



**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

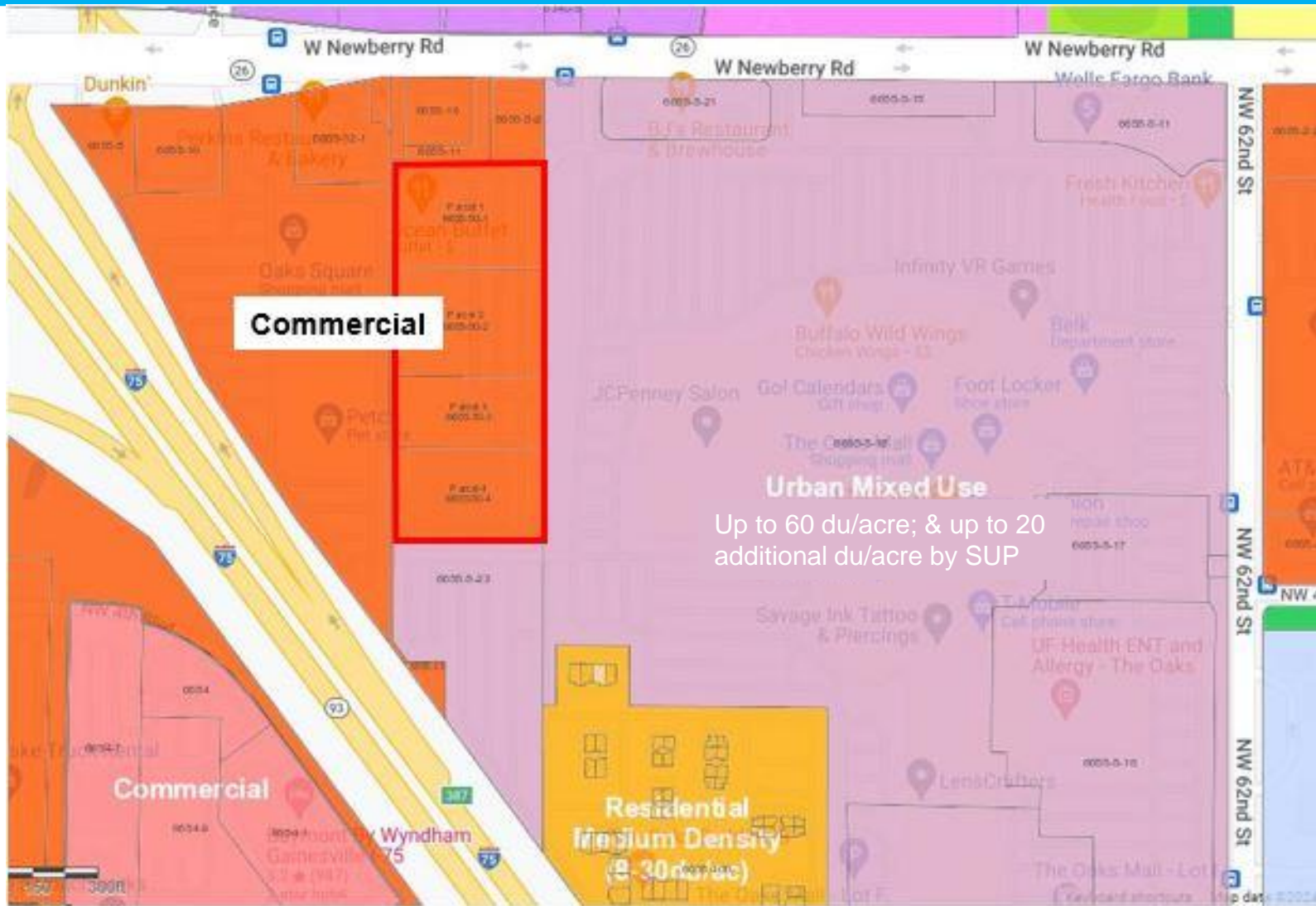
- Amend the Future Land Use Map from Commercial to Urban Mixed Use (UMU)
- Small-scale land use amendment for 7.03 +/- acres
- Amend the zoning from General Business District (BUS) to Urban Mixed Use (UMU)

# Justification

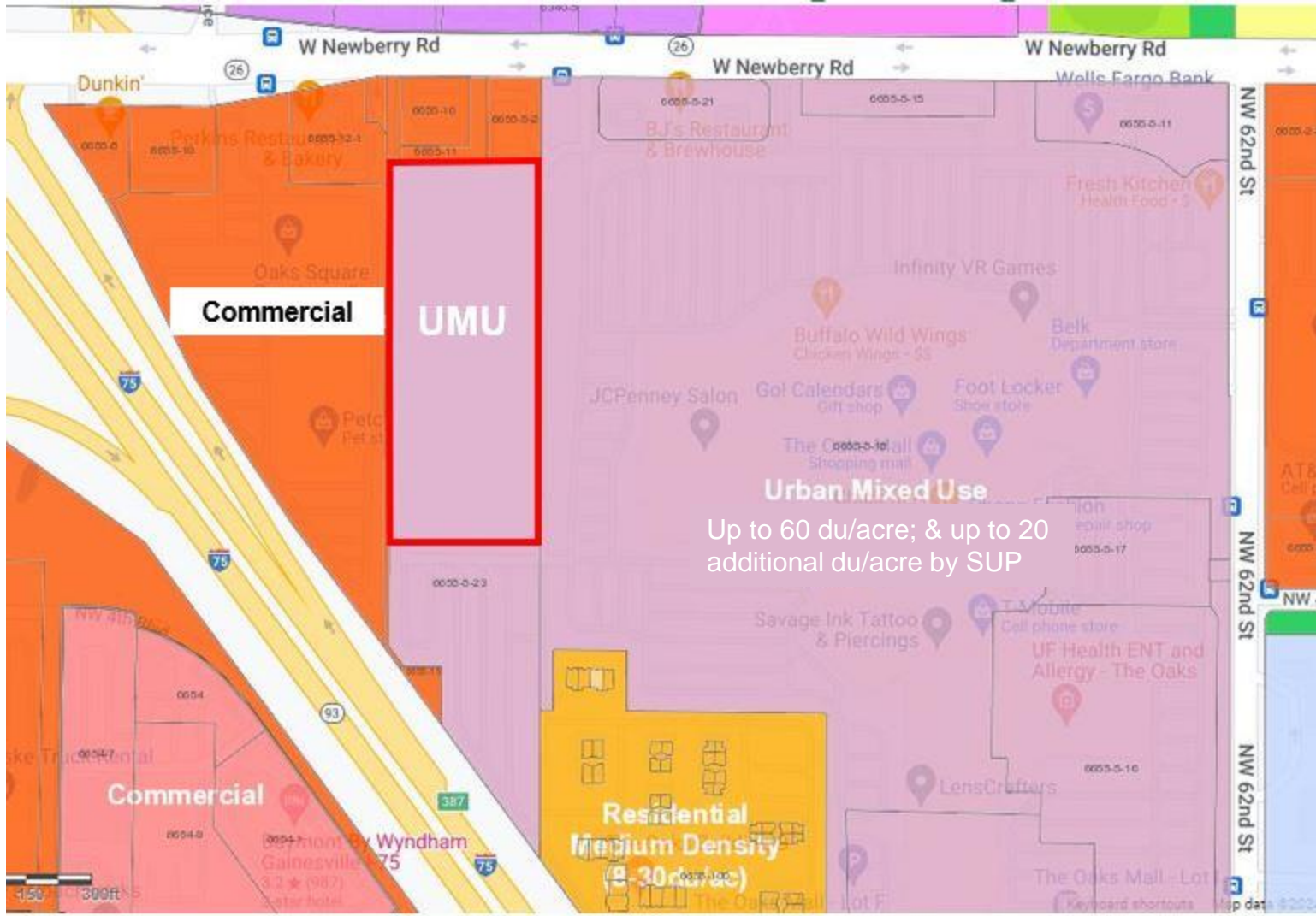
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- **Change to UMU & U8 increases redevelopment opportunities for Oaks Mall Plaza (vacant buildings)**
- **Adds potential for residential uses at the site**
- **Contiguous extension of existing UMU & U8 from Oaks Mall to the west (City initiated change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

# Existing Future Land Use Map

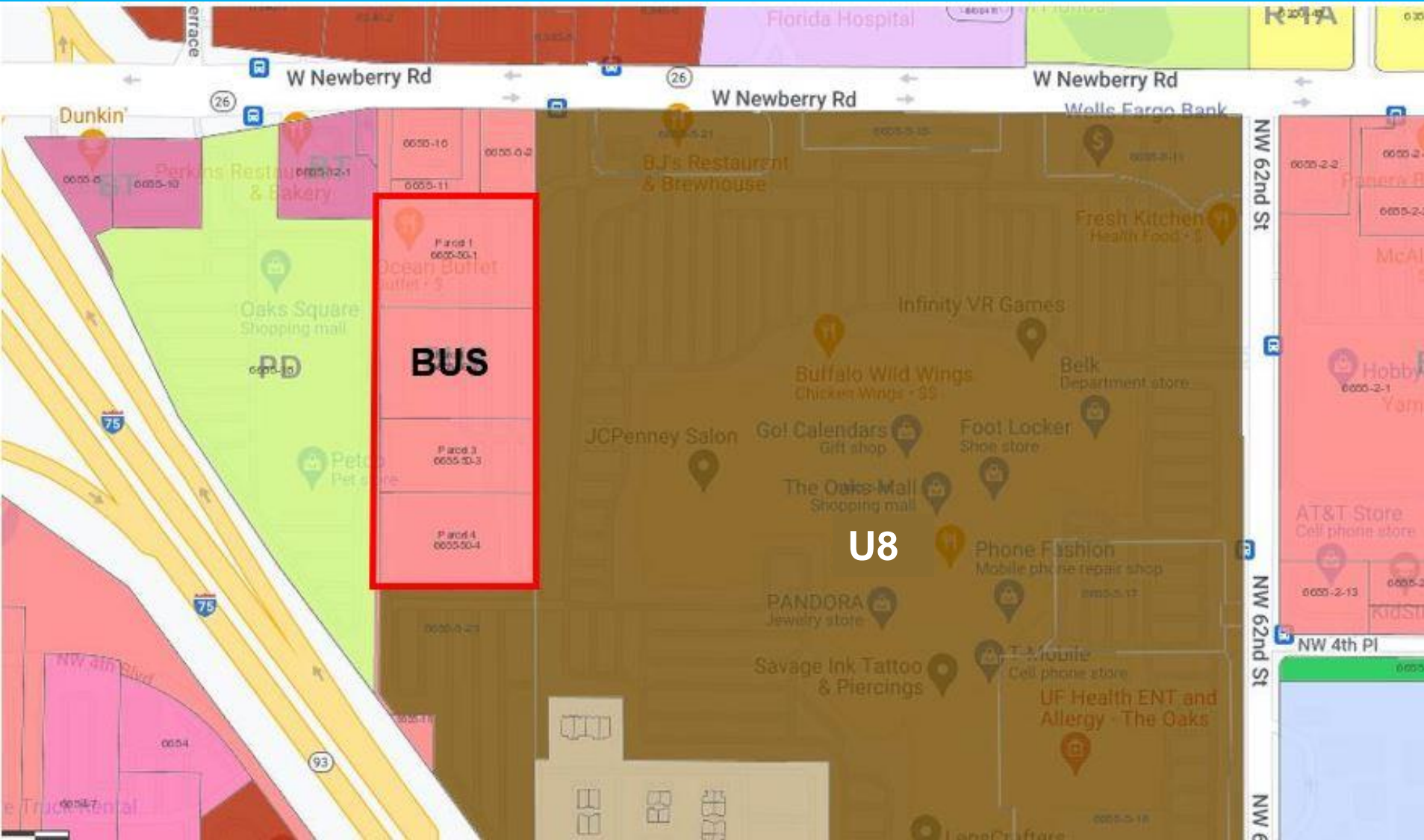


# Proposed Future Land Use Map

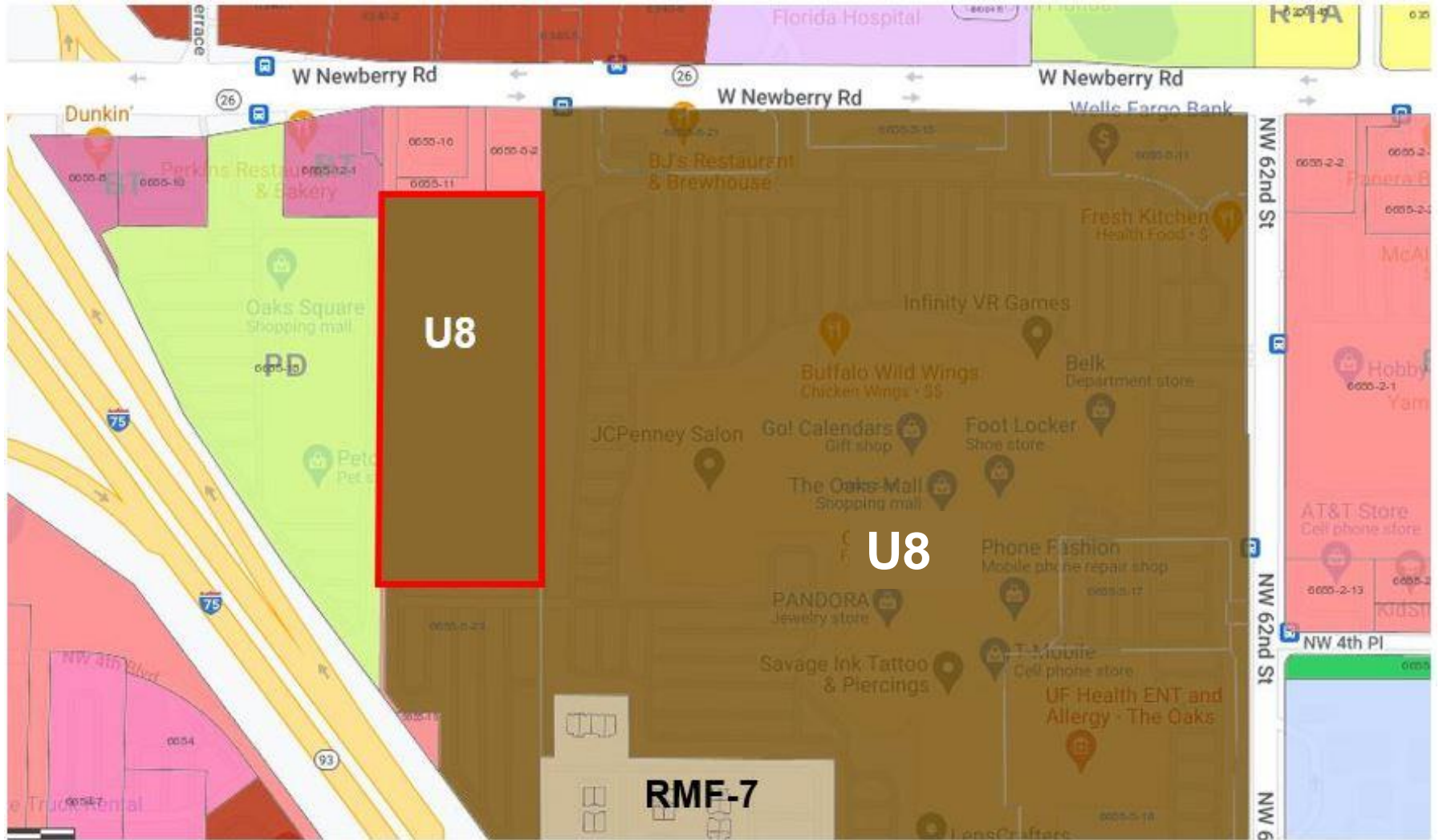


Up to 60 du/acre; & up to 20 additional du/acre by SUP

# Existing Zoning Map



# Proposed Zoning Map





# Consistency with the Comprehensive Plan

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## *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**