



Planning and Development Services

**PZ-09-43 LUC &
PZ-09-44 ZON
Legistar Item Nos.
090200 & 090201
Jason Simmons
August 20, 2009**

Land Use Designations


- SF Single Family (up to 8 du/acre)
- RL Residential Low Density (up to 12 du/acre)
- RM Residential Medium Density (8-30 du/acre)
- RH Residential High Density (8-100 du/acre)
- MUR Mixed Use Residential (up to 75 du/acre)
- MUL Mixed Use Low Intensity (8-30 du/acre)
- MUM Mixed Use Medium Intensity (12-30 du/acre)
- MUH Mixed Use High Intensity (up to 150 du/acre)
- UMU1 Urban Mixed Use 1 (up to 75 du/acre)
- UMU2 Urban Mixed Use 2 (up to 100 du/acre)
- O Office
- C Commercial
- IND Industrial
- E Education
- REC Recreation
- CON Conservation
- AGR Agriculture
- PF Public Facilities
- PUD Planned Use District

- Division line between two land use districts
- City Limits

Area under petition consideration







PROPOSED LAND USE


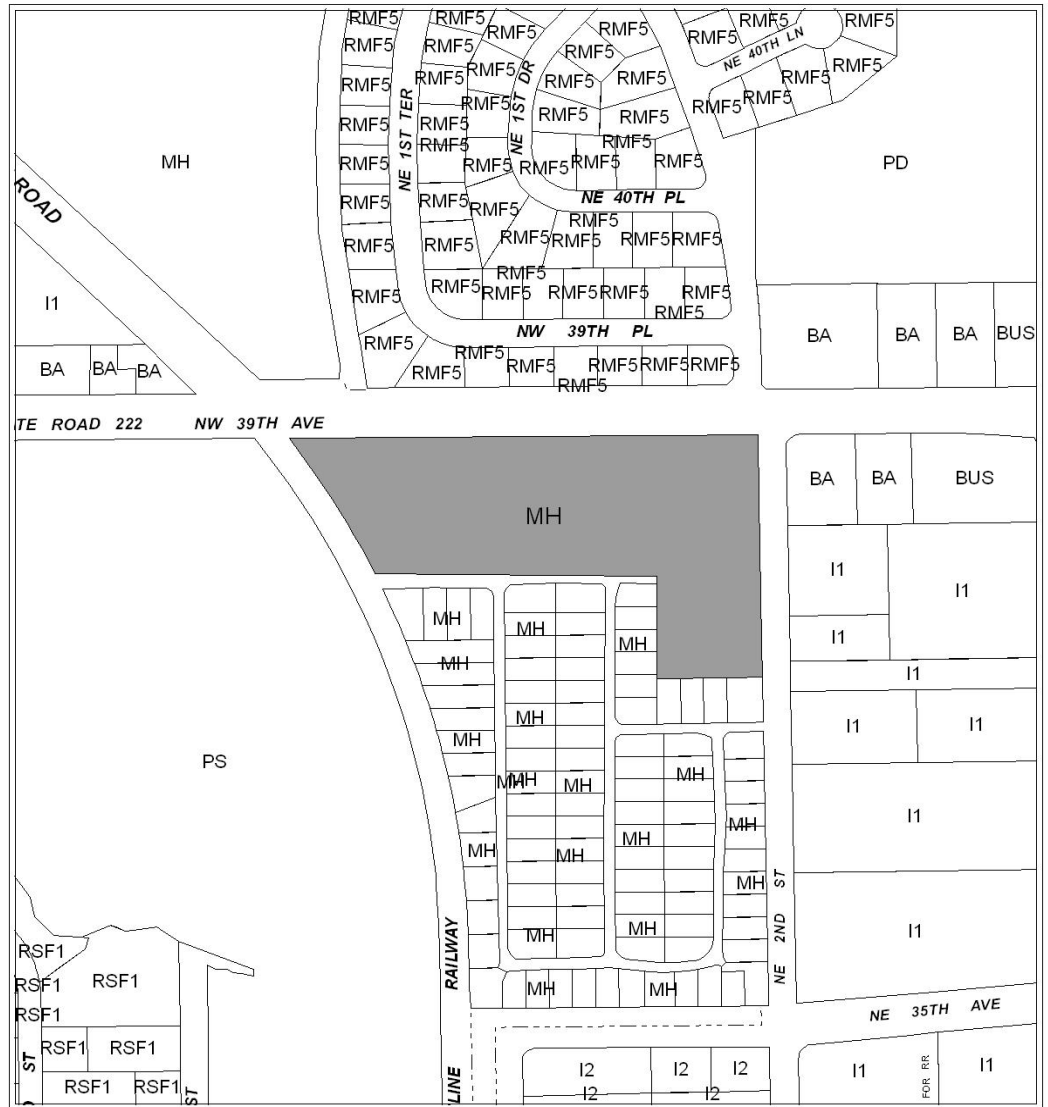
 No Scale	Name	Petition Request	Map(s)	Petition Number
	Howard K Wallace, agent for Villas at 39th, LLC	Change Land Use Category from R-L (Residential Low density) to C (Commercial) on property.	3551	PZ-09-00043 LUC

Zoning District Categories


- RSF1 Single-Family Residential (3.5 du/acre)
- RSF2 Single-Family Residential (4.6 du/acre)
- RSF3 Single-Family Residential (5.8 du/acre)
- RSF4 Single-Family Residential (8 du/acre)
- RMF5 Residential Low Density (12 du/acre)
- RC Residential Conservation (12 du/acre)
- MH Mobile Home Residential (12 du/acre)
- RMF6 Multiple-Family Medium Density Residential (8-15 du/acre)
- RMF7 Multiple-Family Medium Density Residential (8-21 du/acre)
- RMF8 Multiple-Family Medium Density Residential (8-30 du/acre)
- RMU Residential Mixed Use (up to 75 du/acre)
- RH1 Residential High Density (8-43 du/acre)
- RH2 Residential High Density (8-100 du/acre)
- OR Office Residential (up to 20 du/acre)
- OF General Office
- PD Planned Development
- BUS General Business
- BA Automotive-Oriented Business
- BT Tourist-Oriented Business
- MU1 Mixed Use Low Intensity (8-30 du/acre)
- MU2 Mixed Use Medium Intensity (12-30 du/acre)
- UMU1 Urban Mixed Use District 1 (up to 75 du/acre)
- UMU2 Urban Mixed Use District 2 (up to 100 du/acre)
- CCD Central City District
- W Warehousing and Wholesaling
- I1 Limited Industrial
- I2 General Industrial
- AGR Agriculture
- CON Conservation
- MD Medical Services
- PS Public Services and Operations
- AF Airport Facility
- ED Educational Services
- CP Corporate Park

-  Historic Preservation/Conservation District
-  Special Area Plan
-  Division line between two zoning districts
-  City Limits

Area under petition consideration









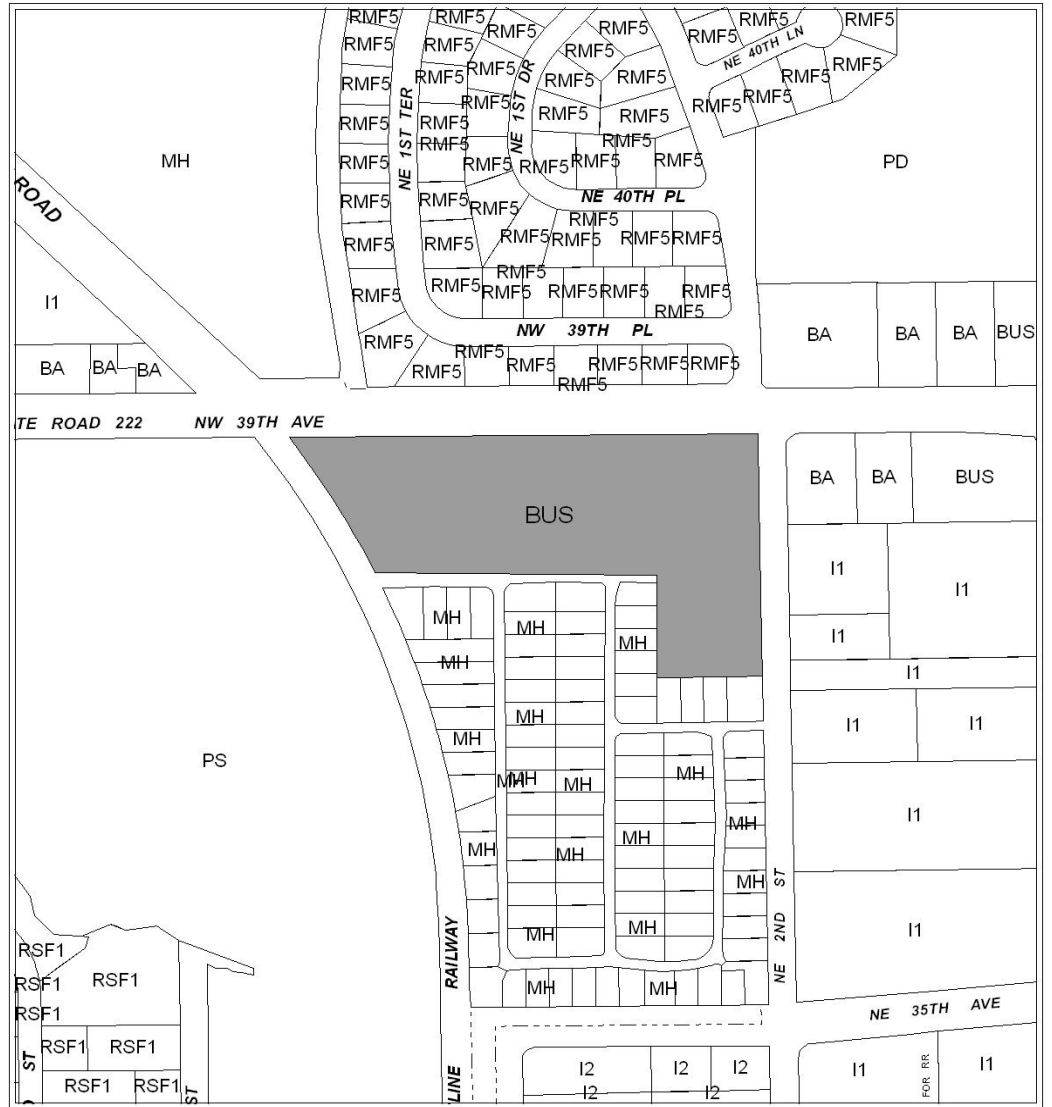
EXISTING ZONING

	Name	Petition Request	Map(s)	Petition Number
 No Scale	Howard K Wallace, agent for Villas at 39th, LLC	Change Zoning designation from MH to BUS district on property.	3551	PZ-09-00044 ZON


Zoning District Categories

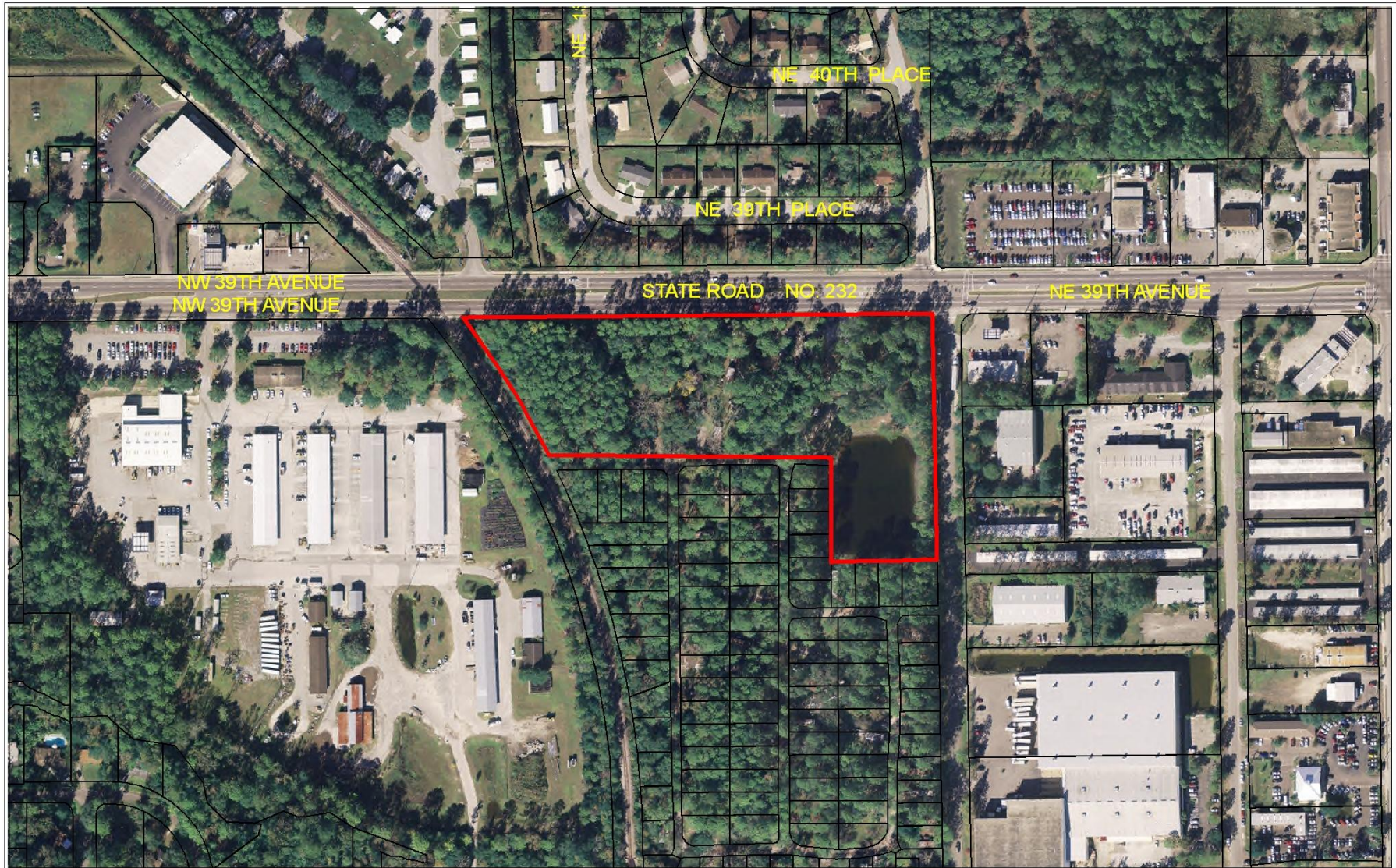
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-  Historic Preservation/Conservation District
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- Area under petition consideration 




PROPOSED ZONING

 No Scale	Name	Petition Request	Map(s)	Petition Number
	Howard K Wallace, agent for Villas at 39th, LLC	Change Zoning designation from MH to BUS district on property.	3551	PZ-09-00044 ZON



AERIAL PHOTOGRAPH

 No Scale	Name	Petition Request	Map(s)	Petition Number
	Villas at 39th, LLC - applicant	Change Land Use from Res-Low to Commercial on property. Change Zoning designation from MH to BUS district on property.	3551	PZ-09-00043 LUC PZ-09-00044 ZON





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PZ-09-43 LUC & PZ-09-44 ZON

- This property is located along NW 39th Avenue, a state-maintained arterial roadway (SR 222)
- Compatible with the surrounding land use and zoning; significant development activity in the area in recent years
- Will facilitate development of this property and promote urban infill
- Residential home lots are to remain to the south of the subject property

STAFF RECOMMENDATION: APPROVAL