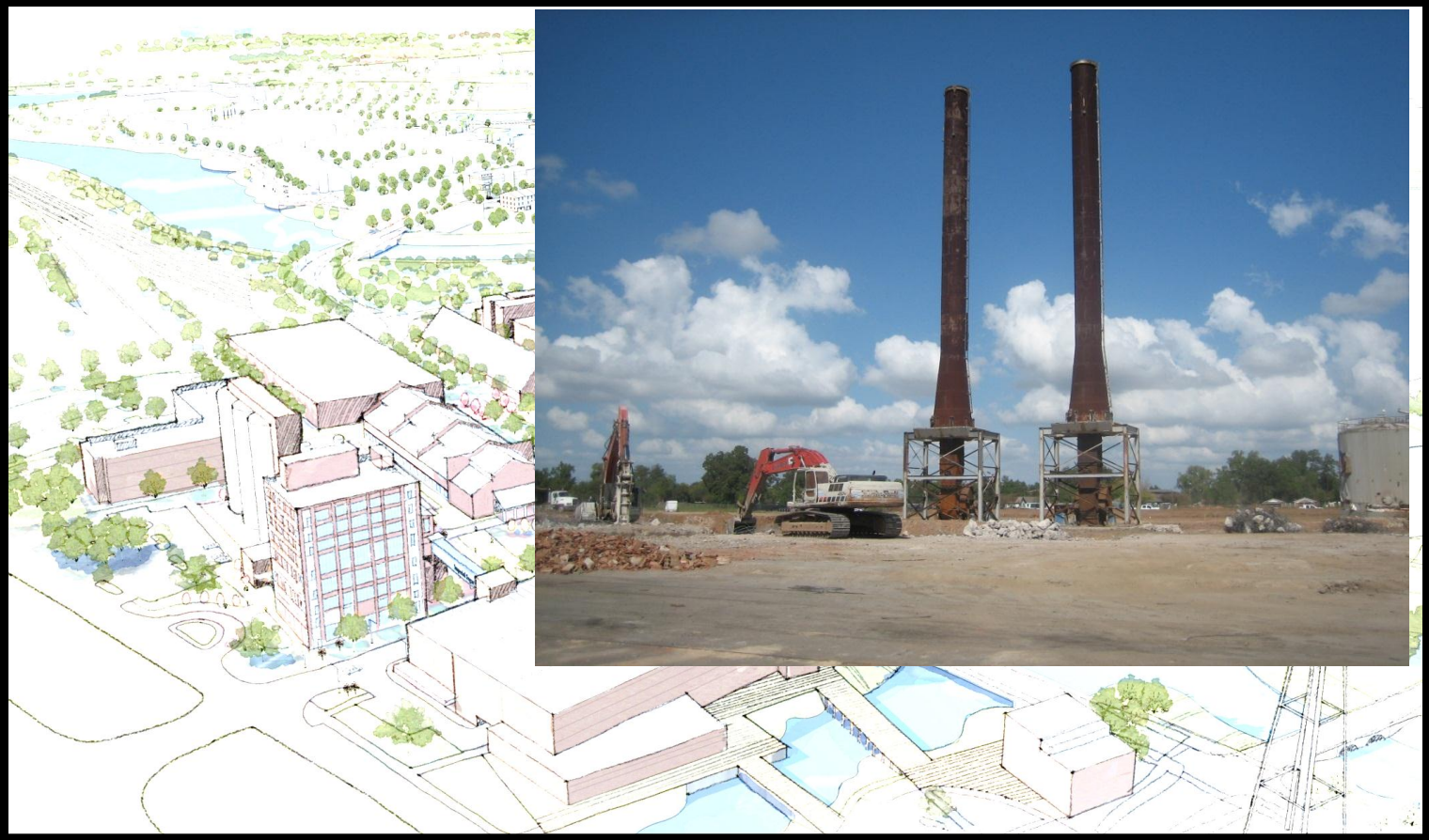
# *Museum/ Civic and Gathering Spaces*

# Preservation of the Char House, Three Bay Warehouse, and Water Tower

**(as required by the Redevelopment Agreement)**




**Preservation of 6 additional Structures, (pending feasibility study)**

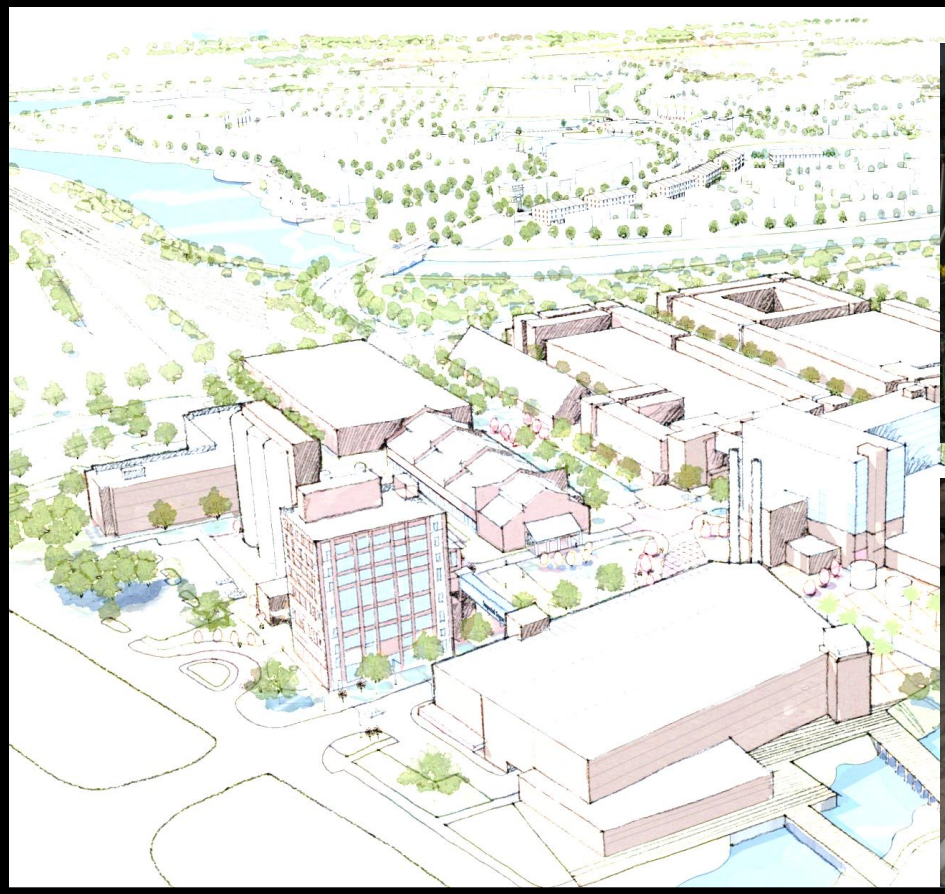


# Preservation of Power Plant Smoke Stacks and Ground Storage Tanks

**(pending feasibility study)**

**Donation of 15,000 to 20,000 bricks to the Sugar Land Heritage Foundation.**

**(to be used for fund raising and incorporated back into the development)**



**Preservation of numerous artifacts**

**(to be donated to the Sugar Land Heritage Foundation or incorporated back into the development as public art)**

# Planned Interpretive Trail System,

## telling the story of Imperial Sugar and the City of Sugar Land

**Provision of space for the Sugar Land Heritage Foundation permanent Museum**

**Historic Elements will be incorporated into the overall design of the Development**

**(entry features, bridges, public plazas, etc.)**

**Historic Elements will be incorporated into the overall design of the Development**

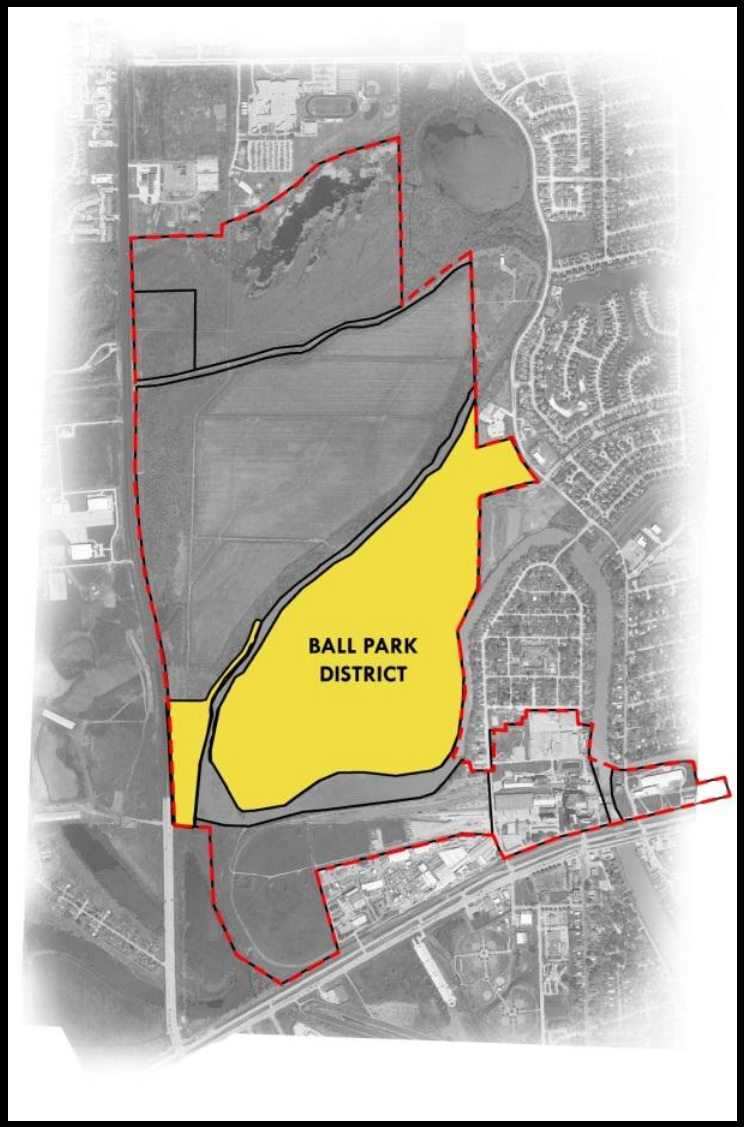
**(entry features, bridges, public plazas, etc.)**

**All Building Structures within the Historic District shall have an architectural character that reflects the history of the site.**

Ball Park District

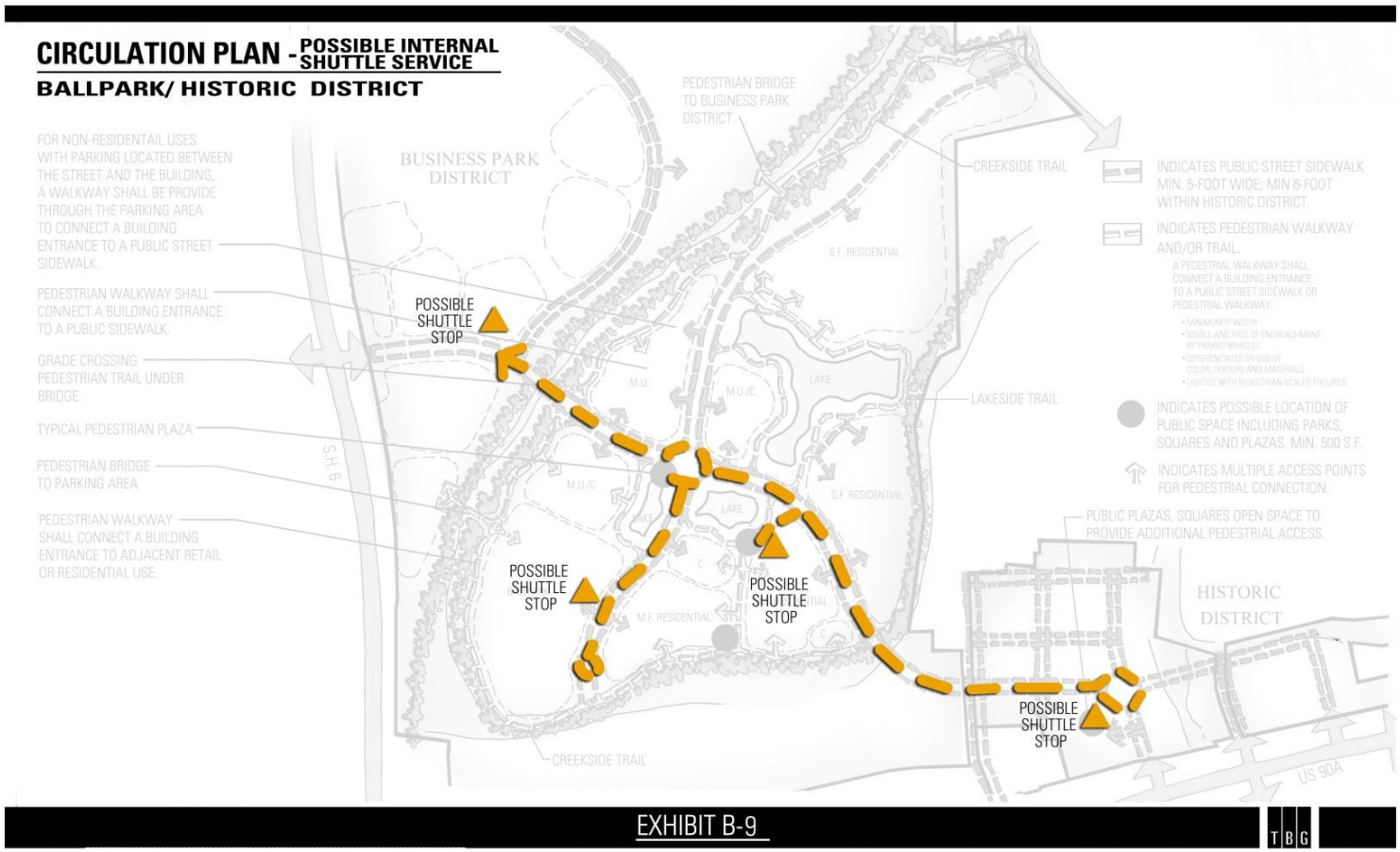
LAND USES

- Restricted to Residential, Mixed-Use, and Commercial



PHASE
TWO
Oyster Creek
Patio Homes
Multi-Family
Townhomes
Office/
Hwy. Retail
Pad
Neighborhood
Retail
Hotel
Pad
Village Center
Townhomes
Oyster Creek
ULRICH
Restaurants
Multi-Family
Pad
Refinery
District
Ball Park
Oyster Creek

BUSINESS PARK
DISTRICT
5 MINUTE WALK
10 MINUTE WALK
M.U.
M.U./C.
LAKE
M.U./C.
LAKE
LAKE
M.F. RESIDENTIAL
M.F. RESIDENTIAL
BALLPARK
HISTORIC
DISTRICT
US 90A
S.H. 6




# Internal Shuttle Route

# Ball Park District Visual Studies

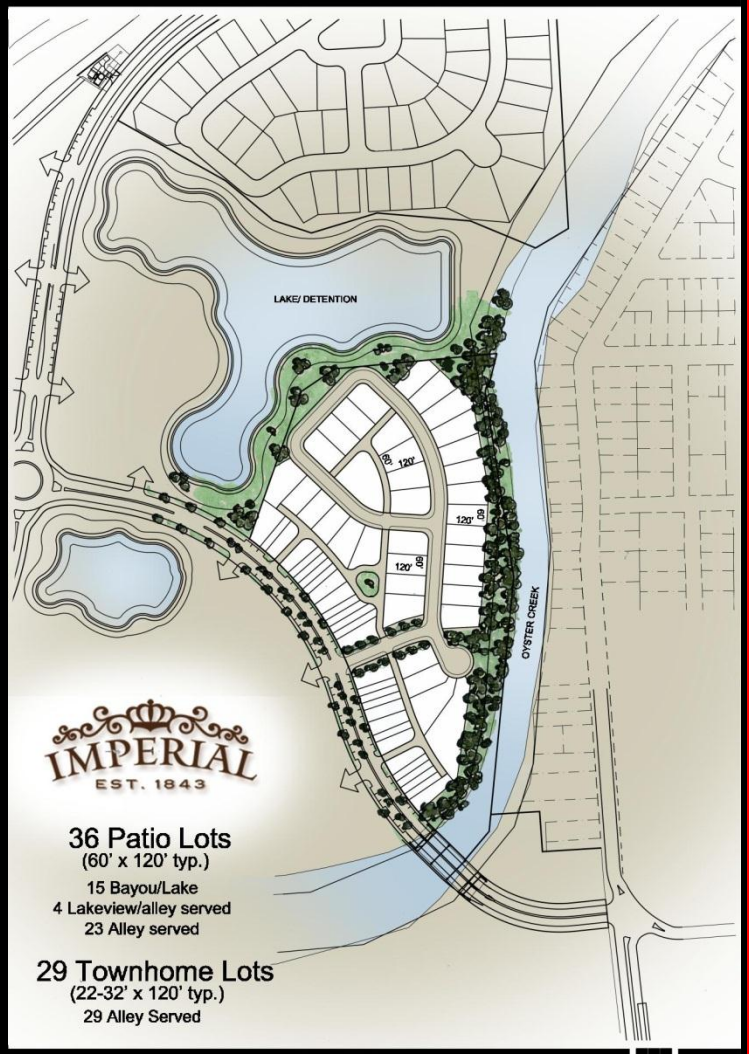
## *Streetscape*

# Ball Park District Visual Studies

## *Single-Family*

# Ball Park District Visual Studies

## *Townhomes*




July 29, 2011

# Ball Park District Visual Studies

## *Residential*

# Ball Park District Visual Studies

## *Retail*

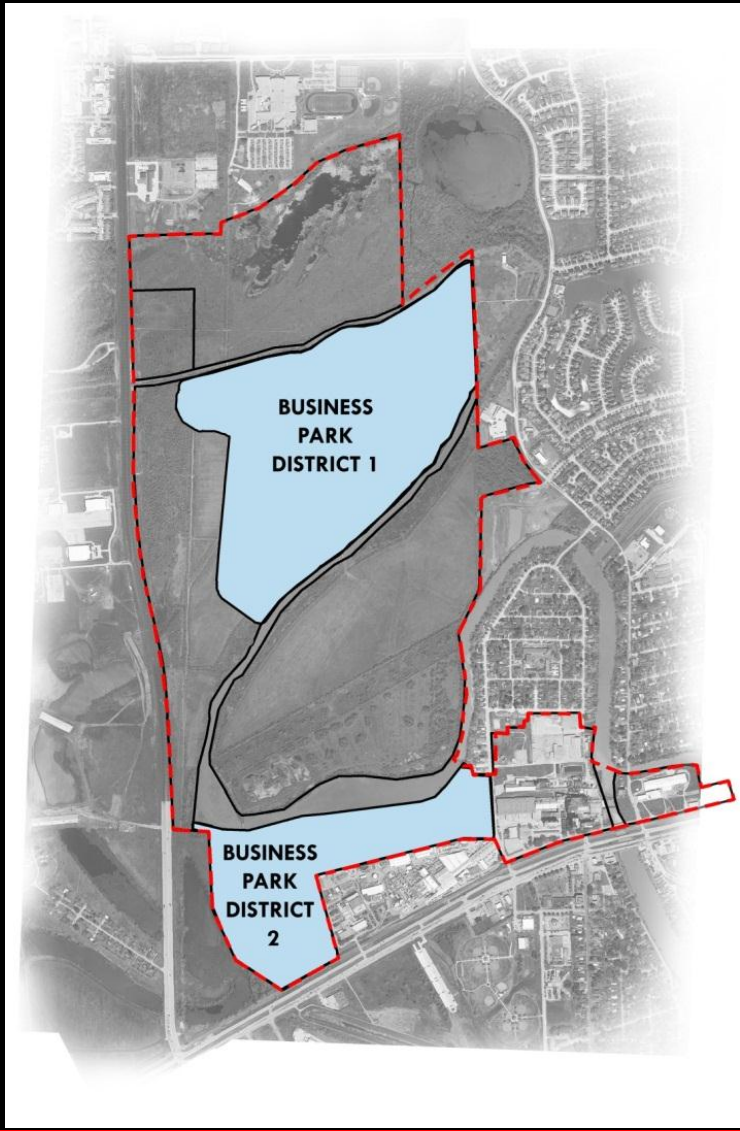
# Ball Park District Visual Studies

## *Plaza and Green Spaces*

# Business Park Districts

## LAND USES

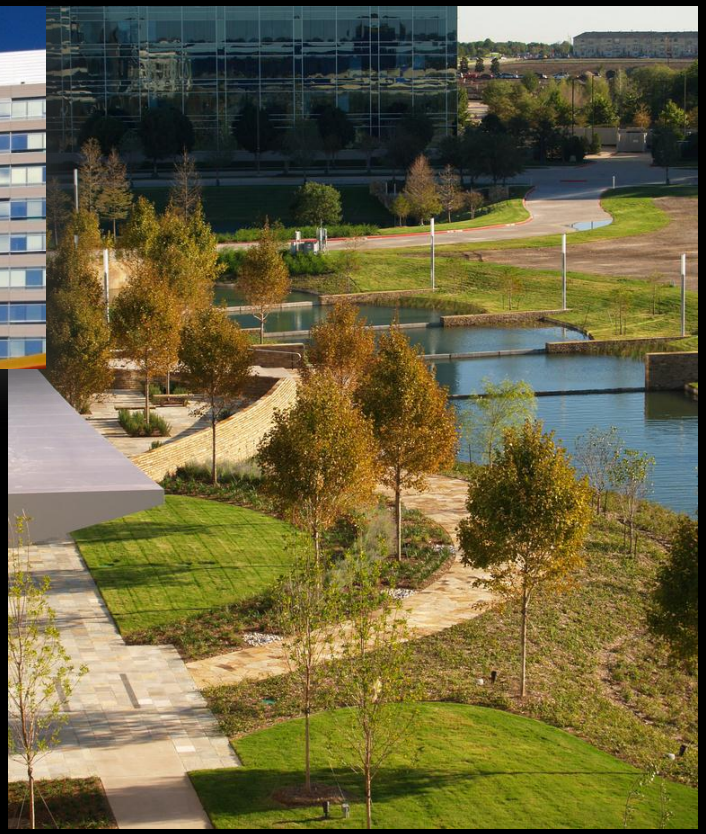
Uses include office and civic uses, with generous buffer requirements along Oyster Creek



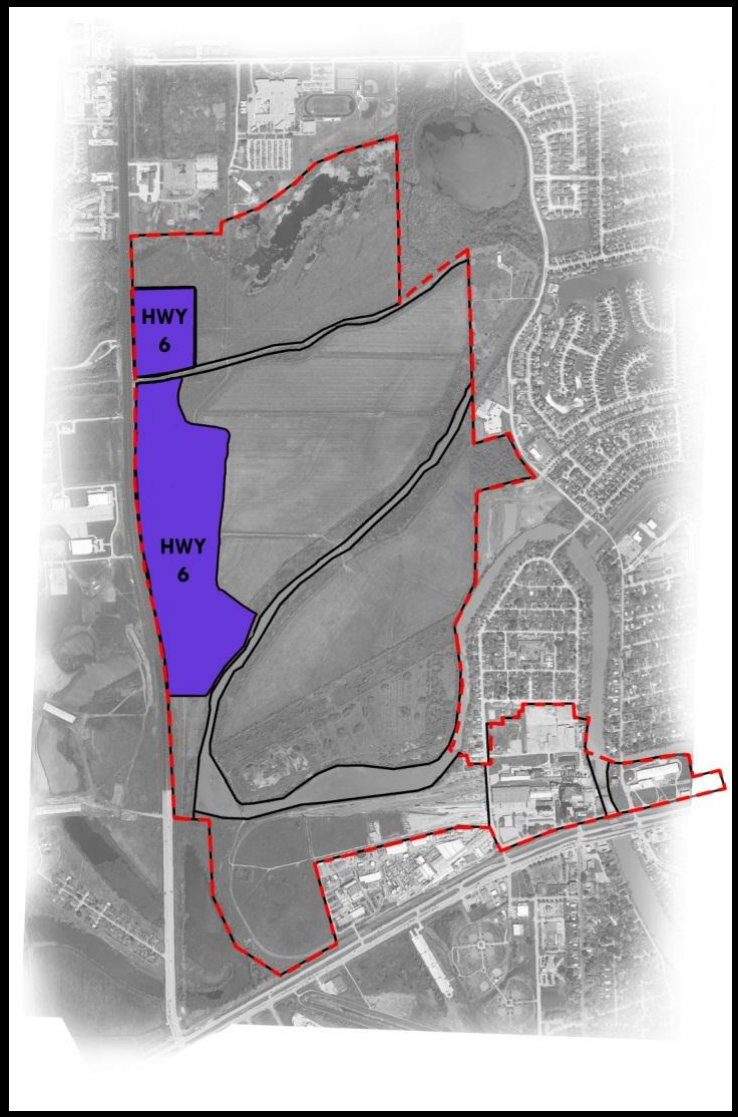
Office
Office
Office
Office
Office
Office
Office
Office
Office
Office
Office
Amenity/Detention
Lake
Amenity/Detention
Lake
Hwy.
6
District
Oyster Creek

# Business Park District Visual Studies

## *Office*



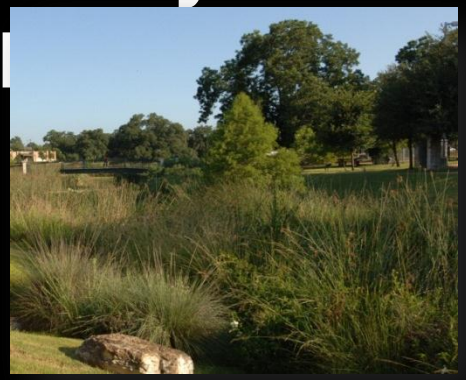
# Highway 6




**LAND USES**

**Include: retail, office, hotel, and commercial**

# Open Space/ Utility Use



## LAND USES

**Protected wetlands, drill site, surface water treatment facility, and open space land uses**

Land Use Comparison to B-2

General Business

- Y - Uses included not permitted in B-2
  Y Uses included also permitted in B-2
  C - Uses incl. also permitted in B-2 but with conditions
- C – Uses only incl. with conditions in PD otherwise permitted in B-2
- X – Uses excluded from PD otherwise permitted in B-2

| Land use | Hist 1 | Hist 2 | Ball Park | Bus. Prk1 | Bus. Prk2 | Hwy. 6 | Open space |
|---|---|---|---|---|---|---|---|
| 1 -7. AG. AG. Serv. | X | X | X | X | X | X | X |
| 8. For-estry | X | X | X | X | X | X | X |
| 15. Const. | | | | Y | Y | | |
| 20. Food Prod. | | | | Y | Y | | |

| Land use | Hist 1 | Hist 2 | Ball Park | Bus. Prk1 | Bus. Prk2 | Hwy. 6 | Open space |
|---|---|---|---|---|---|---|---|
| 27-28. Print-ing | X | X | X | Y | Y | X | X |
| 31. Lea-ther | | | | Y | Y | | |
| 34. Fab. metal | | | | Y | Y | | |
| 35-36. Elec. Equp. | | | | Y | Y | | |

| Land use | Hist 1 | Hist 2 | Ball Park | Bus. Prk1 | Bus. Prk2 | Hwy. 6 | Open space |
|---|---|---|---|---|---|---|---|
| 38. Meas. Equip | | | | Y | Y | | |
| 42. Ware-house | X | X | X | C | C | X | X |
| 44. marina | X | X | X | X | X | X | X |
| 47. Trans. | Y | Y | C | Y | Y | Y | X |

| Land use | Hist 1 | Hist 2 | Ball Park | Bus. Prk1 | Bus. Prk2 | Hwy. 6 | Open space |
|---|---|---|---|---|---|---|---|
| 55. Auto dealer | X | X | X | X | X | X | X |
| 55. Gas station | X | C | X | X | X | C | X |
| 56. Ap-parel | C | Y | C | X | X | Y | X |
| 57. Fur-niture | C | Y | C | X | X | Y | X |

| Land use | Hist 1 | Hist 2 | Ball Park | Bus. Prk1 | Bus. Prk2 | Hwy. 6 | Open space |
|---|---|---|---|---|---|---|---|
| 58. Rest-aurant | C | Y | C | C | Y | C | X |
| 58. Bars | Y | Y | Y | | | Y | |
| 59. Retail | C | Y | C | X | X | Y | X |
| 60. Dep. Inst. | C | C | C | C | Y | C | X |

| Land use | Hist 1 | Hist 2 | Ball Park | Bus. Prk1 | Bus. Prk2 | Hwy. 6 | Open space |
|---|---|---|---|---|---|---|---|
| 61. Non-Dep. Inst. | C | C | X | C | Y | C | X |
| 62. Comm brokers | X | X | X | X | X | X | X |
| 65. op's r/e | Y | Y | | Y | Y | Y | |
| 67. Invst office | Y | Y | X | Y | Y | Y | X |

| Land use | Hist 1 | Hist 2 | Ball Park | Bus. Prk1 | Bus. Prk2 | Hwy. 6 | Open space |
|---|---|---|---|---|---|---|---|
| 70. Hotel | C | C | C | C | C | C | X |
| 72. Pers. Serv. | Y | Y | C | Y | Y | Y | X |
| 73. Bus. Serv. | Y | Y | X | Y | Y | Y | X |
| 75. Serv. prking | X | Y | X | C | C | C | X |

| Land use | Hist 1 | Hist 2 | Ball Park | Bus. Prk1 | Bus. Prk2 | Hwy. 6 | Open space |
|---|---|---|---|---|---|---|---|
| 76. repair serv. | Y | Y | X | Y | Y | Y | X |
| 79. amuse ment | Y | Y | C | Y | Y | Y | X |
| 80. health serv. | Y | Y | C | Y | Y | Y | X |
| 81. Legal serv. | Y | Y | X | Y | Y | Y | X |

| Land use | Hist 1 | Hist 2 | Ball Park | Bus. Prk1 | Bus. Prk2 | Hwy. 6 | Open space |
|---|---|---|---|---|---|---|---|
| 82. Edu. serv. | C | C | C | C | C | C | X |
| 83. Soc. Serv. | C | C | C | C | C | C | X |
| 84. mus-eums | Y | Y | C | Y | Y | Y | X |
| 86. Mem. Org. | Y | Y | X | Y | Y | Y | X |

| Land use | Hist 1 | Hist 2 | Ball Park | Bus. Prk1 | Bus. Prk2 | Hwy. 6 | Open space |
|---|---|---|---|---|---|---|---|
| 87. Eng. Serv. | Y | Y | X | Y | Y | Y | X |
| 89. Serv. n.e.c. | Y | Y | X | Y | Y | Y | X |
| 91. Exc. Gen. | Y | Y | X | Y | Y | Y | X |
| 92. Justice Pub, | Y | Y | C | Y | Y | Y | X |

| Land use | Hist 1 | Hist 2 | Ball Park | Bus. Prk1 | Bus. Prk2 | Hwy. 6 | Open space |
|---|---|---|---|---|---|---|---|
| 93. Fi-nance | Y | Y | X | Y | Y | Y | X |
| 94. Human Res. | Y | Y | X | Y | Y | Y | X |
| 95. Env. quality | X | X | X | X | X | Y | X |
| 96. Adm. Econ. | Y | Y | X | Y | Y | Y | X |

| Land use | Hist 1 | Hist 2 | Ball Park | Bus. Prk1 | Bus. Prk2 | Hwy. 6 | Open space |
|---|---|---|---|---|---|---|---|
| 99. single family | | | C | | | | |
| SF-Town house | Y | Y | Y | | | | |
| 99. Multi-family | C | C | C | | | | |
| | | | | | | | |