



Staff Report

To: Chairman Tony Matyszczyk, Chairman
Planning Commission

From: Thomas Eddington Jr., AICP, ASLA
Town Planner

Re: Zoning Map – Updates

Date: 18 October 2021

The recommended Zoning Map is attached as Exhibit A

At the September 15, 2021 Planning Commission meeting, staff presented a Zoning Map that, based on our research, most accurately represented current zoning district designations within the Town. The only changes to the current zoning district designations on the map are the following:

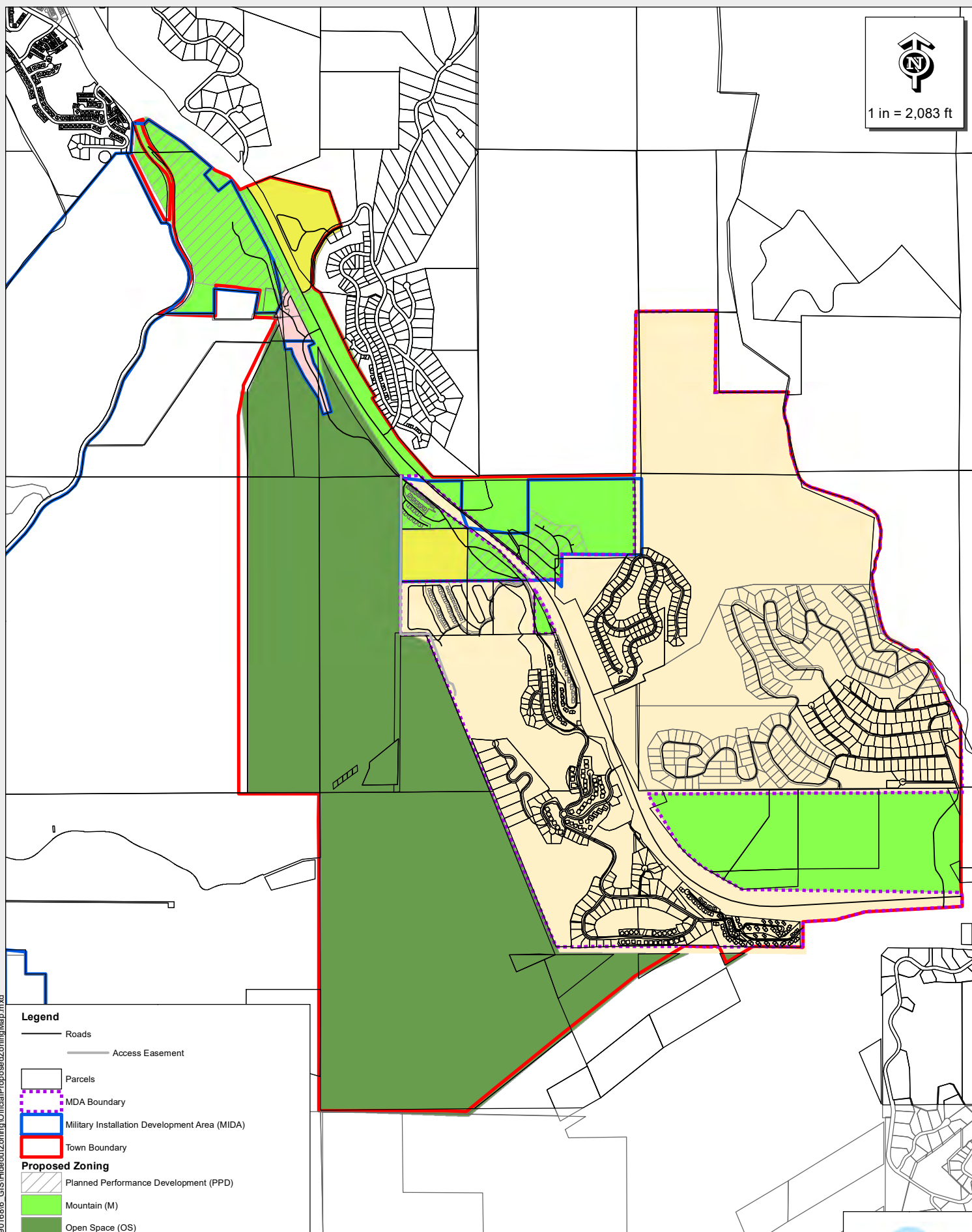
- Deer Mountain Affordable Housing – this area was zoned Mountain (M) or simply designated by its land use, ‘residential affordable housing’ on prior maps. However, the existing conditions on the ground include multi-unit structures that are generally indicative of medium- or high-density residential developments. Therefore, to better match the existing built environment, this area is recommended to change to Residential Medium Density (RMD).
- Lakeview Estates – the prior maps illustrated this as Mountain (M) but this area was rezoned by the Town Council, with a favorable recommendation from the Planning Commission, on June 27, 2019. This area was rezoned to Residential Medium Density (RMD).
- Right-of-way designation clarification – what appeared to be a road along the west side of Shoreline, Lakeview, and Deer Waters subdivisions has now been clearly identified as an access (and utility) easement.

No additional changes or clarifications are recommended for the Zoning Map at this time. The ratification of this map, to the best of our understanding, reflects current conditions and will provide the most accurate compilation of prior maps to date. Once adopted, this will serve as the Town’s official Zoning Map.

The Density Pod map that reflects the development areas within the MDA is not part of the Zoning Map. Mustang has a different Density Pod map which we are working on with them to reconcile.



1 in = 2,083 ft



Legend

- Roads
- Access Easement
- ▭ Parcels
- - - MDA Boundary
- ▭ Military Installation Development Area (MIDA)
- ▭ Town Boundary

Proposed Zoning

- ▨ Planned Performance Development (PPD)
- ▭ Mountain (M)
- ▭ Open Space (OS)
- ▭ Neighborhood Commercial (NC)
- ▭ Residential Medium Density (RMD)
- ▭ Resort Specially Planned Area (RSPA)

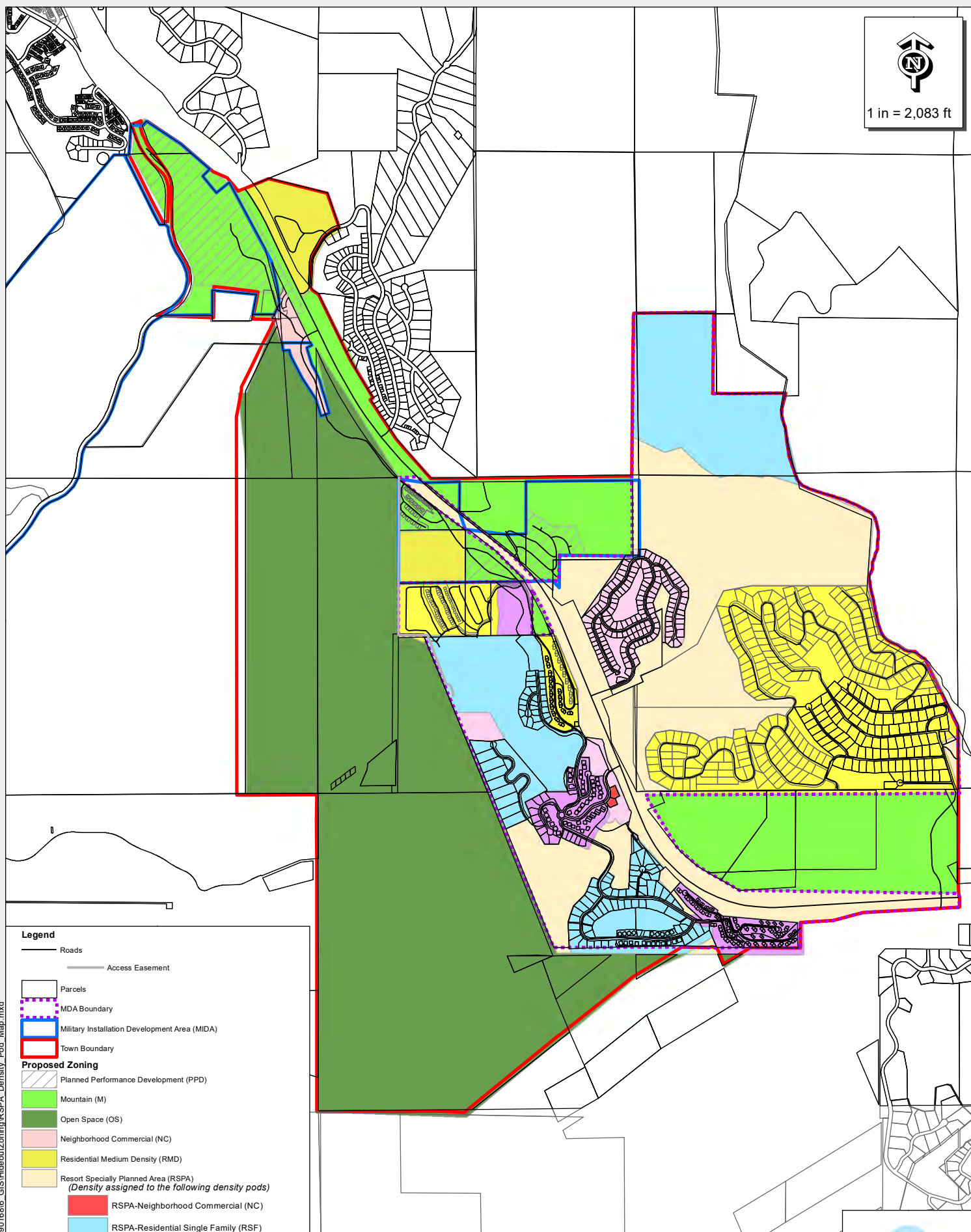
TOWN OF HIDEOUT PROPOSED ZONING MAP

DRAFT DATE: 9/23/2021





1 in = 2,083 ft



Legend

- Roads
- Access Easement
- Parcels
- MDA Boundary
- Military Installation Development Area (MIDA)
- Town Boundary

Proposed Zoning

- Planned Performance Development (PPD)
- Mountain (M)
- Open Space (OS)
- Neighborhood Commercial (NC)
- Residential Medium Density (RMD)
- Resort Specially Planned Area (RSPA)
(Density assigned to the following density pods)
- RSPA-Neighborhood Commercial (NC)
- RSPA-Residential Single Family (RSF)
- RSPA-Residential Medium Density (RMD)
- RSPA-Resort Village Medium Density (RVMD)
- RSPA-Resort Village High Density (RVHD)

TOWN OF HIDEOUT RSPA DENSITY POD MAP

DRAFT DATE: 9/23/2021

