

PB-19-72 ZON
Legistar No. 190291

City Commission
November 7, 2019

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DEPT
OF
DOING

PB-19-72 ZON

Reclassify the Urban Zone Street designation of SW 2nd Street between SW 2nd Avenue and SW 4th Avenue from Storefront street to Local street.



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- The zoning map identifies a hierarchy of street types.
- These determine the relationship of buildings to the street and the standards for the design of street landscaping and sidewalks.
- Street types include: Storefront, Principal, Thoroughfare, and Local Streets.



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- Storefront streets are designed to encourage a high level of pedestrian activity. Higher intensity and density uses front this street type. Due to the level of pedestrian activity on this street type, minimum sidewalk widths are increased and first floor residential development requires a 1.5 foot elevation above grade (3 feet recommended) for the privacy and comfort of residents. Building front entrances shall be oriented to this street type when there are multiple street frontages for the property.

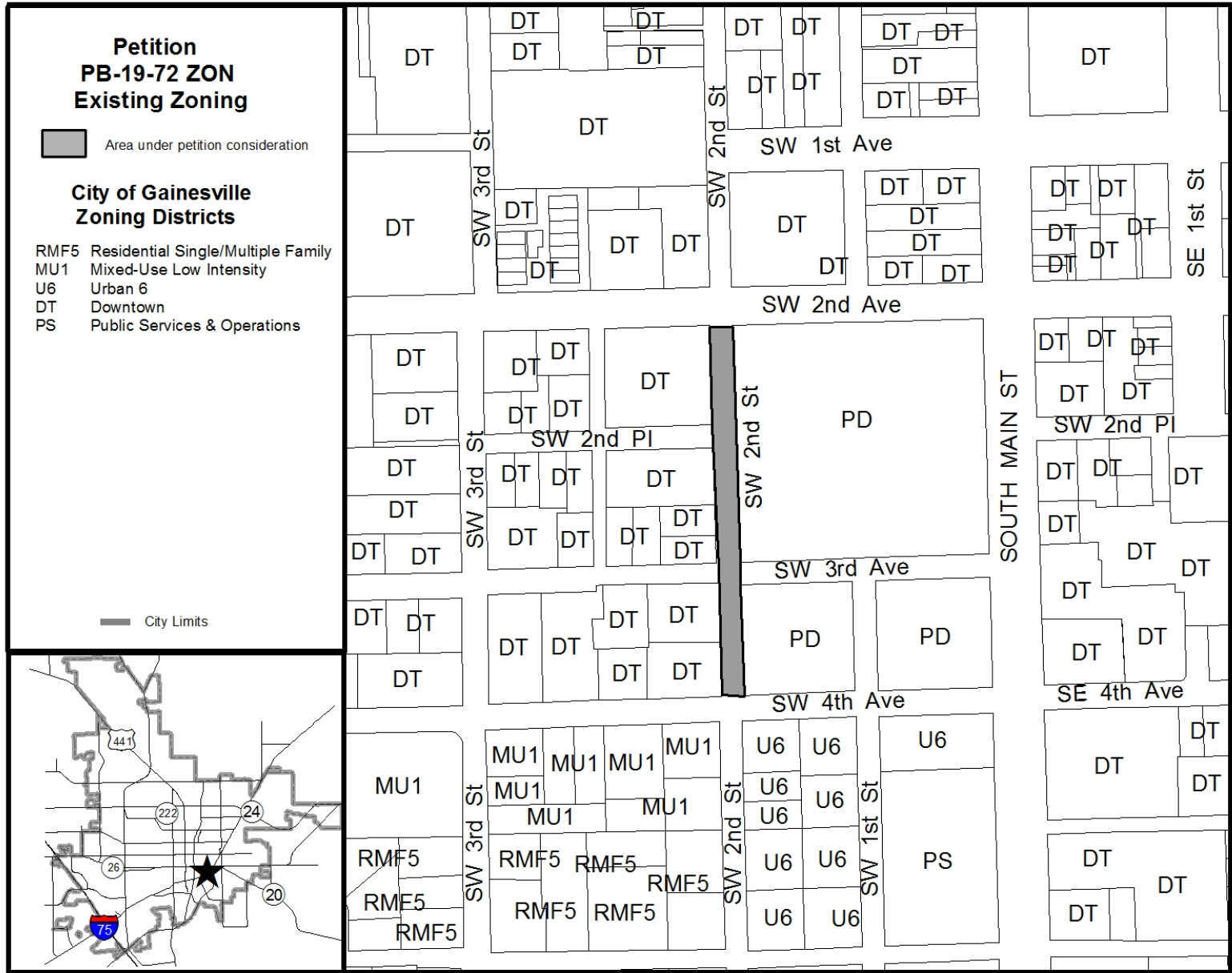


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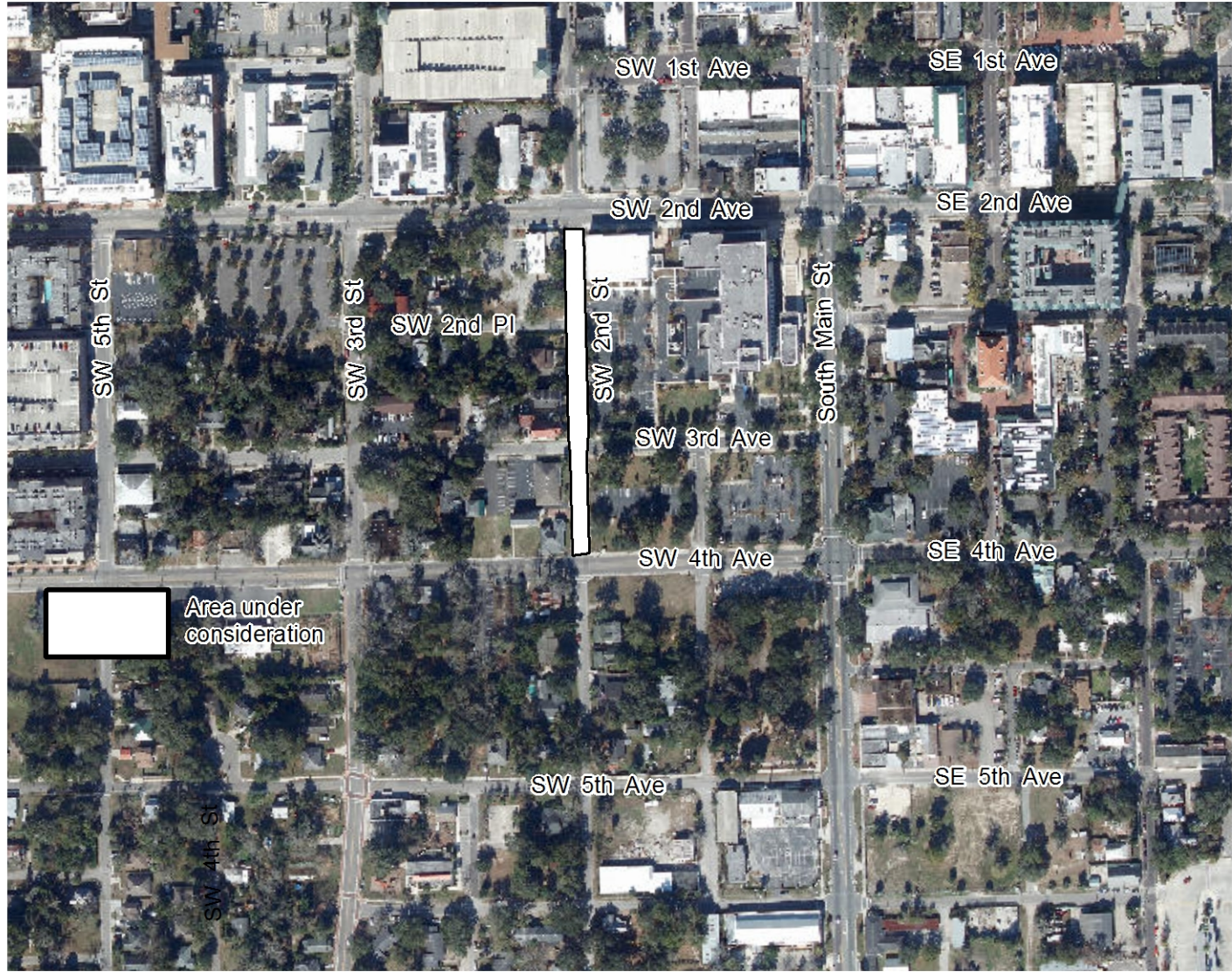
- Local Streets are intended to have slow speeds and provide for connections within neighborhoods and between residential areas and commercial areas. Local Streets are not identified on the zoning map, but make up the vast majority of the street types within the transects. Any street that is not identified as a Storefront, Principal, or Thoroughfare street should be assumed to be a Local Street.



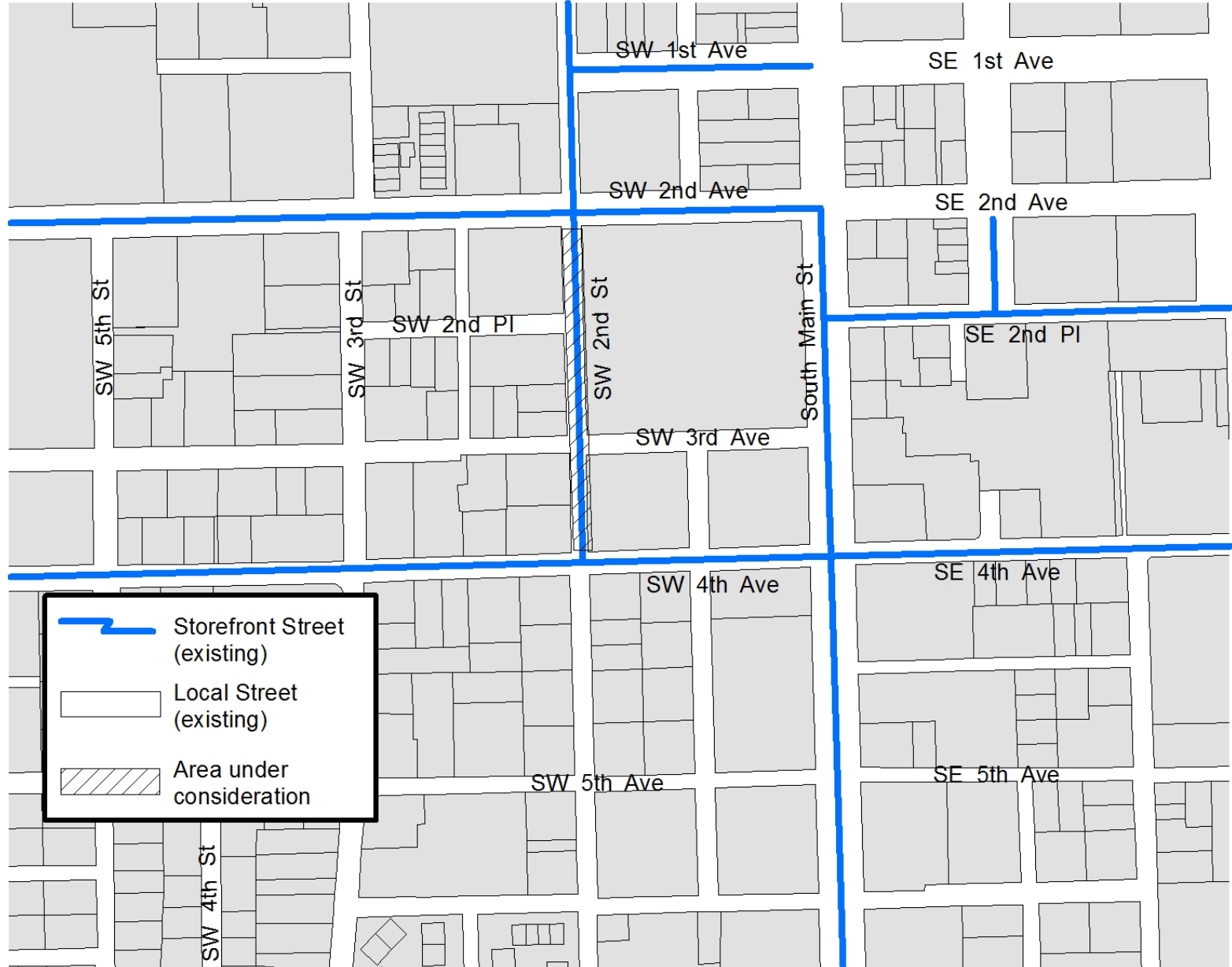
Existing Zoning



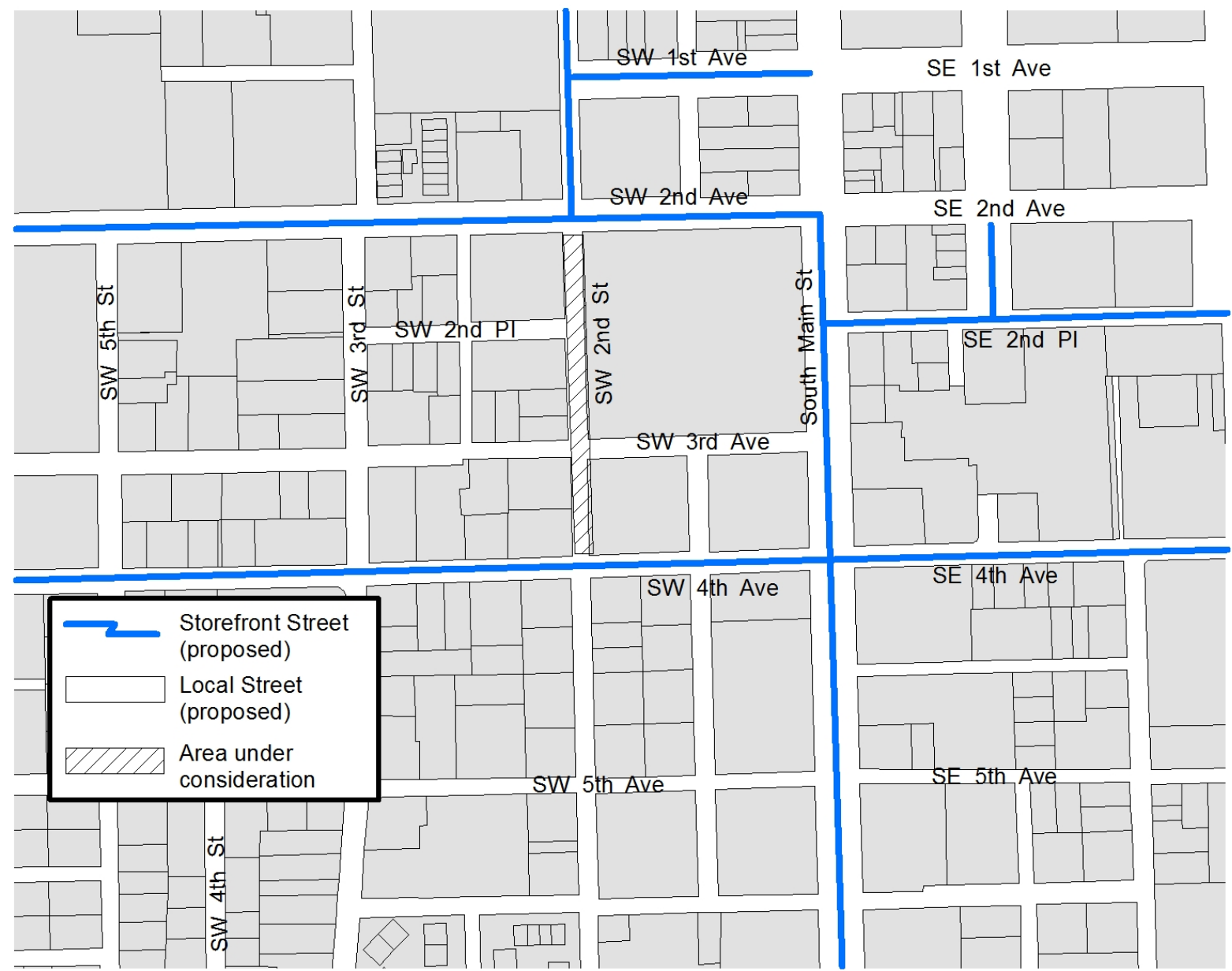
Aerial



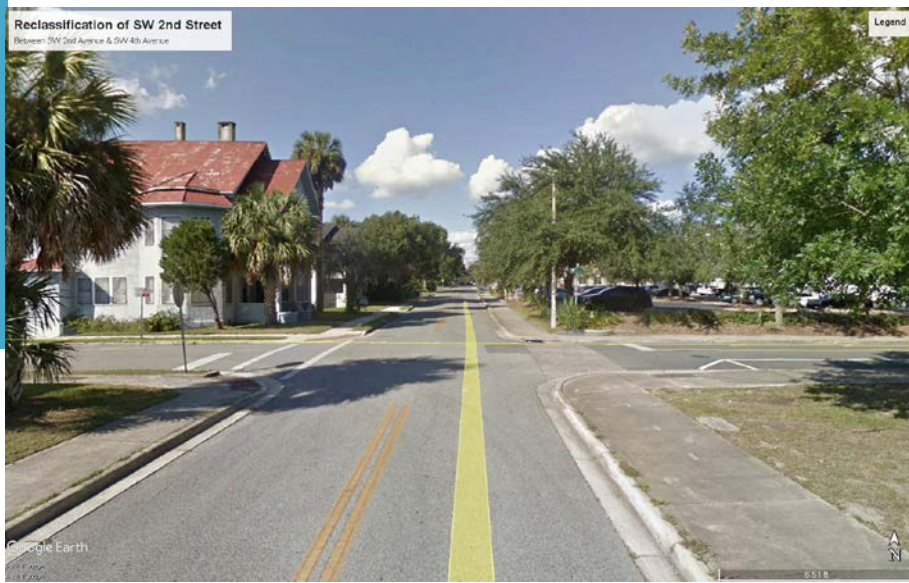
Existing Street Classification



Proposed Street Classification



Views Along SW 2nd Street



Views Along SW 2nd Street



ZON Review Criteria

- Compatibility of permitted uses, intensity & density w/surrounding development
- Character of district – suitability for particular uses
- District in relation to surrounding properties and other similar properties
- Conservation of value of buildings & encouraging appropriate use of land throughout City
- Impacts on Transportation System
- Availability of other facilities & services (e.g., H₂O; Stormwater; Schools)
- Need for Additional Acreage
- Changed Conditions
- Environmental Impacts & Constraints
- Changes in character or development in or near area
- Comprehensive Plan GOPs
- Transect Zoning Criteria



Key Points

- **Consistent with Comprehensive Plan – supports redevelopment and infill development at central location in urbanized area**
- **The proposed change in street designation is not about the specific uses allowed in the zoning districts, but the relationship of buildings to the street and the standards for the design of street landscaping and sidewalks**
- **The character of SW 2nd Street is more as a connector between residential areas south of SW 4th Avenue and the commercial areas north of SW 2nd Avenue**

Key Points

- The west side of SW 2nd Street segment is likely to redevelop because of a vacant drive-through restaurant, small scale multi-family development, and 1-story office buildings.
- The orientation of the development likely to occur will be on the Storefront street sides along SW 2nd Avenue and SW 4th Avenue
- The east side of SW 2nd Street is likely to be a parking area for the foreseeable future
- The Urban Core land use category and associated Downtown zoning will implement any specific development plan proposed along the street segment

Key Points

- **The provisions of the Downtown zoning district require that new buildings will be placed close to the streetside sidewalk**
- **For a Storefront street, the building placement requirement is between 20 feet and 25 feet measured from the back of the curb**
- **For a Local street, the building placement requirement is between 15 feet and 20 feet measured from the back of the curb**

Recommendation

Approve Petition PB-19-72 ZON