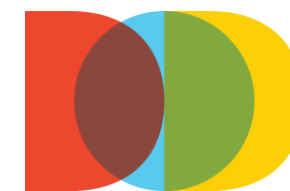


180398B

Oaks Mall Zoning Change

PB-18-117 ZON
Ord. 180398

City Commission
1-17-19



DEPT
OF
DOING

Oaks Mall
Zoning
Change

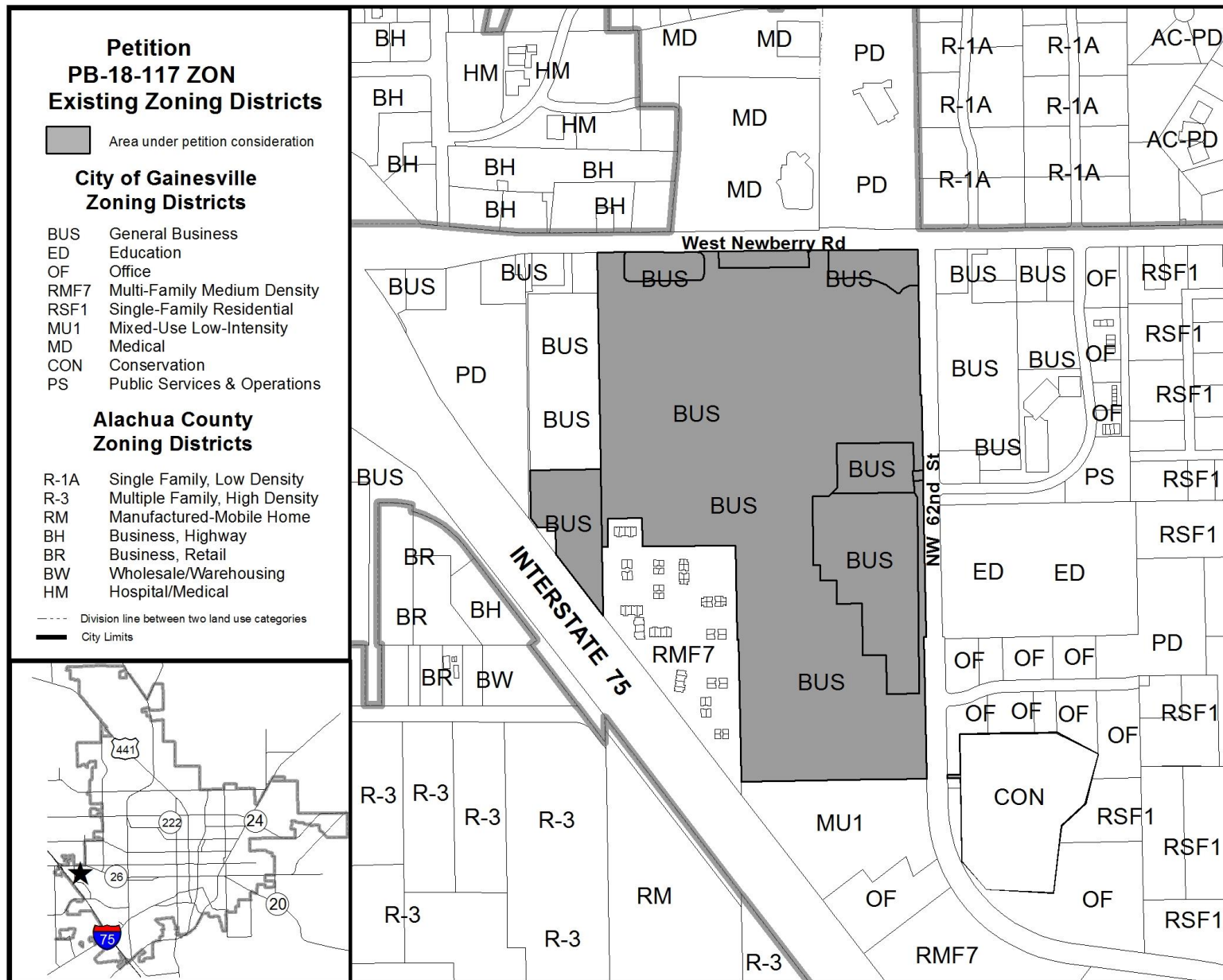
Land Use Category	Zoning	Existing Acres	Proposed Acres
Commercial (C)	General Business (BUS)	90.7	0
Urban Mixed Use (UMU)	Urban 8 (U-8)	0	90.7
Total Acres		90.7	90.7



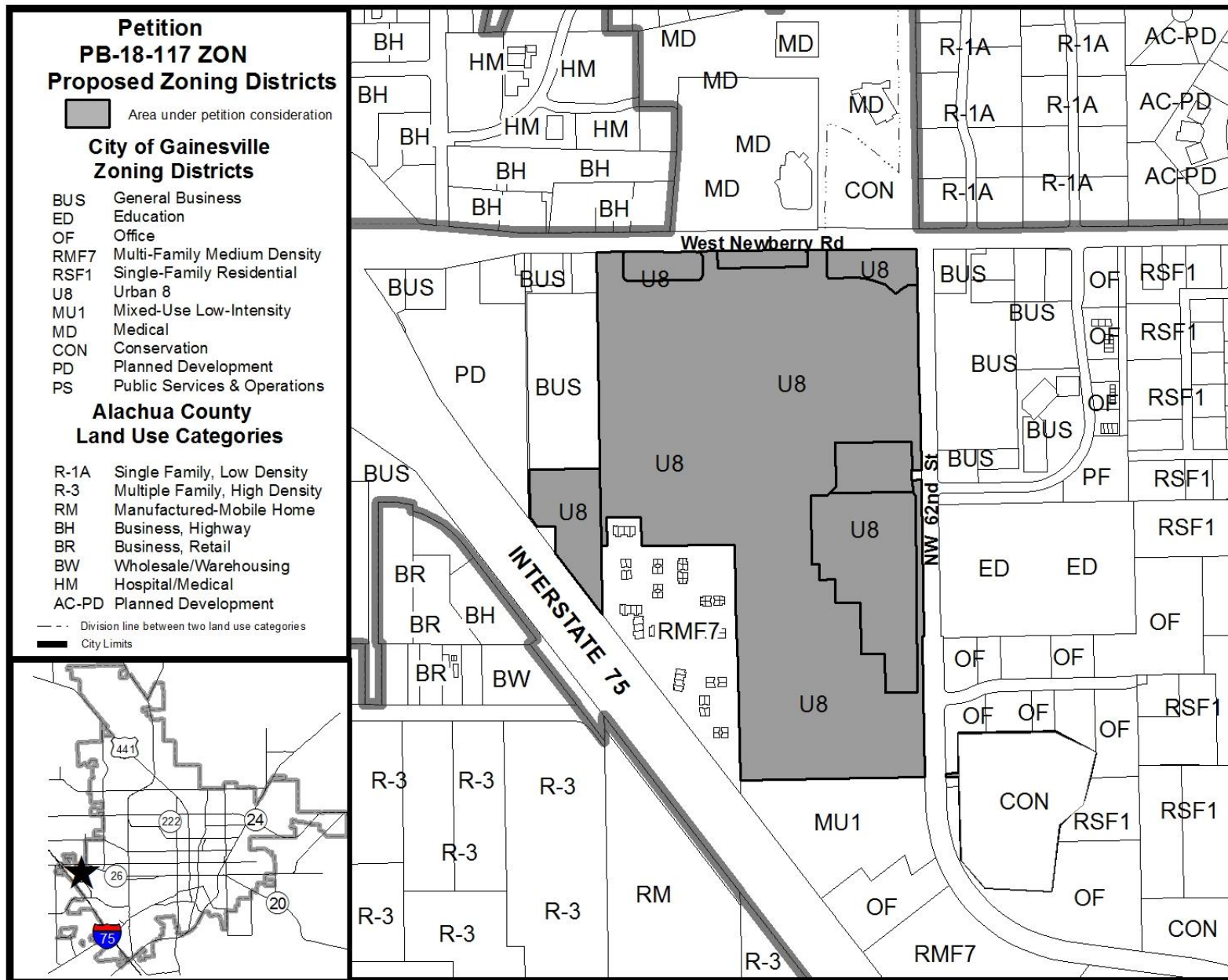
Oaks Mall Zoning Change



Existing Zoning



Proposed Zoning



Zoning 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 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 adopt
Ordinance 180398**