



**Oaks Mall Plaza Small-Scale Land Use
Map Amendment & Rezoning
Petitions LD24-49 LUC & LD24-48 ZON
Ordinances 2024-465 & 2024-464**

**Tax Parcels: 06655-050-001; 06655-050-002;
06555-050-003; & 06655-050-004**

City Commission: September 19, 2024

Site Location: 6700 Block of Newberry Road



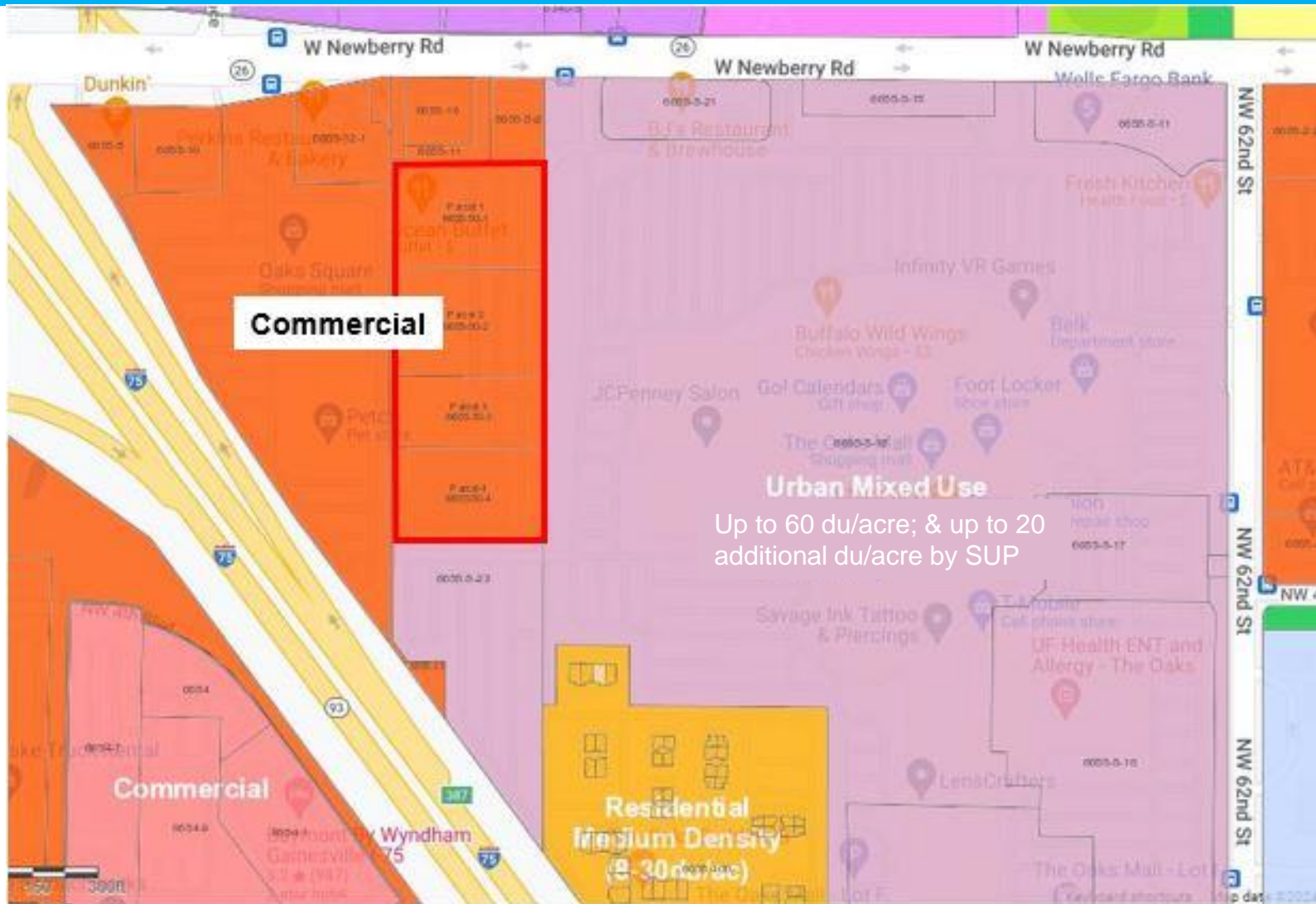
Request

- Amend the Future Land Use Map from Commercial to Urban Mixed Use (UMU)
- Small-scale land use amendment for 7.03 +/- acres
- Amend the zoning from General Business District (BUS) to Urban Mixed Use (UMU)

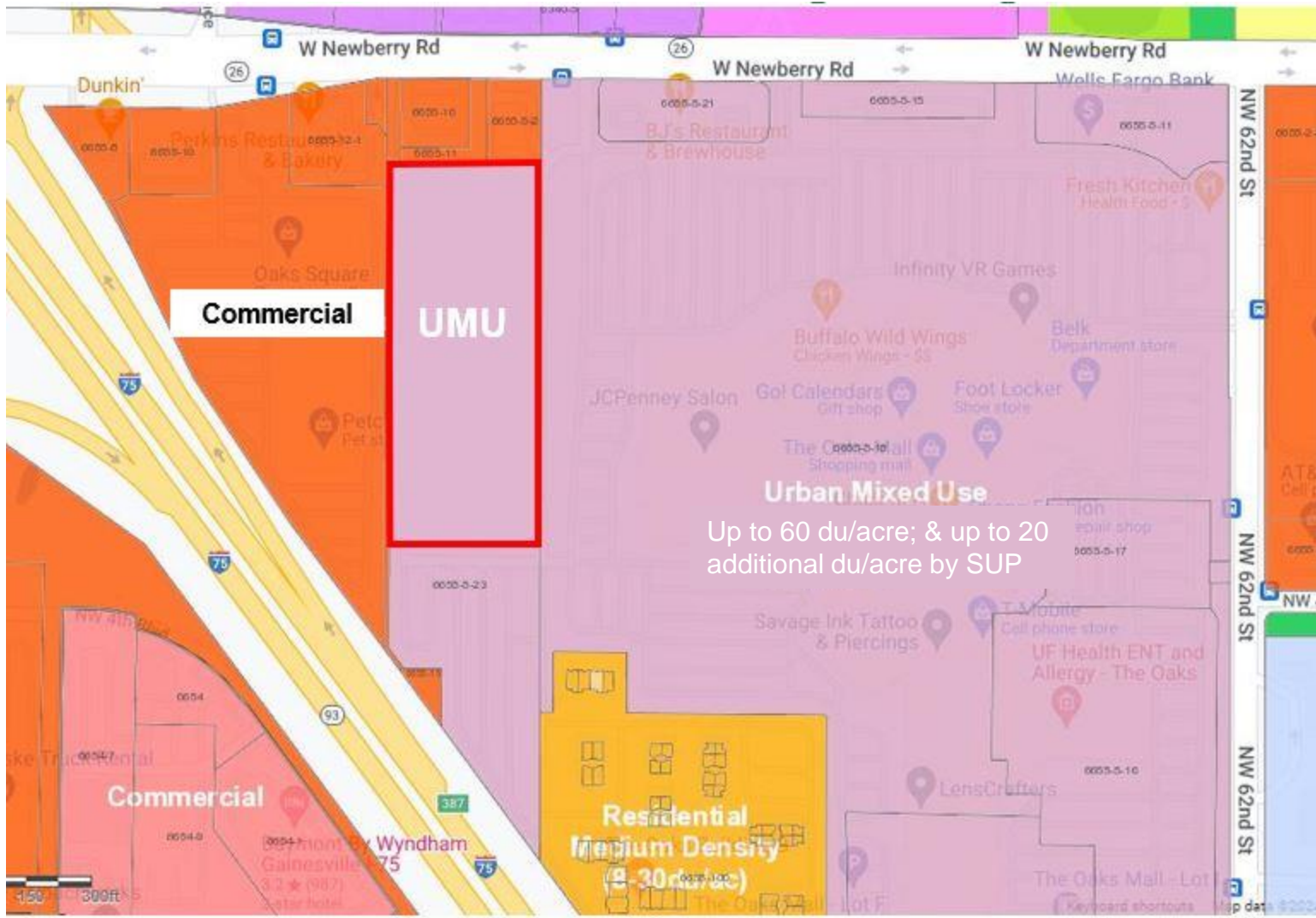
Justification

- **Change to UMU & U8 increases redevelopment opportunities for Oaks Mall Plaza (vacant buildings)**
- **Adds potential for residential uses at the site**
- **Contiguous extension of existing UMU & U8 from Oaks Mall to the west (City initiated change adopted 5/2/19)**

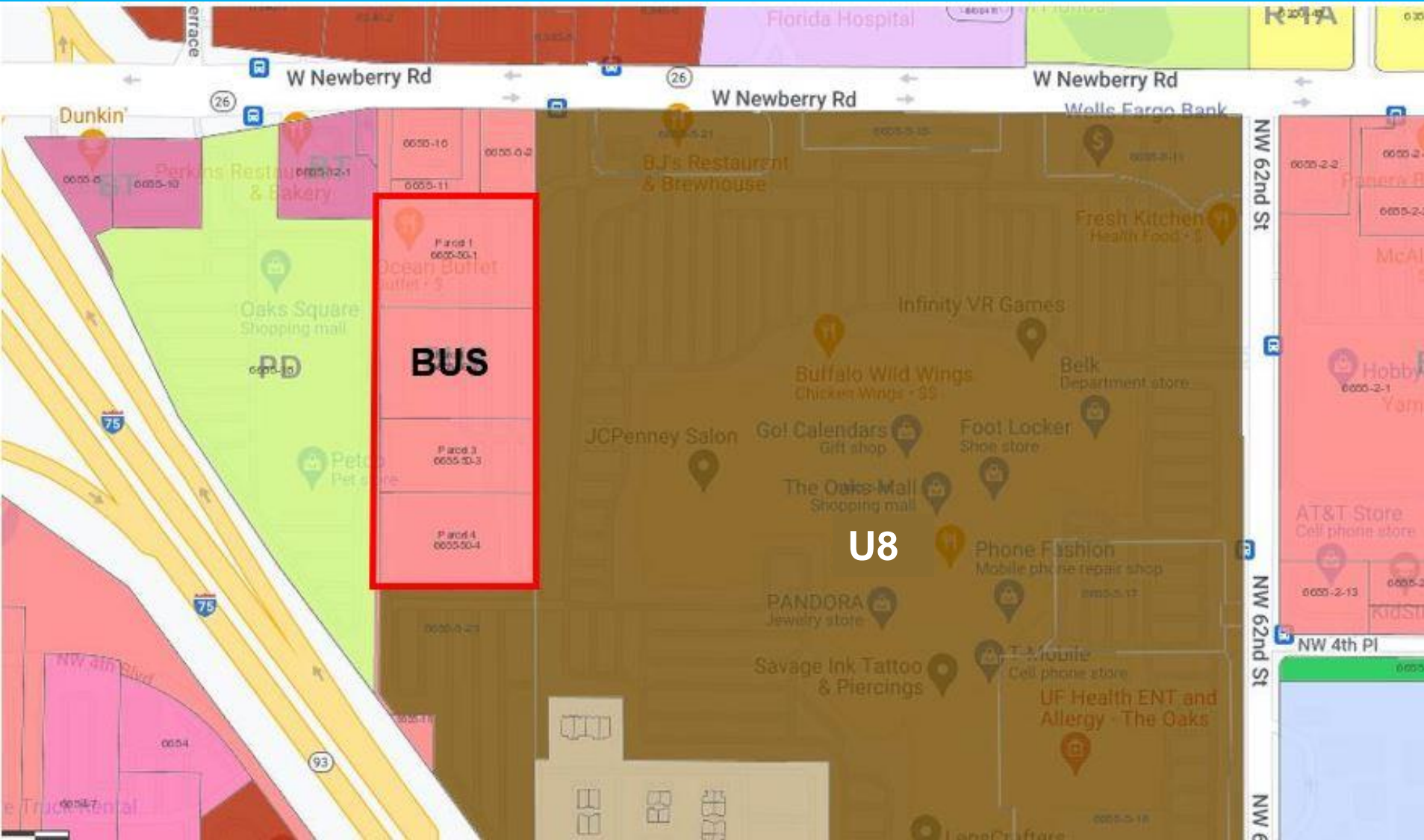
Existing Future Land Use Map



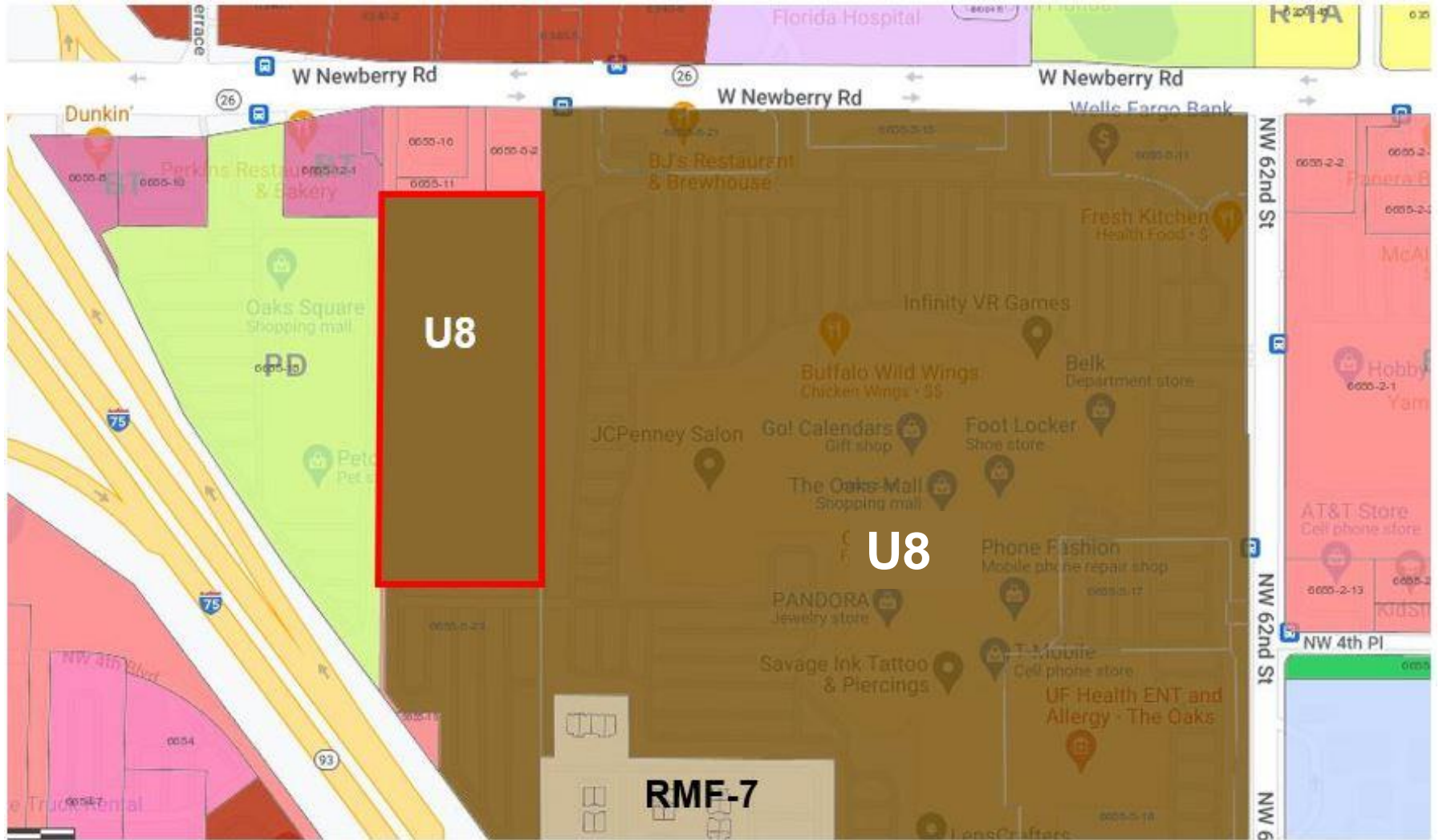
Proposed Future Land Use Map



Existing Zoning Map



Proposed Zoning Map



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.

- **Proposed land use change will:**
 - **Facilitate redevelopment of the parcel**
 - **Add potential residential uses**
 - **Support transportation choice due to existing nearby sidewalk & transit facilities**
 - **Discourage sprawl by site redevelopment**

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**
- **Existing developed site that has vacant buildings**
- **Proximity to the Oaks Mall & other developments**

Meets the 10 Rezoning Review Criteria

- **Proposed U8 is compatible with surrounding existing development**
- **Proposed U8 zoning district is appropriate for a mix of uses**
- **Proposed U8 is compatible with abutting Oaks Mall (U8), retail PD abutting to the west, & retail uses to the north**
- **U8 is an appropriate district for the retail and residential uses**
- **Proposed U8 is abutting the Oaks Mall to the east where U8 zoning was placed in 2019 by the City**
- **Consistent with the City's determination there was a need for U8 zoning on Oaks Mall property**
- **Major change condition is the rezoning of Oaks Mall to U8 in 2019**
- **Consistent with the Comprehensive Plan goals for redevelopment & discouraging urban sprawl**
- **Public hearings, reports presented to the Plan Board**
- **Logical extension of a T-Zone consistent with City's plans for the area**

Summary

- **Request: Change land use category from Commercial to Urban Mixed Use (UMU)**
- **Rezone from *BUS* to U8**
- **Staff Recommendation: Approval as submitted by applicant**
- **Plan Board Recommendation: Approval**
- **Applicant requests approval of Petitions LD24-49 LUC & LD24-48 ZON & Ordinances 2024-465 & 2024-464**