



**Small-Scale Land Use Map Amendment
& Rezoning
(1905 S. Main Street)**

**Petitions LD-22-5 LUC (Ordinance 211224) &
LD-22-4 ZON (Ordinance 211225)**

City Commission September 15, 2022

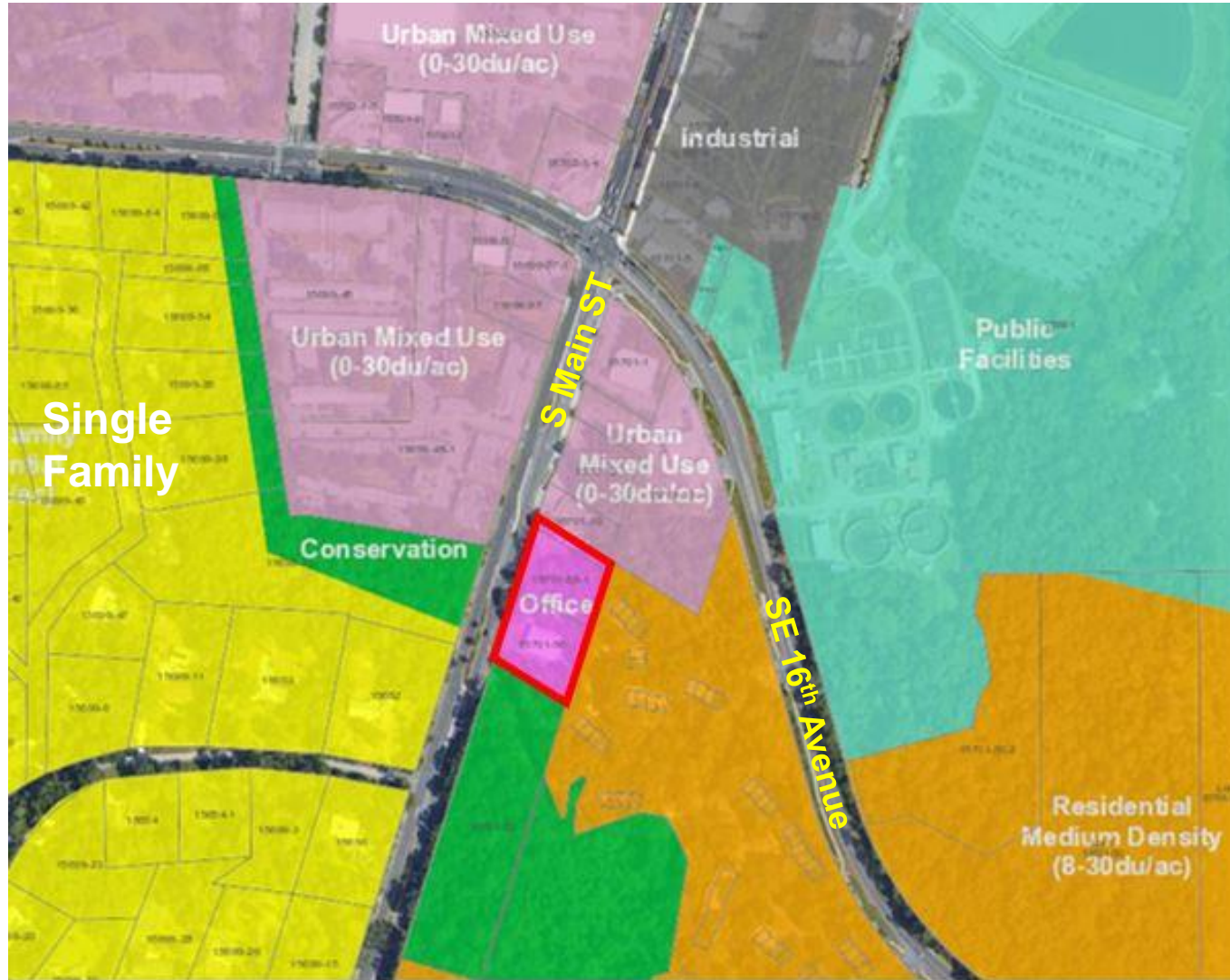
Site Location: 1905 S. Main Street



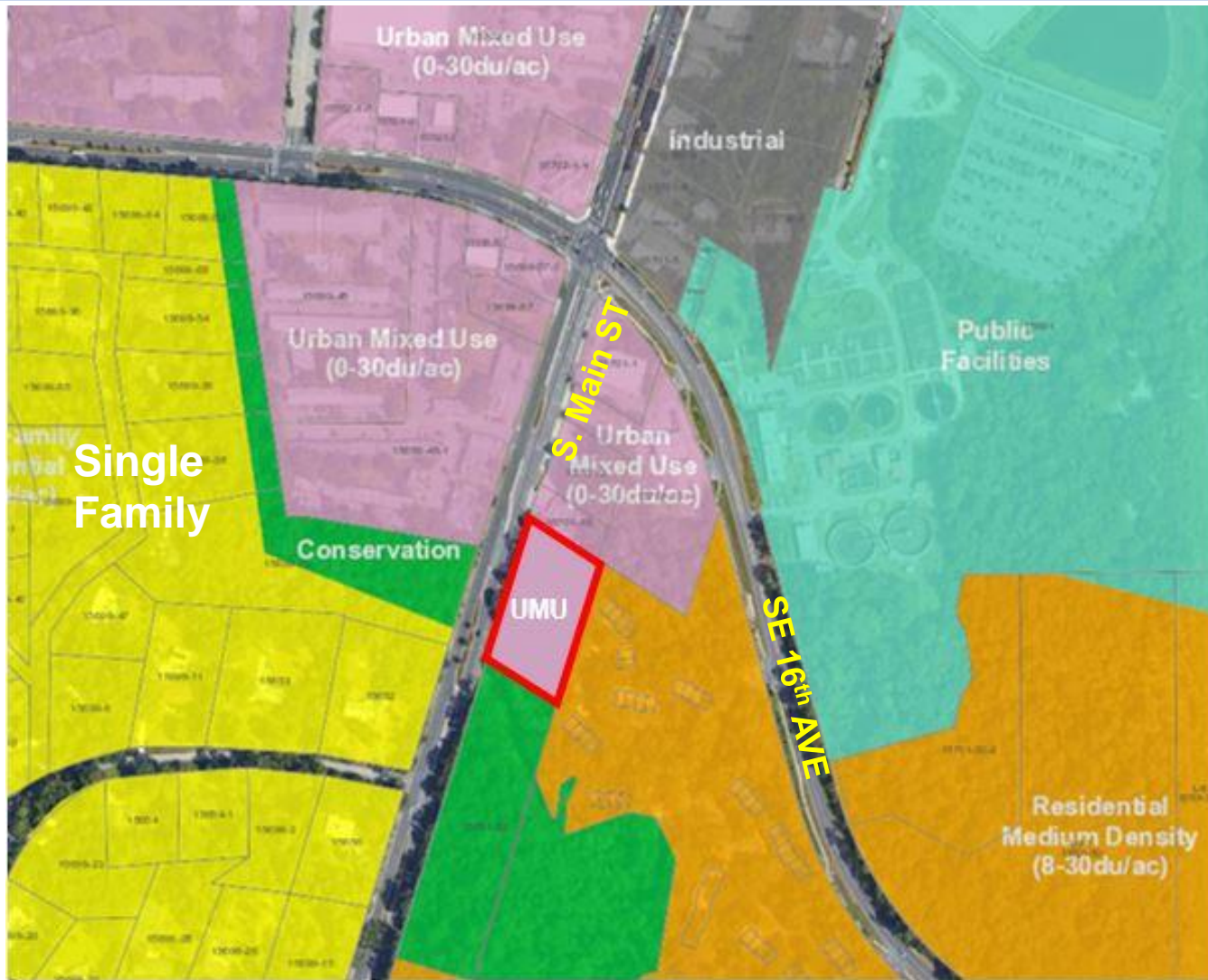
Request

- Amend the Future Land Use Map from Office (OF) to Urban Mixed Use (UMU)
- Small-scale amendment for 1.63 +/- acres
- Amend the zoning from Planned Development (PD) to U6

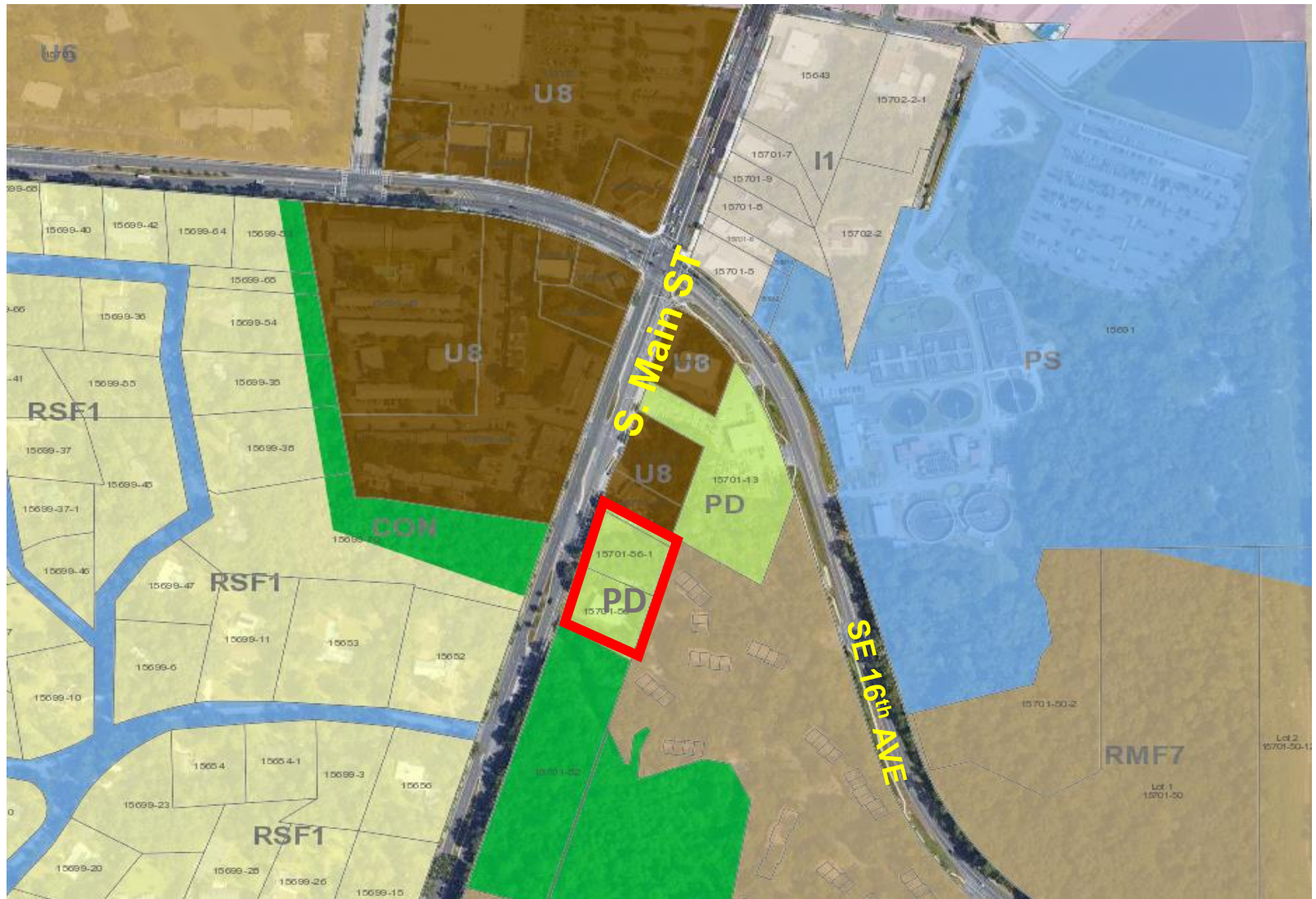
Existing Future Land Use Map



Proposed Future Land Use Map



Existing Zoning Map



Proposed Zoning Map



Background Information

- 3 parcels on S. Main Street 1.63 +/- acres
- Previous George F. Young building location on 2 parcels
- Constructed 1991 after adoption of PD
- PD has expired & property has been sold
- Building is now vacant
- Neighborhood Workshop 12/20/21

Background Information

- Original rezoning proposal U8 presented at Neighborhood Workshop.
- Several workshop participants stated that U8 density & intensity was out of character for the area due to proximity of the Kirkwood neighborhood.
- Applicant voluntarily submitted U6 zoning to reduce density, height, and uses for property.
- Removes alcoholic beverage establishments, car washes, hotels, mini-warehouses, outdoor recreation, & vehicle services, etc.

Justification

- PD zoning dates back to 1991 & has expired
- Existing PD limits use of property & redevelopment & has antiquated references
- George F. Young has vacated the existing building & property sold
- Significant changes in the area since 1991
- Contiguous to UMU land use & transect zoning along S. Main St. (part of 2017 City initiated updates)
- Existing urban, developed area with public facilities available

Criteria for Proposed Map Changes

Consistency with the Comprehensive Plan

FLUE Goal 2

Redevelop areas within the City, as needed, in a manner that promotes quality of life, transportation choice, a healthy economy, and discourages sprawl.

The proposed land use change will facilitate redevelopment on the parcel (expand uses with UMU/U6 zoning). Transportation choice supported by existing sidewalk & nearby transit facilities. Property is proposed for map changes to facilitate redevelopment. Redevelopment, infill, and reduction of urban sprawl are major goals of the City's Comprehensive Plan.

Consistency with the Comprehensive Plan

FLUE Objective 1.5

Discourage the proliferation of urban sprawl.

- **Discourages urban sprawl by promoting site redevelopment where there are existing public services and facilities.**

Criteria for Proposed Map Changes

- **Compatibility & Surrounding Land Uses**
 - Properties to the north & northwest are UMU/U8 (higher density).
 - Abutting CON property to the south forms a large buffer between SF residential to the south.
 - SF to the west is separated by S. Main St.
 - Properties to the east are RM/RMF-7, which is compatible with UMU uses.

Criteria for Proposed Map Changes

- **Environmental Impacts & Constraints**
 - No impacts to resources
- **Supports Urban Redevelopment**
 - Existing developed site with utilities
- **Impacts on the Transportation System**
 - TMPA Zone A
 - Sidewalks & Mass Transit Available
- **Availability Public Facilities**
 - Existing developed site served by centralized electric, potable water, & wastewater services

Rezoning Review Criteria

Whether there have been substantial changes in the character or development of areas in or near an area under consideration for rezoning

Response:

- **Adoption of transect zoning along S. Main St. occurred in 2017.**
- **Office building has recently been vacated & sold.**
- **Antiquated references in the existing PD based on updates to the LDC.**

Rezoning Review Criteria

Additional criteria for rezoning to a transect zone

- 1. Proposed T-Zone provides a logical extension of an existing zone*
- 2. The area has had a change in growth & development pattern*
- 3. Consistent with the City's vision for growth & development*
- 4. If not adjacent to an existing T-Zone, shall be minimum 10 acres*

Response:

- 1. U8 transect zoning abuts to the north.**
- 2. PD is antiquated and does not reflect current development patterns.**
- 3. City rezoned area in 2017 as part of vision for growth in the area .**

Summary

- **Request: Change land use category from OF to UMU & rezone from PD to U6**
- **Staff Recommendation: Approval as submitted by applicant**
- **Plan Board Recommendation: Approve**
- **Applicant requests approval of Petitions LD22-5 LUC & LD22-4 ZON & Ordinances 211224 & 211225**