

LEGISLATIVE #

110077B

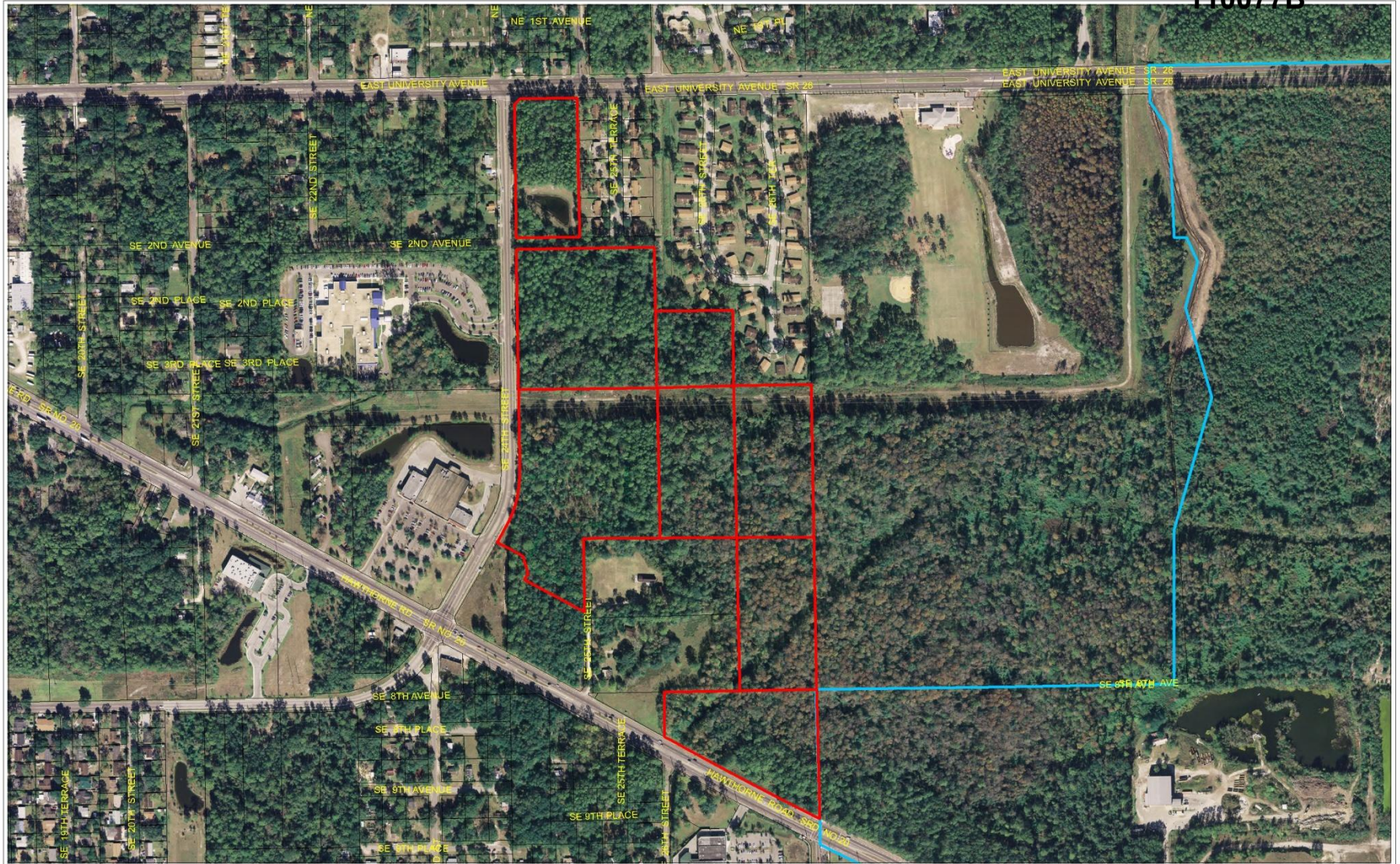


Planning and Development Services Department

Ordinance 110077

Remove Significant Ecological Communities Overlay District from 8 parcels located between E. Univ. Ave. & SE Hawthorne Rd., E. of SE 24th Street

City Commission July 19, 2012



AERIAL PHOTOGRAPH



Name	Petition Request	Map(s)	Petition Number
City Plan Board, applicant	Remove the Significant Ecological Communities Overlay district from eight parcels.	4055, 4155	PB-11-16 ZON

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)
- RSFR Singel-Family Rural Residential (1.0 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
- BI Business Industrial
- 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



Area under petition consideration

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

EXISTING ZONING

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Petition History

- **Plan Board approved PB-11-16 ZON on 4/28/11**
- **City Commission approved Petition PB-11-16 ZON 8/4/11**
- **Approval of this ordinance contingent upon approval of Ordinance 110076**

Background

- **Significant Ecological Communities Overlay District (30-309 & 309.1) adopted in 2004**
- **Overlay approved by ordinance July 2007 for this 47-ac., 8-parcel cluster**
- **Various properties in City had overlay placed on them (2005-2007), but legal issues arose**

Key Issues

- **Rezoning (proposed removal of overlay district) needed due to related, LDC changes proposed by PB-10-143 TCH & Ord. 110076 (Add & Update protections for natural & archaeological resources, delete Sign. Eco. Comm's Overlay District)**
- **Requested rezoning (removal of overlay district) consistent w/Comp Plan**

Recommendation

Approve Ordinance 110077