

Petition PB-10-145 – Text Amendment for the UMU-2 zoning district

Following are the changes in the proposed text amendment resulting from the City Plan Board recommendations (Jan. 27, 2011 hearing) and subsequent discussions with staff, the consultant, and stakeholders. These changes are also shown within the attached document in highlighted double strikethrough/underline format.

- To address specific recommendations from the 1/27/11 memo from Meg Neiderhofer:
- Under the Intent, included the creation of streetscapes with street trees as one of the district objectives.
- For administrative variations, clarified that a reduction in the landscape zone is only allowed where the required root space for trees is still provided.
- Specified that ‘high-quality shade trees’ must be planted every 50’ within the landscape zone, and that these trees must be provided 140 sq ft of root room to a depth of 3’, and be located at least 10’ from any building or wall foundation.
- Specified minimum surface openings for tree wells of 18 sq ft.
- Included a recommendation that high-quality heritage trees within the right-of-way should be preserved, with no construction within the root plate area and with 75% of the canopy intact. Mitigation will be required where these trees are not preserved.

To address the 1/13/11 memo from Public Works Department:

- Required that all new sidewalks be aligned with existing sidewalks.
- Removed the previous Fig. 2.8, which showed a hypothetical sidewalk alignment that could have created problems with accessibility.
- Added a requirement to specify that street trees will be located outside of the FDOT clear zones, where applicable. A new Figure 2.8 was added to demonstrate how this requirement would be met with an alternate streetscape.
- Included a specific reference to the RTS Bus Stop Improvement Plan, to provide guidance for where new bus stops should be located during development review.

To address additional concerns from the 1/27/11 staff report:

- Removed the general allowance for manufacturing uses and added an allowance for manufacturing only when it is associated with Research and Development in the Physical, Engineering, and Life Sciences.
- Revised the rear setback from 0' to 10', with an additional allowance to reduce the setback to 0' where the abutting property owners provide written authorization.
- Added a phrase to clarify that buildings over 6 stories would require a special use permit approval, in accordance with the Comprehensive Plan.
- Clarified that the build-to line is the sum of the required landscape zone, required sidewalk zone, and setback from the sidewalk zone. The build-to line is now expressed within the table as a sum of these distances.
- Specified that the required 15' landscape strip for chiller plants include "shrubs and trees".

Additional clarifications since the City Plan Board:

- Added a street connectivity standard (maximum block perimeter of 1800') to reflect the new streets shown on Figure 2.1.
- Added an exception from the general landscape buffer requirements in the Land Development Code.