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TO: City Plan Board **Item Number: 1**

FROM: Planning & Development Services Department **DATE: May 6, 2014**
Staff **Revised: Nov. 24, 2014**

SUBJECT: Petition PB-14-40 CPA. City Plan Board. Amend the text of the Comprehensive Plan for consistency with proposed changes to the Land Development Code and to create new land use categories. Related to Petitions PB-14-41 TCH and PB-14-42 LUC.

Recommendation

Staff recommends approval of Petition PB-14-40 CPA.

Discussion

This petition amends policies in the City's Comprehensive Plan in recognition of the proposed new Land Development Code that introduces Form Based Code principles and updated regulations. Exhibit A-1 contains all of the proposed text changes to the Comprehensive Plan. Several policies in the Future Land Use and Transportation Mobility Elements are being amended or deleted to reflect the City's new direction related to zoning districts and new regulations for auto-oriented uses such as drive-through facilities and gas stations. In addition, several new future land use categories are being proposed to form the basis for the new transect zoning districts being added in the Land Development Code.

The following table illustrates the proposed changes to future land use categories and their correspondence to the proposed new zoning districts (see Petition PB-14-42 TCH). The new transect zoning districts will implement the respective future land use categories.

Proposed Future Land Use Category	Proposed New Zoning Districts
Residential Low-Density (up to 15 units/acre)	T-4 R: Urban Residential Low Density
Mixed-Use Office/Residential (up to 20 units/acre)	T-4 OR: Urban Office/Residential
Urban Mixed Use (up to 100 units/acre and an additional 25 units/acre by special use permit)	T-4 M1: Urban Mixed-Use 1; T-4 M2: Urban Mixed-Use 2; & T-4 C: Mixed-Use Urban Corridor
Urban Mixed Use High Intensity (10-150 units/acre; and an additional 25 units/acre by special use permit)	T-5: Urban Mixed-Use High Intensity
Urban Core (up to 200 units/acre; and an additional 25 units/acre by special use permit)	T-6: Urban Core

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Background Information

The City's Strategic Initiative 2.3 states: "Ensure transparent, efficient and consistent regulation of land development in furtherance of the Comprehensive Plan." This initiative was adopted and added to the City's Strategic Plan on February 12, 2007.

As part of the action plan to implement this initiative, the City's plan included steps to update the Land Development Code to:

- ensure transparency and readability of the Code while establishing appropriate urban form;
- reduce the use of zoning overlays; and,
- provide graphical depictions of rules where appropriate.

The last major update of the Land Development Code was adopted in June 1992. The Comprehensive Plan has been updated twice since 1992, but no comprehensive update of the Land Development Code was done during that time. To alleviate this situation the City Commission authorized the issuance of a request for proposals to update its Code and incorporate form-based code principals into it on May 2, 2011.

On January 5, 2012, the City Commission directed staff to further clarify the initial scope of services with the consultant that was selected to:

- Identify those areas of the City subject to application of a form-based code through provision of a map;
- Identify those Special Area Plans that are recommended to be eliminated and replaced by a form-based code; and,
- Identify areas of the existing Land Development Code that should be integrated with the form-based code in order to ensure the seamlessness of a final product.

As a result of the contract with the consultant, a map was prepared showing areas to be included within the new form-based code areas. Parcels within these areas were proposed for new transect-type zoning districts.

As part of the vision for this new area, new future land use categories were developed that emphasize a mix of uses and higher densities and intensities. Additional policies (amendments and deletions) were also necessary to support this revised vision for the area.

Major Changes

The proposed amendments to the Comprehensive Plan include the following major changes:

- Maximum density allowed in the Residential Low category rises from 12 units/acre to 15 units/acre.

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- Four new future land use categories are created: Mixed-Use Office/Residential (MOR); Urban Mixed Use (UMU); Urban Mixed-Use High Intensity (UMUH); and Urban Core (UC).
- Three of the new future land use categories allow for higher densities through a special use permit process and additional height in stories through a height bonus system established in the proposed updated Land Development Code.
- The Office land use category includes language to allow hospitals and large-scale medical facilities, when located in a Medical zoning district, to increase height to 14 stories. In addition, some non-office type uses such as restaurants and retail uses of limited size are allowed in this land use category by a special use permit process.
- Four future land use categories are deleted: Mixed-Use Residential (MUR); Mixed-Use High Intensity (MUH); Urban Mixed-Use 1 (UMU-1); and Urban Mixed-Use 2 (UMU-2). These categories were replaced by the new future land use categories that better describe the vision of the new transect zoning to encourage a more efficient and sustainable urban form.
- The Urban Village policy (Policy 4.3.7) is amended concerning structured parking to remove the allowances for additional stories and density when structured parking is used.
- References to the Central Corridors design standards are deleted from the Transportation Mobility Element. Design standards for building articulation, build-to lines, location of parking, building orientation, and placement/screening of mechanical equipment are incorporated in the proposed Land Development Code update.
- Specific policy language concerning automobile-oriented developments/uses in the TMPA has been deleted and now the references are to the proposed new Land Development Code. This includes policy language about drive-through facilities, gas stations, and structured parking.

Impact on Affordable Housing

The amendments to the Comprehensive Plan may have a positive impact on the provision of affordable housing by increasing densities in certain areas and allowing for additional mixed-use opportunities.

Respectfully submitted,



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Principal Planner

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List of Exhibits

Exhibit A-1 Proposed text changes to the Comprehensive Plan

Exhibit B-1 Application to amend the text of the Comprehensive Plan