

LEGISLATIVE #

110077E

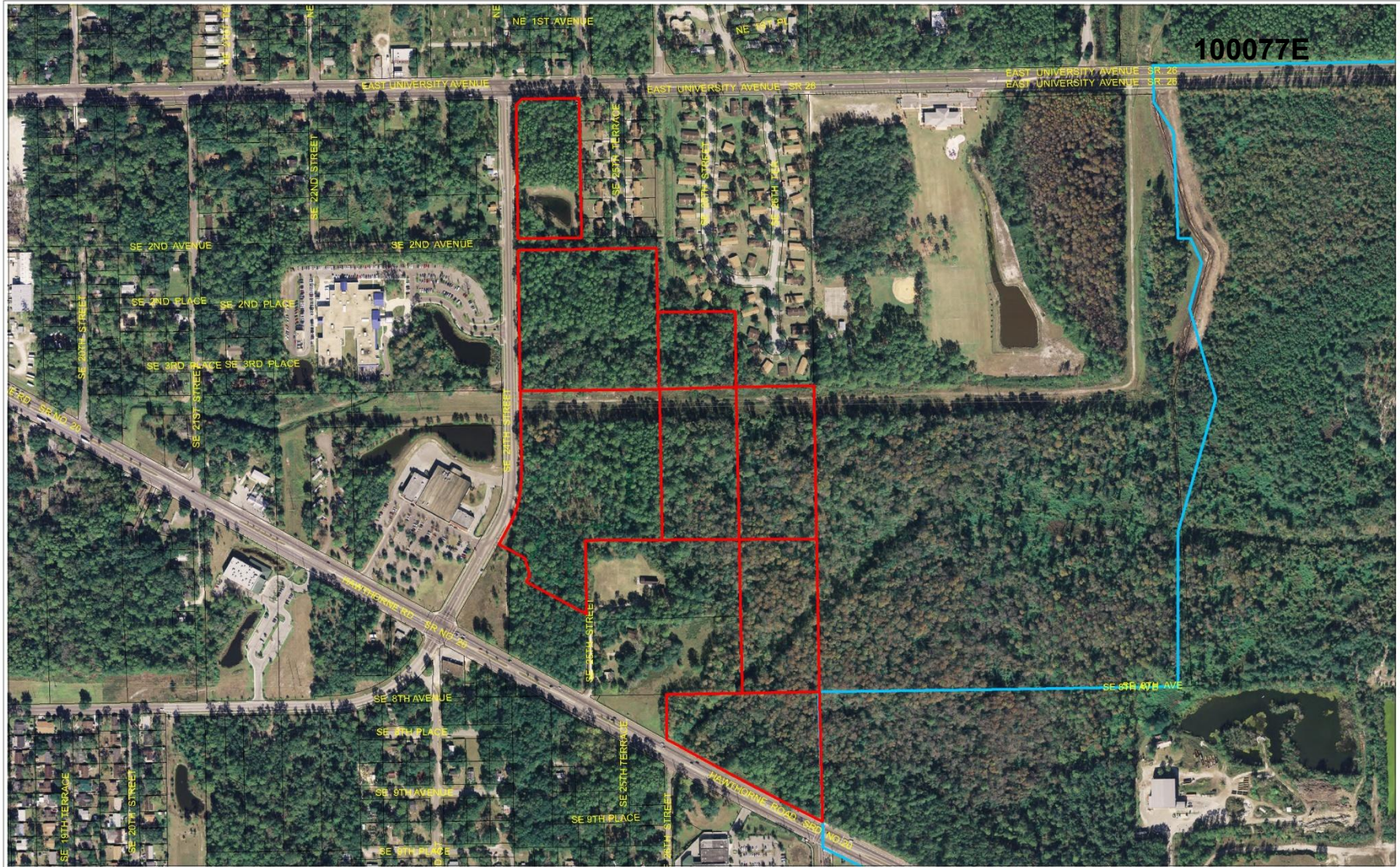


Planning and Development Services

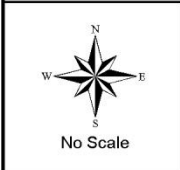
PB-11-16 ZON

Presentation to City Commission August 4, 2011

Dean Mimms, AICP
(City Legistar No. 110077)



AERIAL PHOTOGRAPH




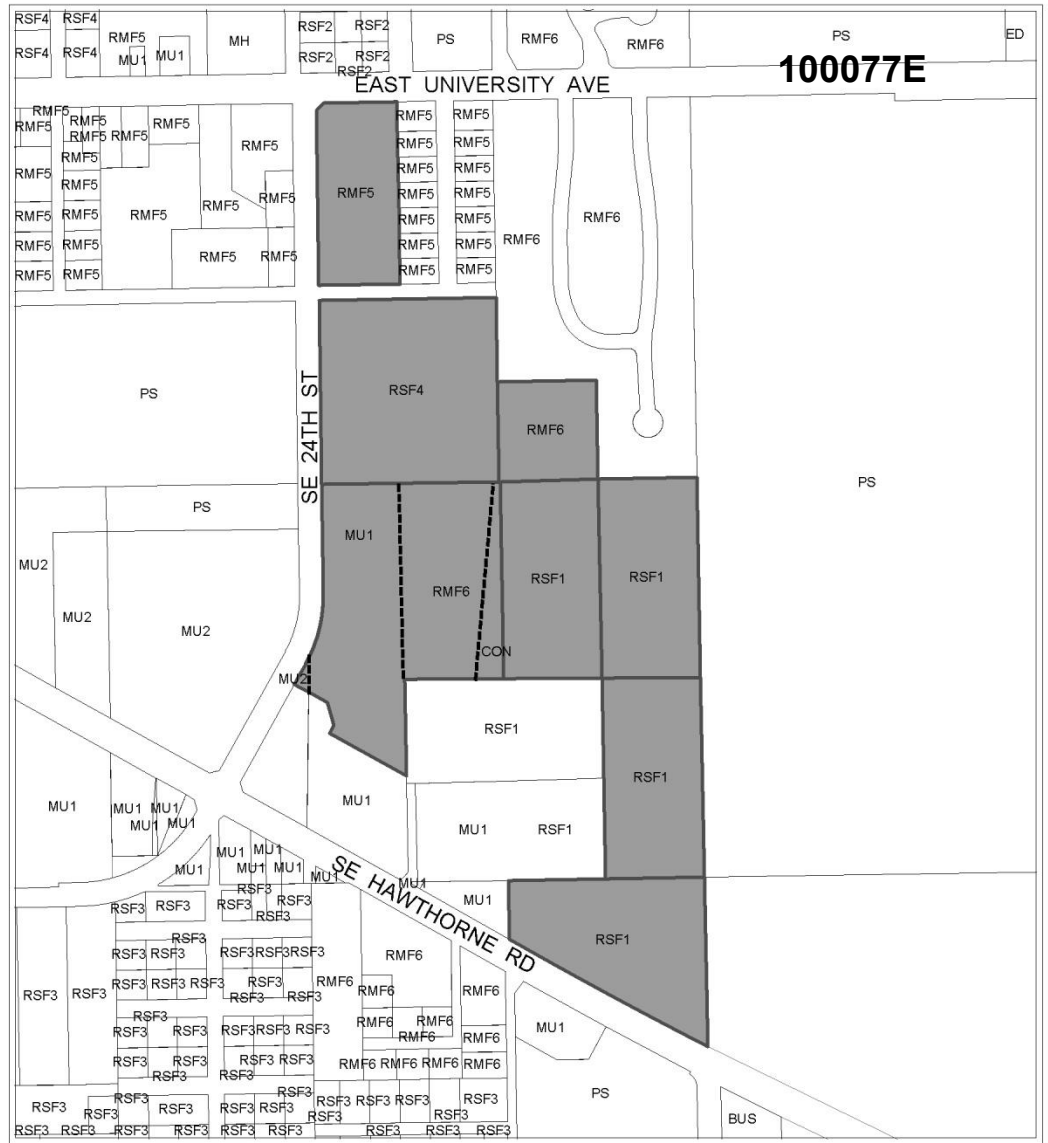
Name	Petition Request	Map(s)	Petition Number
City Plan Board, applicant	Remove the Significant Ecological Communities Overlay district from eight parcels.	4055, 4155	PB-11-16 ZON

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


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

Area under petition consideration

100077E

EXISTING ZONING

	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

- **Commission adopted Significant Ecological Communities Overlay District (30-309 & 309.1) in 2004**
- **Overlay approved (by ordinance) July 2007 for this 47-acre, eight-parcel cluster**
- **Various properties in City overlain with district from 2005-7, but legal issues arose**

- **2009** - Staff presented new concept for environmental protection to Community Devel't Comm., City Comm., and City & County Commissions in joint mtg. Concept approved & staff directed to proceed
- Petition PB-10-125 TCH approved September 2009 by Plan Bd
- **2010** – Staff worked w/City Attorney's Office on revised language, which led to new Petition PB-10-143 TCH (approved March 24, 2011 by Plan Bd)

- **Rezoning (proposed removal of overlay district) needed due to related, amended LDRs proposed by PB-10-143 TCH (which add & update reg's for protecting natural & archaeological resources, and delete Sign. Eco. Comm's Overlay District)**
- **Requested rezoning consistent w/Comp Plan**

City Plan Board to City Commission:

Approve Petition PB-11-16 ZON w/condition that Petition PB-10-143 TCH be approved by City Commission. Plan Bd voted 4:0

Staff to City Commission:

Approve Petition PB-11-16 ZON

Staff to City Plan Board:

Approve Petition PB-11-16 ZON