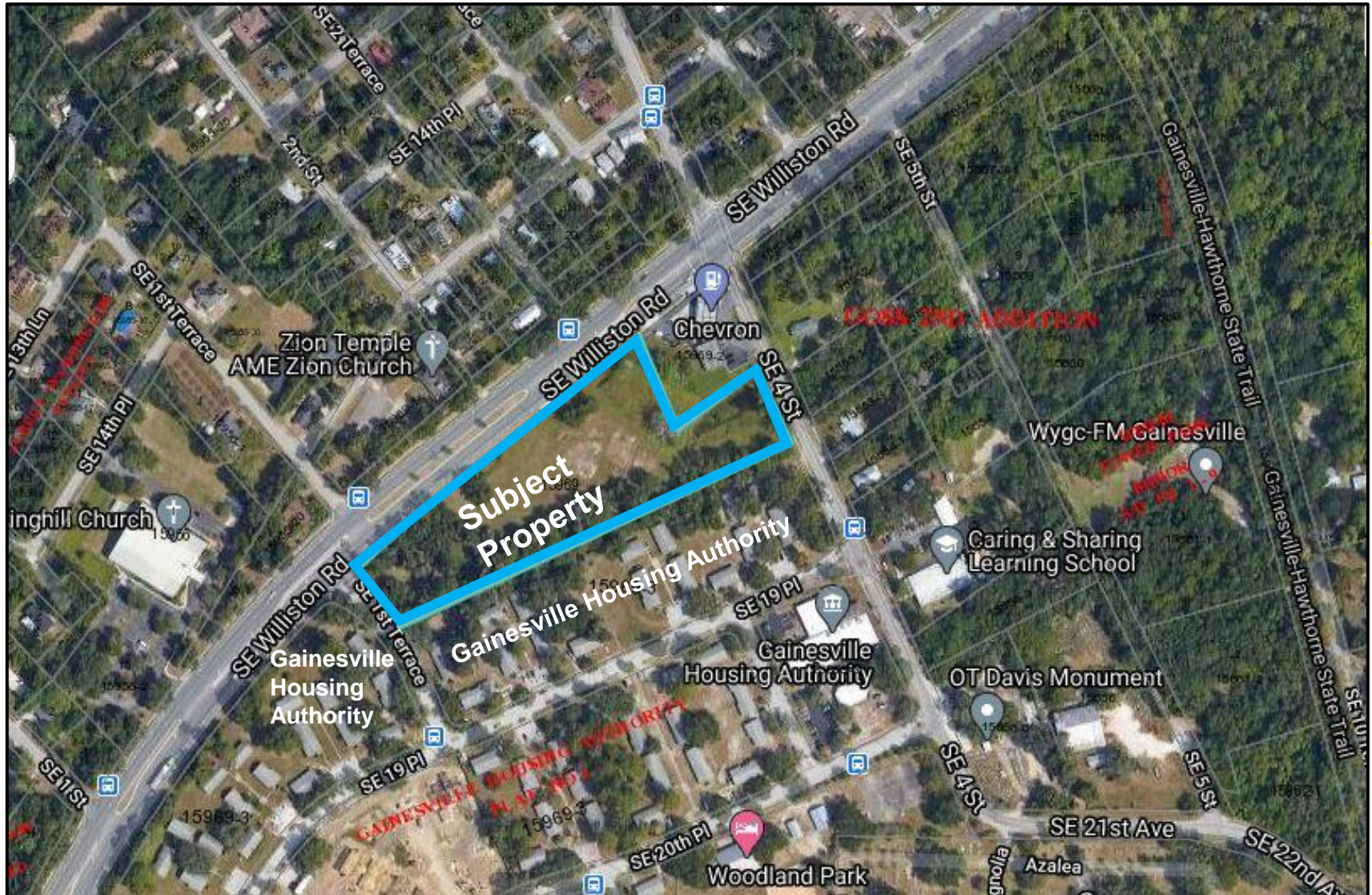




**Small-Scale Land Use Map
Amendment
PB-20-115 LUC
Ordinance 200725
100 – 400 Block of SE Williston Road**

City Commission May 20, 2021

Site Location: 100-400 Block SE Williston Road



Proposed Change

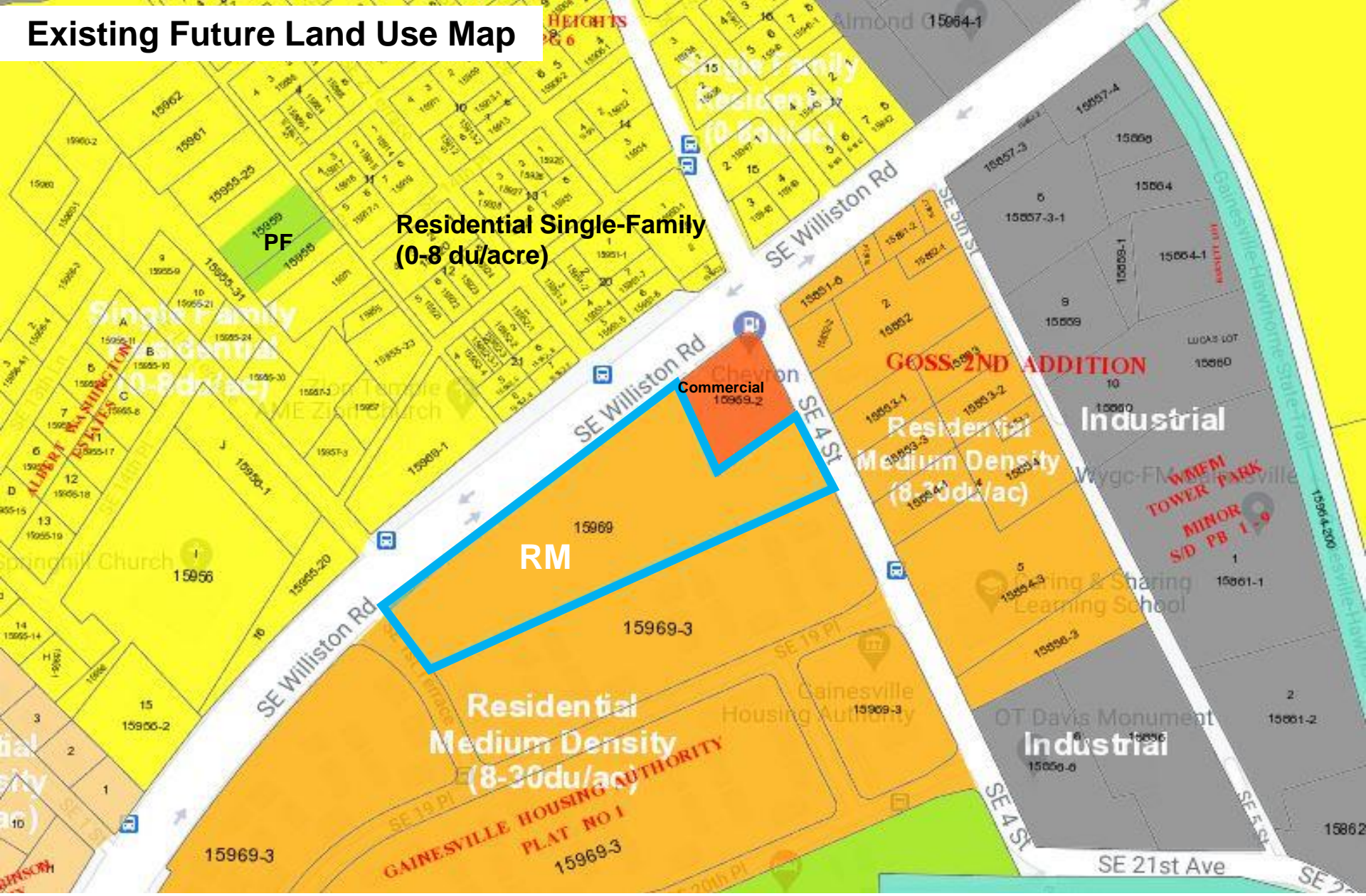
Change Future Land Use Map from Residential Medium to Mixed-Use Low (MUL) Intensity

- Maximum density remains 8 – 30 units per acre; MUL allows non-residential uses
- Related to Petition PB-20-3 ZON to change the zoning to MU-1

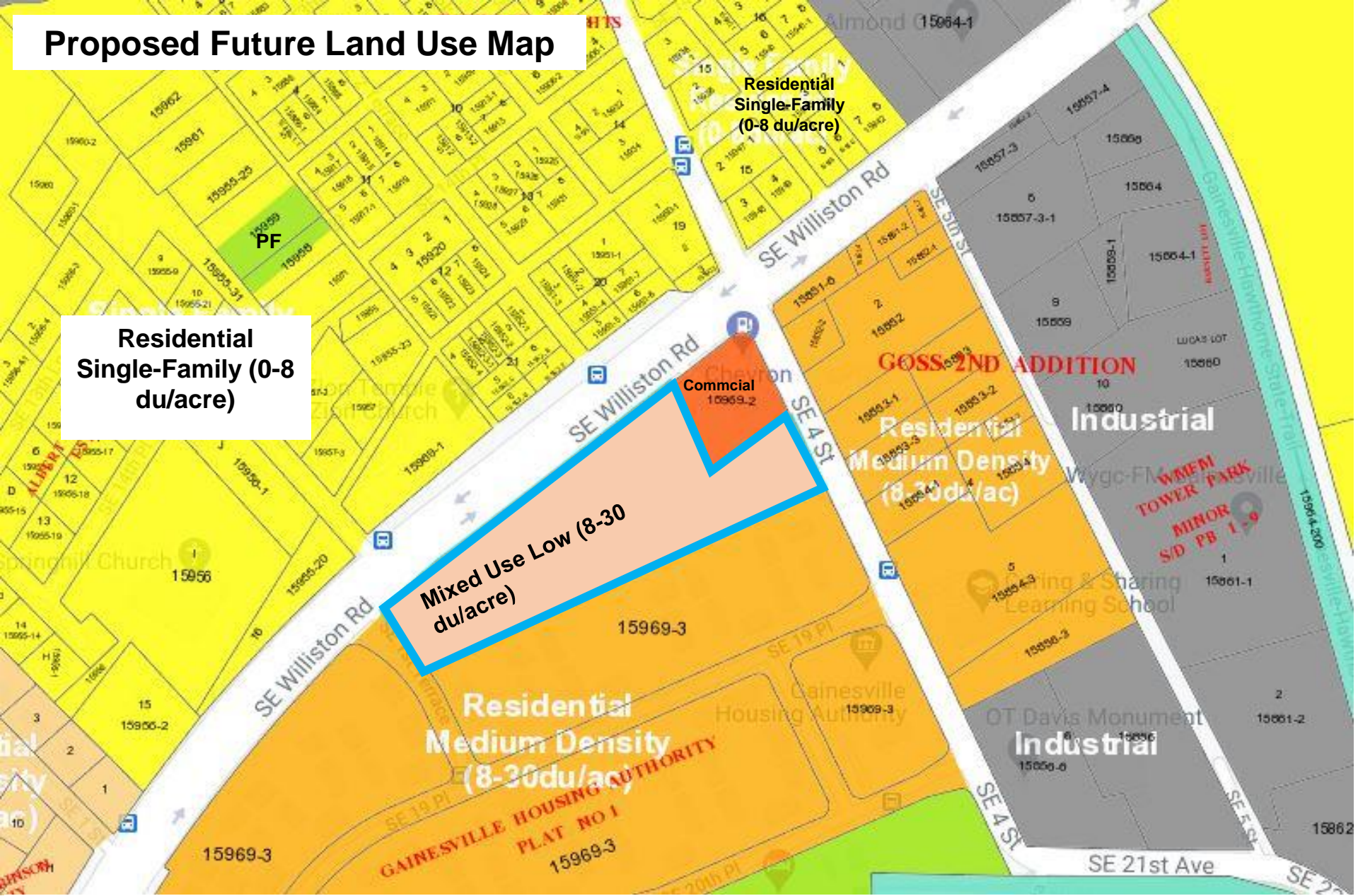
Property Description

- Property Size: 4.46 +/- acres
- Current Use: Vacant
- Located on SE Williston Road, between SE 1st Terrace & SE 4th Street
- Tax Parcel Number: 15969-000-000
- Current land use category (Residential Medium) allows multi-family residential
- Located in TMPA Zone A & Enterprise Zone

Existing Future Land Use Map



Proposed Future Land Use Map



**Residential
Single-Family (0-8
du/acre)**

**Residential
Single-Family
(0-8 du/acre)**

**Mixed Use Low (8-30
du/acre)**

**Commercial
10969.2**

GOSS 2ND ADDITION

**Residential
Medium Density
(8-30 du/ac)**

Industrial

**Residential
Medium Density
(8-30 du/ac)**

Industrial

Mixed-Use Low Intensity

- Density from 8 – 30 units/acre
- Uses allowed include:
 - SF or medium intensity multi-family dwellings
 - Places of religious assembly
 - Schools
 - Libraries
 - Neighborhood serving retail & offices
 - Assisted Living facilities
 - Community civic uses
 - Height limit of 5 stories by right; 8 stories by SUP

Environmental Review

- Basic Review revealed no wetlands, surface waters, strategic ecosystem, floodplain, or regulated natural or archaeological resources
- Soils on the site are suitable for urban development

Criteria for Proposed FLU Map Changes

- **Consistency with the Comprehensive Plan**
 - FLUE Policy 1.2.3: The City should encourage mixed-use development, where appropriate.
 - FLUE Objective 1.5: Discourage the proliferation of urban sprawl.
 - FLUE Objective 4.1: Establish land use designations that allow sufficient acreage for residential, commercial, mixed use, office, industrial, education, agricultural, recreation, conservation, public facility, & institutional uses at appropriate locations to meet the needs of the proposed population...

Criteria for Proposed FLU Map Changes

- **Compatibility & surrounding land uses**
 - Abutting property to the south contains MF development at same density as proposed MUL
 - Abutting property to the east is Commercial
 - To the north is SF residential that is separated by Williston Road (4-lane divided highway)
 - Property west across SE 1st Terrace contains MF development at the same density as proposed MUL
 - Any proposed non-residential uses on the property must be buffered from abutting residential per the Land Development Code

Criteria for Proposed FLU Map Changes

- **Environmental Impacts & Constraints**
 - No environmental resources are known to be located on the site

Criteria for Proposed FLU Map Changes

- **Support for urban infill &/or redevelopment**
 - Surrounded by existing development on 3 sides
 - Development occurred from 1965-1984
 - Urban services available to serve the site include:
 - Centralized potable water & wastewater
 - Transit service
 - Bike lanes
 - Existing public streets

Criteria for Proposed FLU Map Changes

- **Impacts on affordable housing**
 - MUL allows 8 – 30 units/acres, which is the same as the existing RM land use category

Criteria for Proposed FLU Map Changes

- **Impacts on the transportation system**
 - Site is located on an existing roadways (SE Williston Road; SE 4th Street; SE 1st Terrace)
 - Existing bike lanes
 - Existing sidewalks
 - Site is currently served by RTS Routes 2, 3, & 16
 - Located in Zone A of the TMPA, which encourages infill & redevelopment

Criteria for Proposed FLU Map Changes

- **Availability of facilities & services**
 - Centralized electric, potable water, & wastewater services available
 - Site is on existing roadways with capacity
 - Existing sidewalks
 - Existing bike lanes
 - Existing transit service (Routes 2, 3, & 16)

Criteria for Proposed FLU Map Changes

- **Need for additional acreage in the proposed future land use category**
 - City staff analysis indicates MUL only accounts for approximately 1% of City land area
 - Of 415.69 +/- acres of MUL in the City, approximately 16.6% is vacant
 - Adding the 4.46 +/- acres of the subject property increases the MUL vacant acreage to about 17.5% vacant (modest increase of 0.9%)
 - Given the small percentage of MUL in the City overall and the small percentage that is vacant, there is a need for additional MUL acreage

Criteria for Proposed FLU Map Changes

- **Discouragement of urban sprawl**
 - Proposal concerns an infill parcel
 - No impacts on natural resources or the environment
 - Promotes efficient provision of public infrastructure by being located on centralized utilities & existing transportation facilities
 - Promotes compact development by maintaining transit-supportive density
 - Preserves agricultural areas because there is no agricultural activity on the site

Criteria for Proposed FLU Map Changes

- **Need for job creation, capital investment, & economic development for City's economy**
 - Future development of the site will create construction jobs
 - Development on the site will increase the City's tax base
 - Residential support for existing commercial & employment centers near the site
 - Possible mixed-use development on the site will provide goods & services to surrounding residential areas

Criteria for Proposed FLU Map Changes

- **Need to modify land use categories & development patterns within antiquated subdivisions**
 - Not applicable. There are no antiquated subdivisions on the subject property

Summary

- Change future land use category from Residential Medium to Mixed Use Low
- Small-scale future land use amendment
- Related to PB-20-3 ZON a rezoning to MU-1
- **Staff Recommendation: Approval**
- **Plan Board Recommendation: Approval (6-0, 1 abstention)**
- **Applicant requests approval of Petition PB-20-115
LUC & Ordinance 200725**