



## Planning and Development Services

**Petition PB-10-139 CPA**  
**City Commission**  
**April 7, 2011**  
**Ordinance/Legistar No. 100684**

# Text Changes to Future Land Use Element

- **Amendments to Future Land Use Element Policies 4.1.1 & 4.1.3**
- **Amendment to the Corresponding/Implementing Zoning Districts table**

## Policy 4.1.1 Changes: MUL & MUM

- Amend the text of the MUL & MUM land use category descriptions
- Adds an exemption to the minimum density requirements for small lots that existed on November 13, 1991
- “Lots that existed on Nov. 13, 1991 and that are less than or equal to 0.5 acres in size shall be exempt from minimum density requirements.”

## Policy 4.1.1 Changes: UMU-1 & UMU-2

- Amend the text of the UMU-1 & UMU-2 land use category descriptions
- Adds a minimum density requirement
- Adds an exemption to the minimum density requirements for small lots that existed on November 13, 1991
- Adds clarifying language about the types of research & development uses allowed

## Policy 4.1.1 Changes (UMU-1 & 2 continued)

- Clarifies that an essential component of the districts is multi-modal character
- Changes & clarifies the 2-story development requirement to require a minimum height of 24 feet for principal, non-single family buildings

## Policy 4.1.3 Changes

- **Amend the criteria to evaluate FLUM changes**
- **New criteria include:**
  - **Impacts on affordable housing**
  - **Impacts on the transportation system**
  - **Financial feasibility**
  - **Need for additional acreage in the proposed category**

# Change to the Table

- **Add additional zoning districts as compatible with land use categories**
- **Proactive measure to reduce need for comprehensive plan amendments, which can save time**
- **Compatibility changes in table to MUL; MUM;UMU-2; BI; and IND categories**

# Staff Recommendation

**Staff recommends approval of Petition  
PB-10-139 CPA  
&  
Ordinance 100684**