



CLEARWATER SPECIFIC PLAN UPDATE



CITY OF PARAMOUNT

ITEM NO. 17

AGENDA

- Meeting Summary
- Existing Conditions
- Discussion – Setback from Union Pacific Railroad
- Discussion – Density



MEETING SUMMARY

City Council/Commissions

- December 2023 – City Council one-on-one discussions
- June 5, 2024 – Planning Commission study session
- June 18, 2024 – Public Safety Commission study session
- June 25, 2024 – City Council meeting update
- January 28, 2025 – City Council meeting update (MDC request)
- February 5, 2025 – Economic Development Board presentation
- March 25, 2025 – Joint City Council/Planning Commission meeting (MDC request)
- April 1, 2025 – Special City Council meeting (MDC request)
- April 10, 2025 – Special City Council meeting (MDC request)
- April 22, 2025 – City Council meeting (MDC request)



Existing Conditions

Mixed-Use Town Center (MU-TC)



Bianchi Theatre



Swap Meet & Drive-In



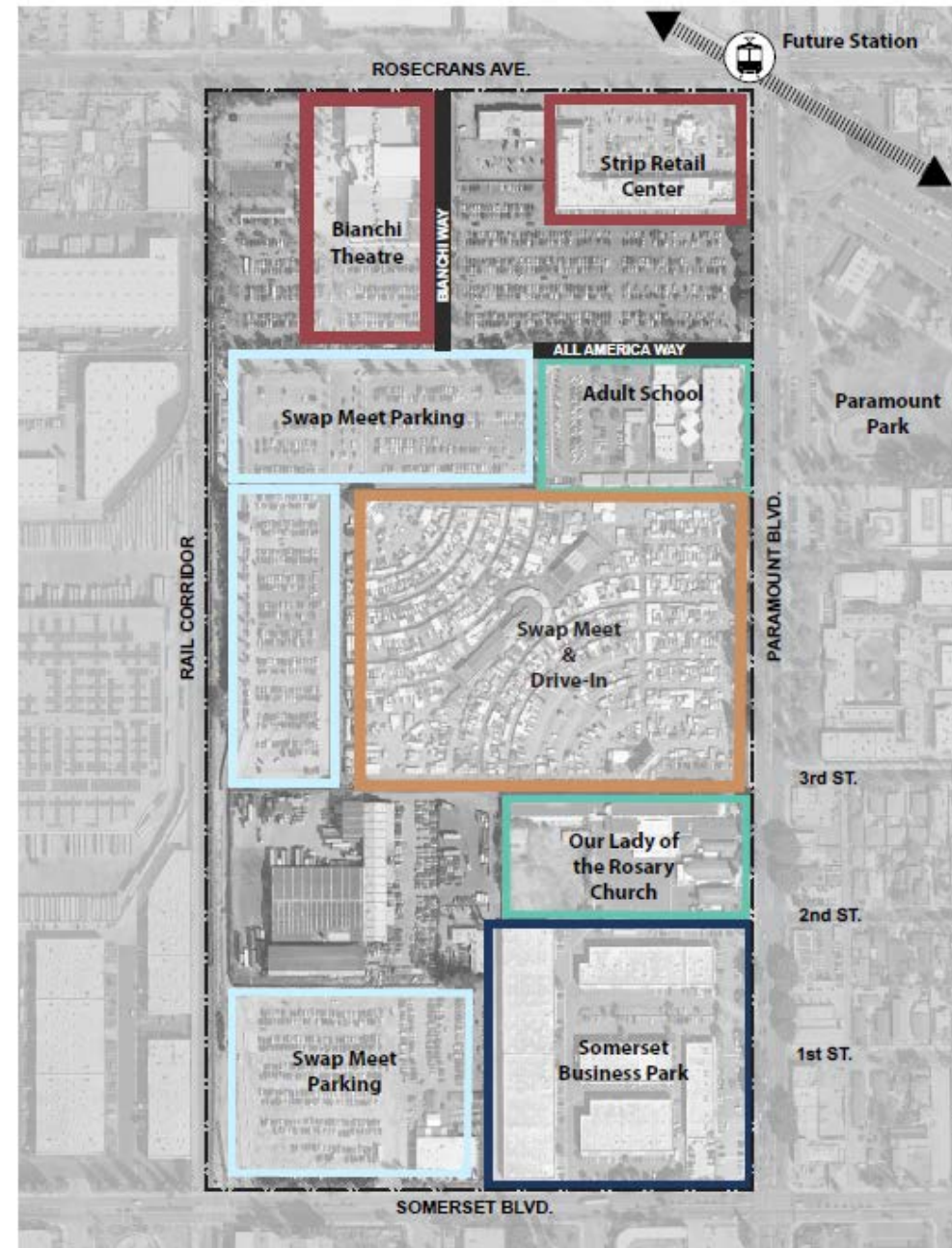
Swap Meet Parking



Our Lady of the Rosary Church and Adult School



Somerset Business Park



DISCUSSION

SETBACK – UNION PACIFIC RAILROAD

Setback Definition

The distance between a **property line** and a building, not including permitted projections, that must be kept clear or open

Current Plan

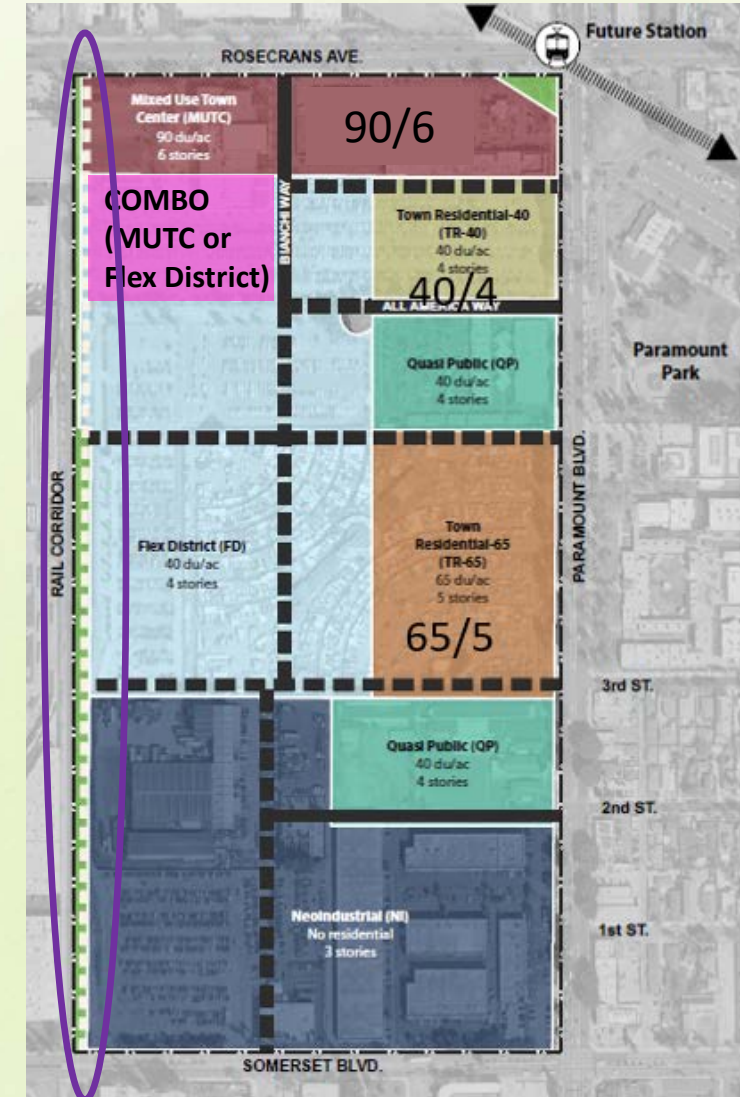
Ground-floor residential: **100-foot** setback

MDC Request

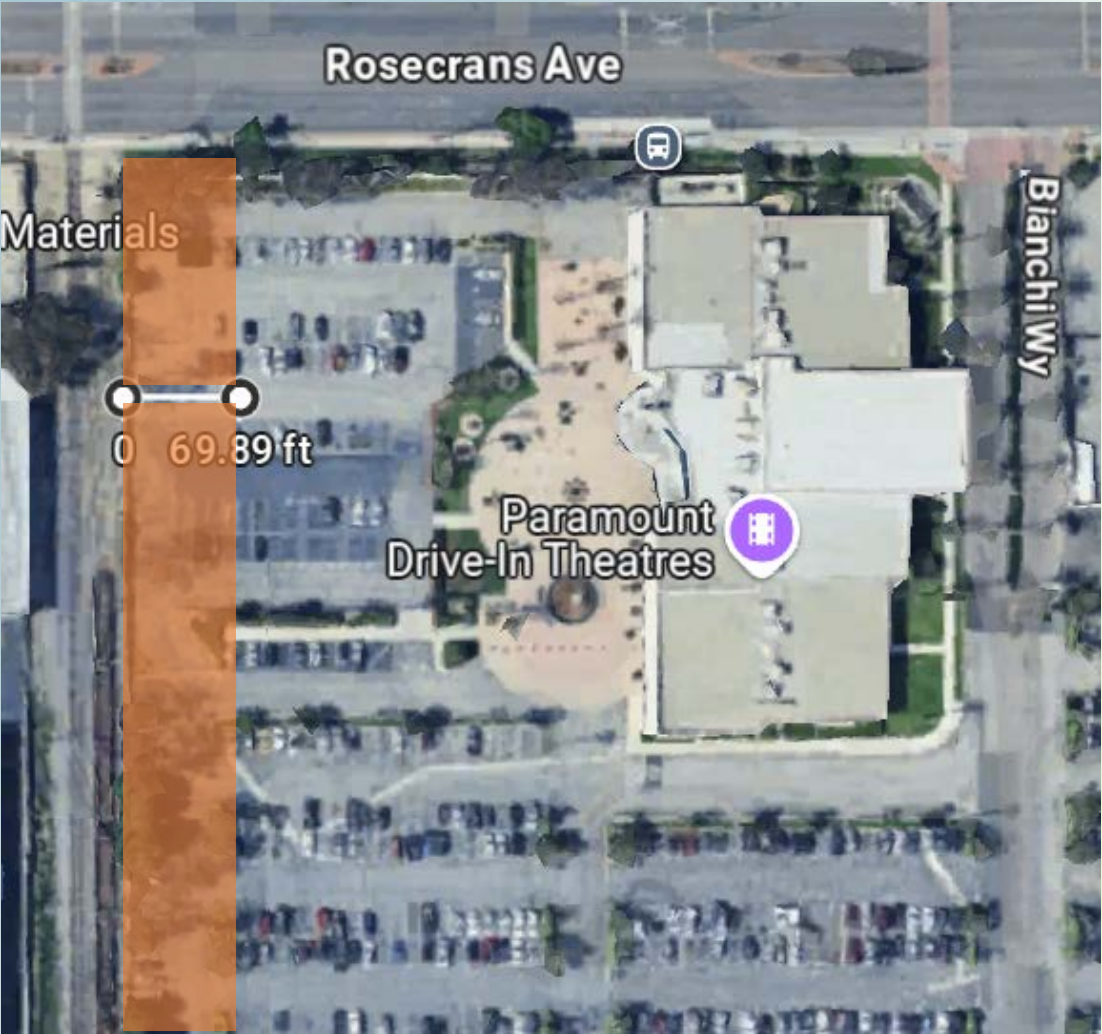
Ground-floor residential: **20-foot** setback

4/1/25 City Council Discussion

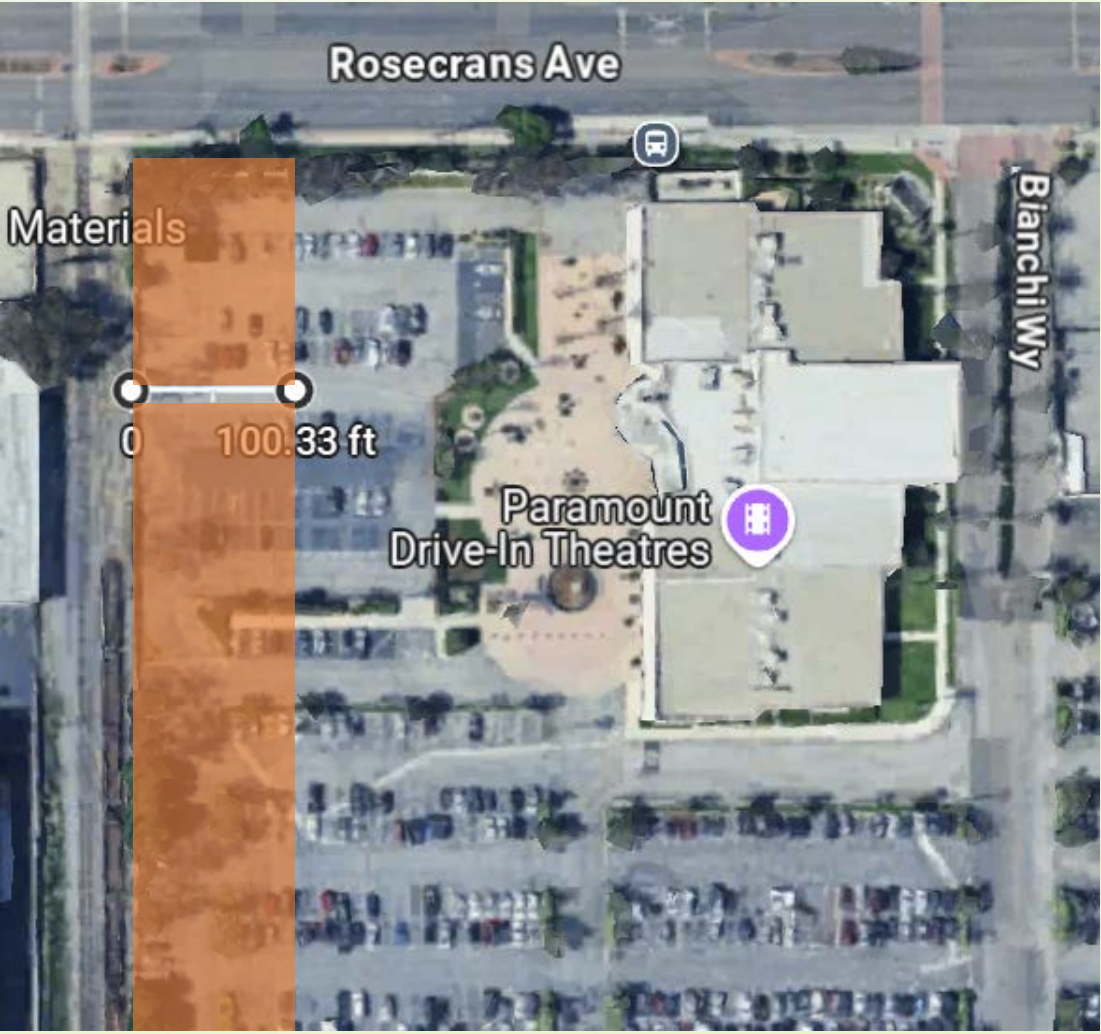
- Staff recommended changing plan to **70-foot** ground-floor residential setback
- Two Councilmembers supported changing to **70-foot** setback
- Two Councilmembers supported keeping **100-foot** setback



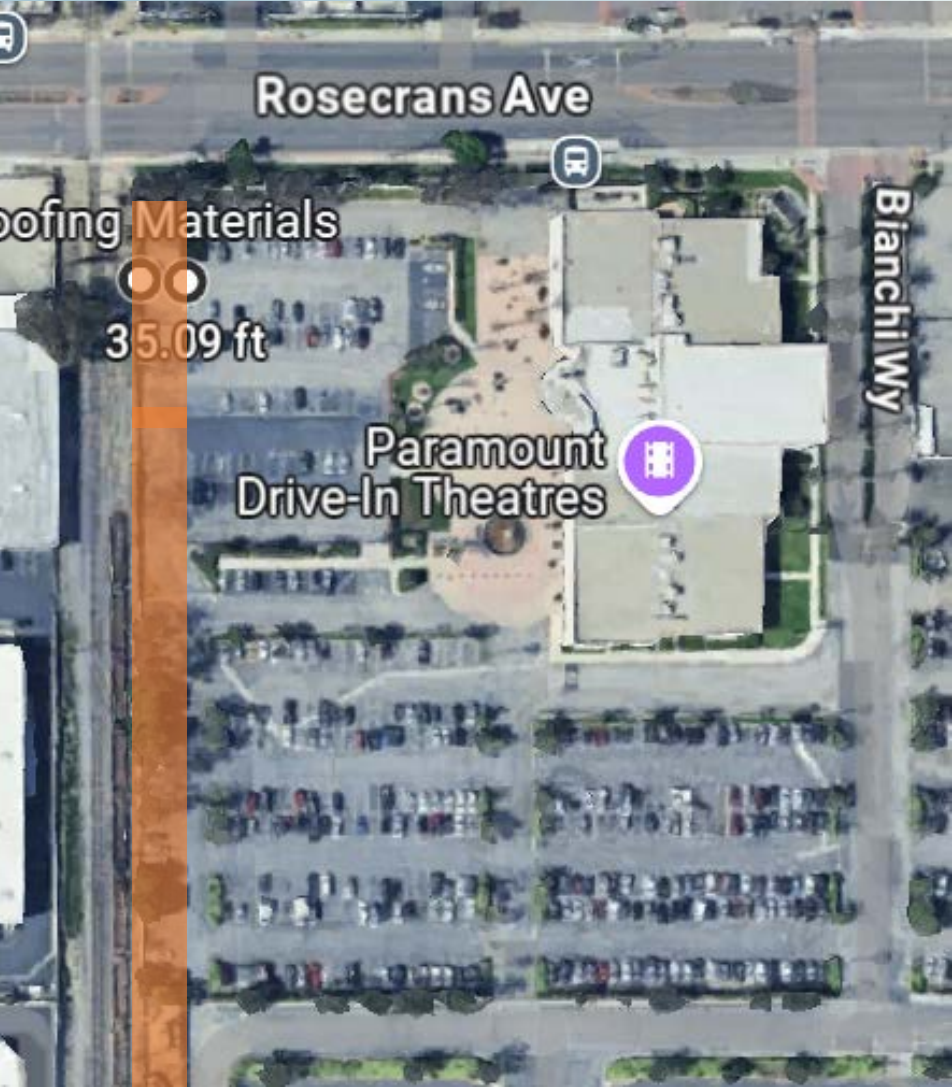
70-foot Setback – Ground-Floor Residential



100-foot Setback – Ground-Floor Residential

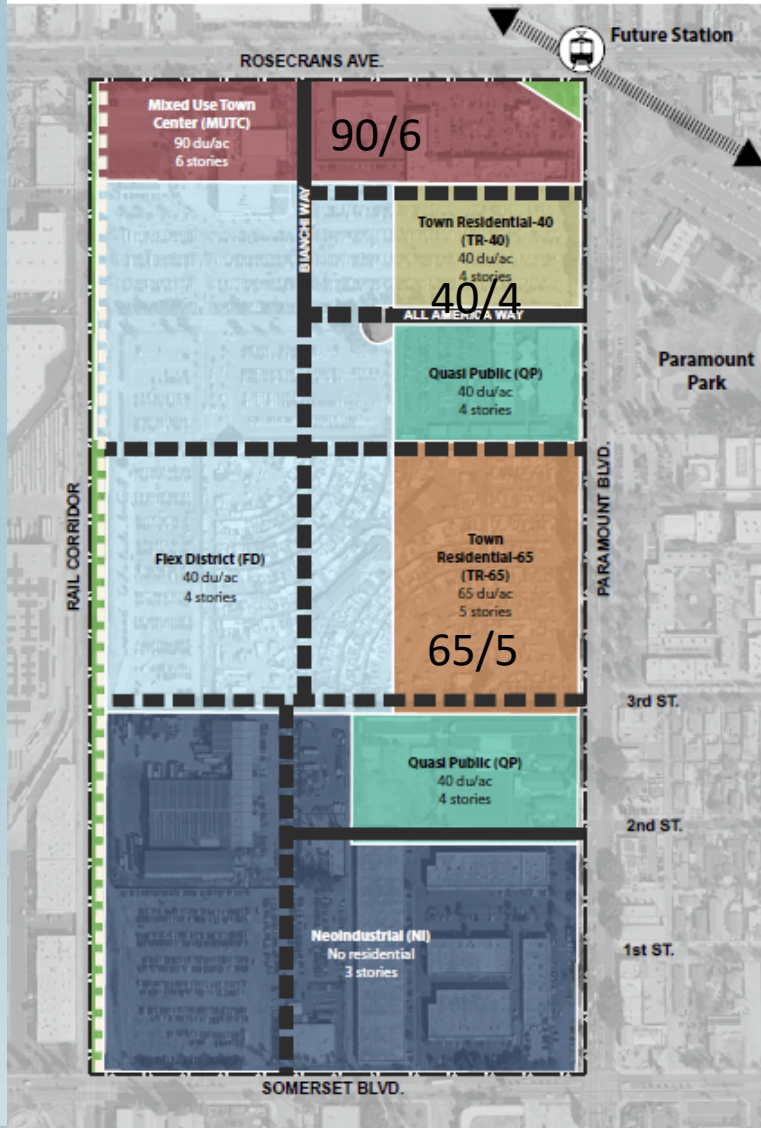


35-foot Setback – Ground-Floor Nonresidential



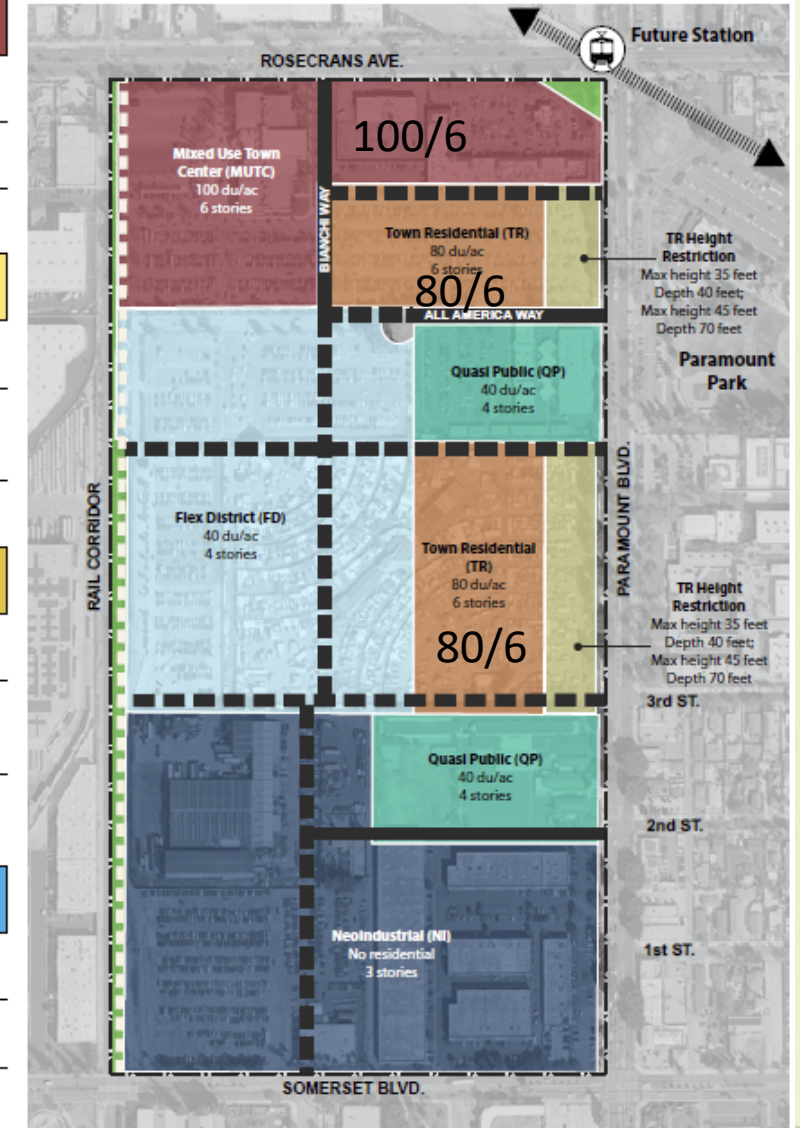
DISCUSSION DENSITY

Current Plan

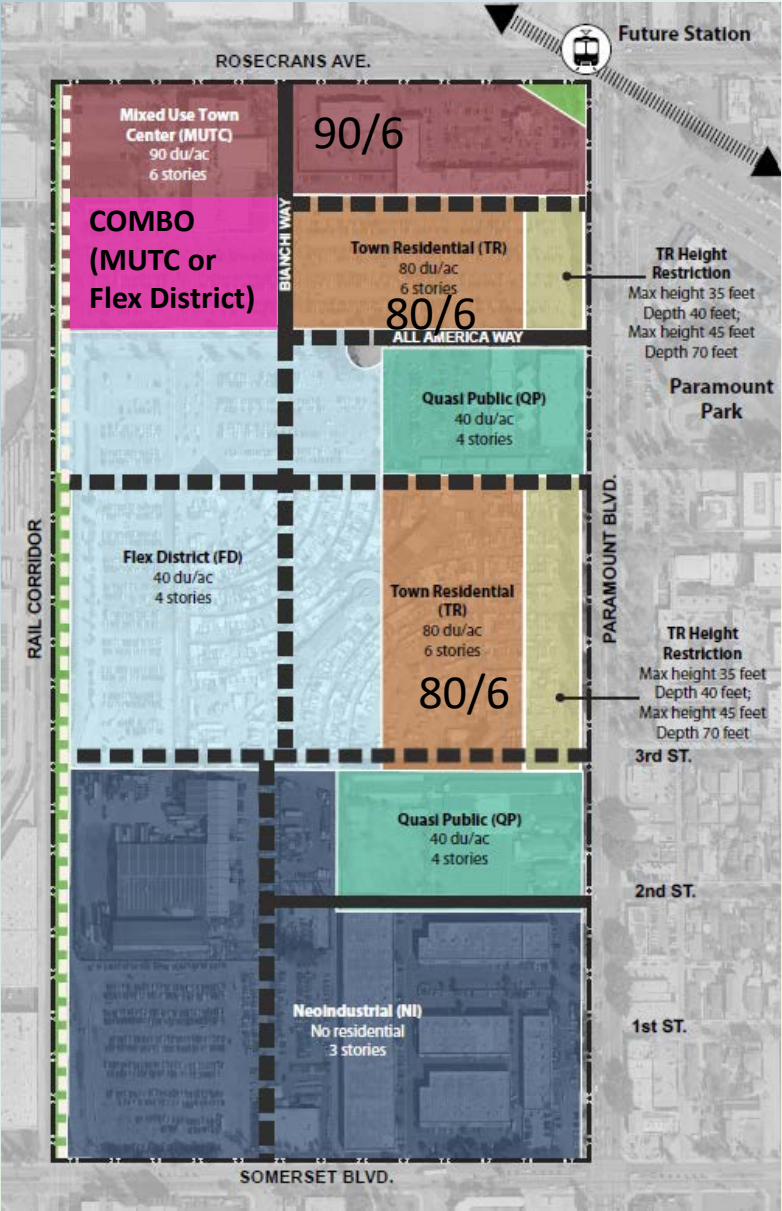


Category	Current Plan	MDC Request
Mixed-Use Town Center		
Density	90 du/ac	100 du/ac
Height	6 stories	No Change
Zone Area Size	-	Expanded to All America Way west of Bianchi Way
Town Residential-40		
Density	40 du/ac	80 du/ac
Height	4 stories	6 stories (3 stories limit along Paramount)
Zone Area Size	Between Adult School and Strip Retail Center	Height restriction area along Paramount Boulevard
Town Residential-65		
Density	65 du/ac	80 du/ac
Height	5 stories	6 stories (3 stories limit along Paramount)
Zone Area Size	Between Adult School and Church	No change
Flex District		
Density	40 du/ac	No Change
Height	4 stories	No Change
Zone Area Size	-	Decrease to south of All America City Way

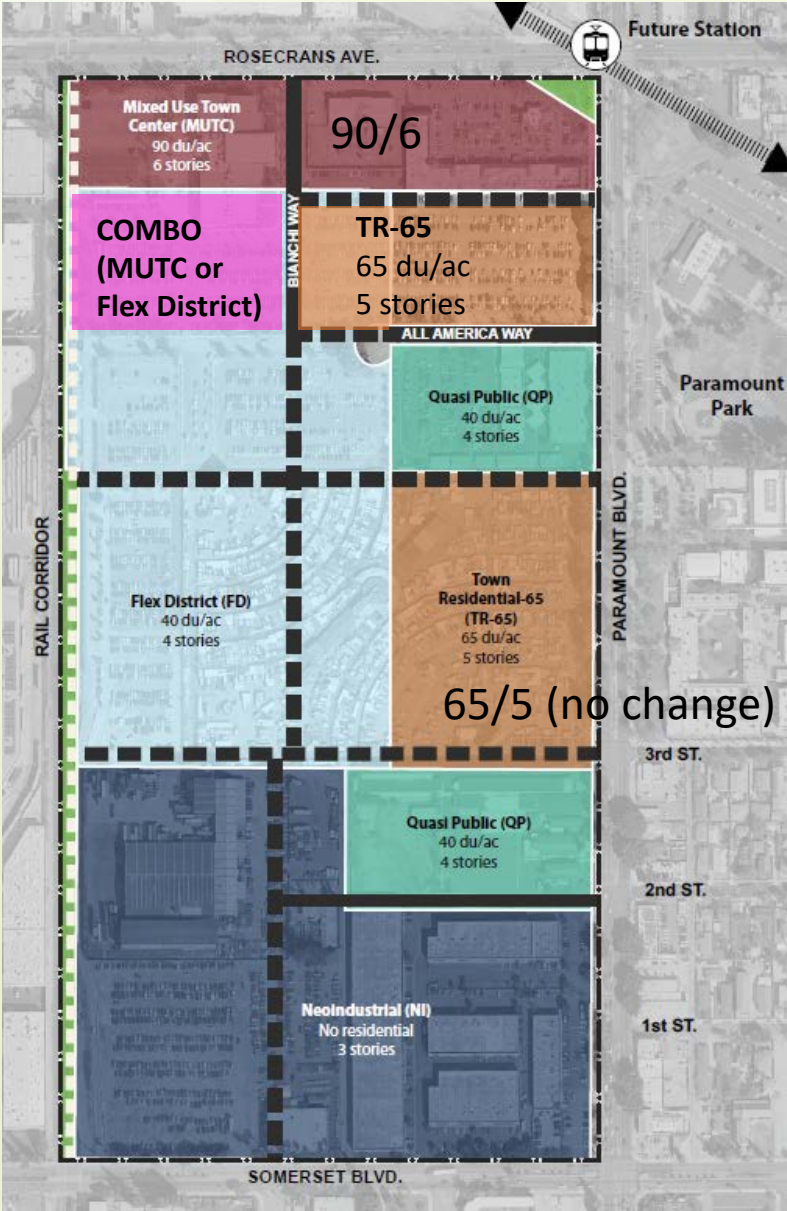
MDC Request



COMPROMISE A



COMPROMISE B



DISCUSSION and QUESTIONS



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