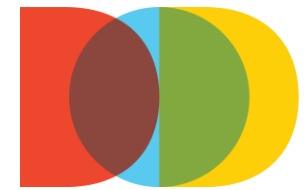


Oaks Mall Land Use Change

PB-18-116 LUC
Ord. 180397

City Commission
1-17-19



DEPT
OF
DOING

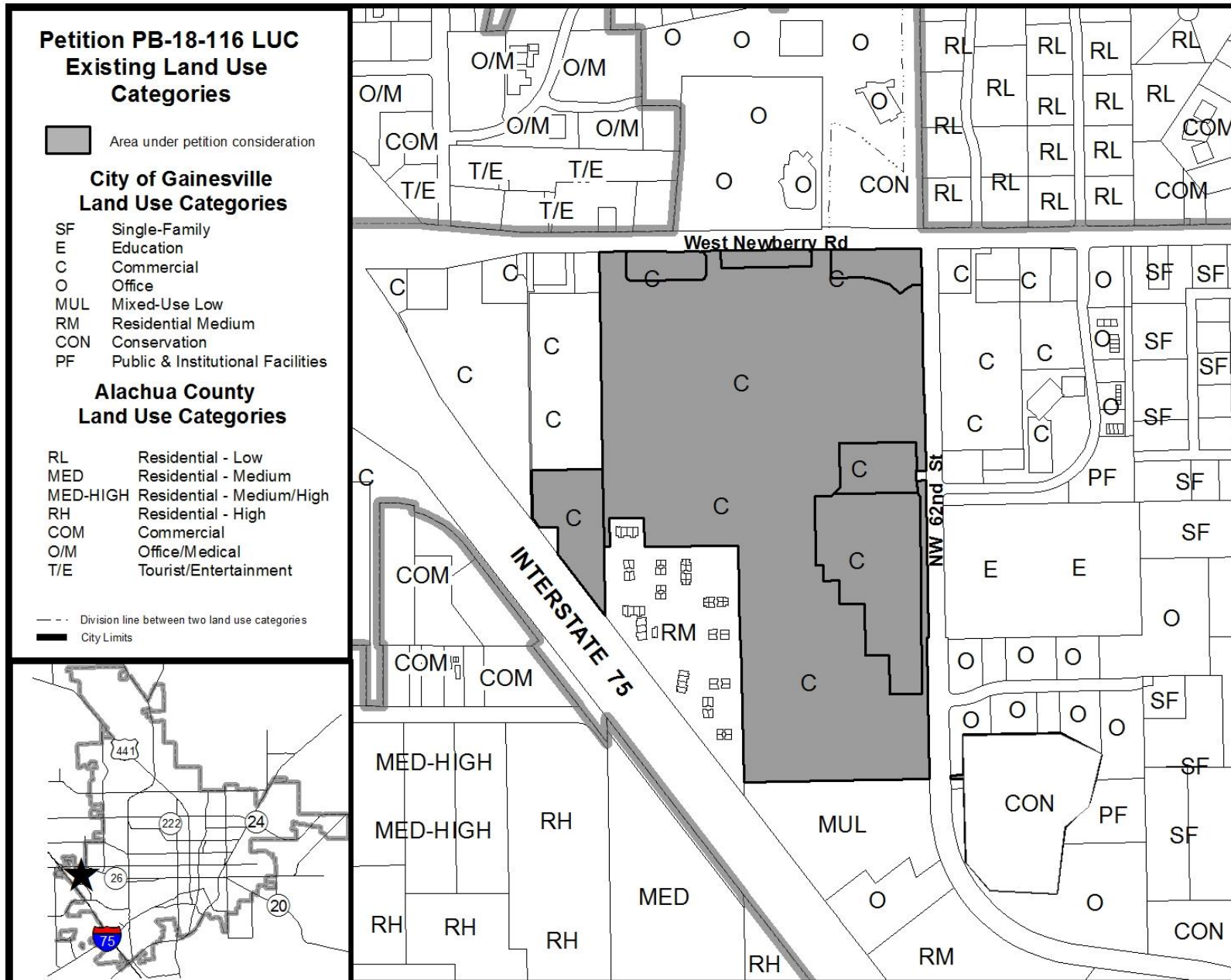
Oaks Mall
Land Use
Change

Land Use Category	Zoning	Existing Acres	Proposed Acres
Commercial (C)	General Business (BUS)	90.7	0
Urban Mixed Use (UMU)	Urban 8 (U-8)	0	90.7
Total Acres		90.7	90.7

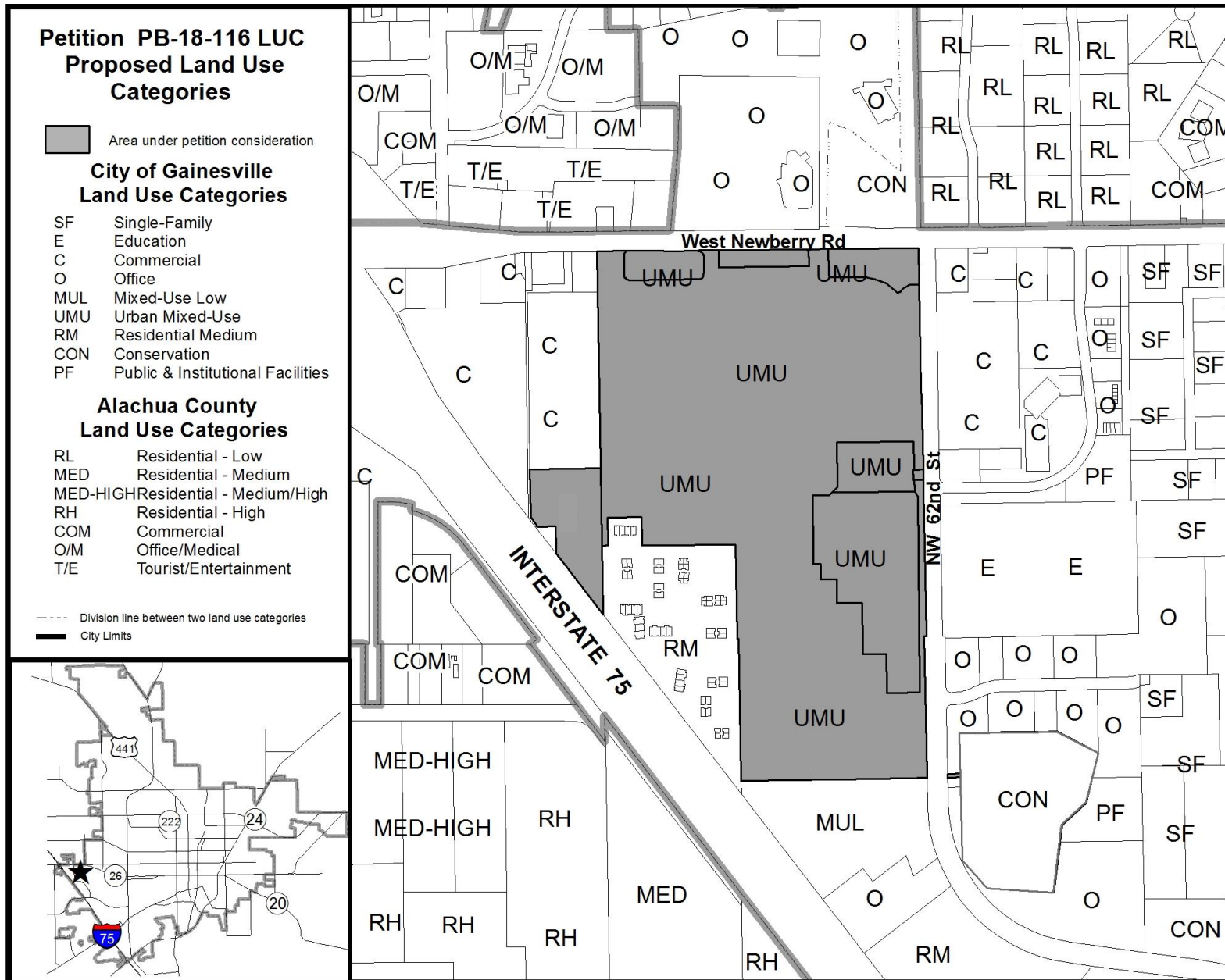
Oaks Mall Land Use Change



Existing Land Use



Proposed Land Use



LUC Review Criteria (FLUE Policy 4.1.3)

- **Consistency with Comprehensive Plan**
- **Compatibility & Surrounding Uses**
- **Environmental Impacts / Constraints**
- **Support for Urban Infill and/or Redevelopment**
- **Impacts on Affordable Housing**
- **Impacts on Transportation System**
- **Availability of Facilities & Services**
- **Need for Additional Acreage**
- **Discouragement of Urban Sprawl**
- **Need for Job Creation, Capital Investment, Economic Development**

Key Points

- Consistent with Comp. Plan – supports redevelopment and infill development at strategic location in urbanized area
- Adds opportunities for infill residential and more mixed-use development on the mall property
- Ensures that new infill development is built consistent with the City's urban form standards



Industry Insights

February 20, 2018

Mixed-Use Centers, Part I: The Economics of Place-Making

How to Blend Residential Uses Into the Retail and Services Mix

JERRY HOFFMAN*



Industry Insights

January 29, 2018

Transforming Class B and C Retail Centers: An Overview

Key Considerations for Repurposing, Repositioning and Redesigning

MARIA SICOLA* and MARK STAPP**

Abstract: This report discusses steps to be taken in increasing the value of an underperforming center. There is no "one-size-fits-all" approach to repositioning such properties, so the article concentrates on how to establish a framework for this process. It considers potential issues and roadblocks (e.g., aging infrastructure, public regulatory issues and building codes); the ranges of costs and timeframes required for a property turnaround; and the crucial role of research and due diligence. Key aspects of successful projects demonstrate how these principles can apply in practice.

Recommendation

Approve the petition and transmit Ordinance 180397 to DEO