



Planning and Development Services

**PZ-09-46 LUC &
PZ-09-47 ZON
Legistar Item No. 090344 &
090345**

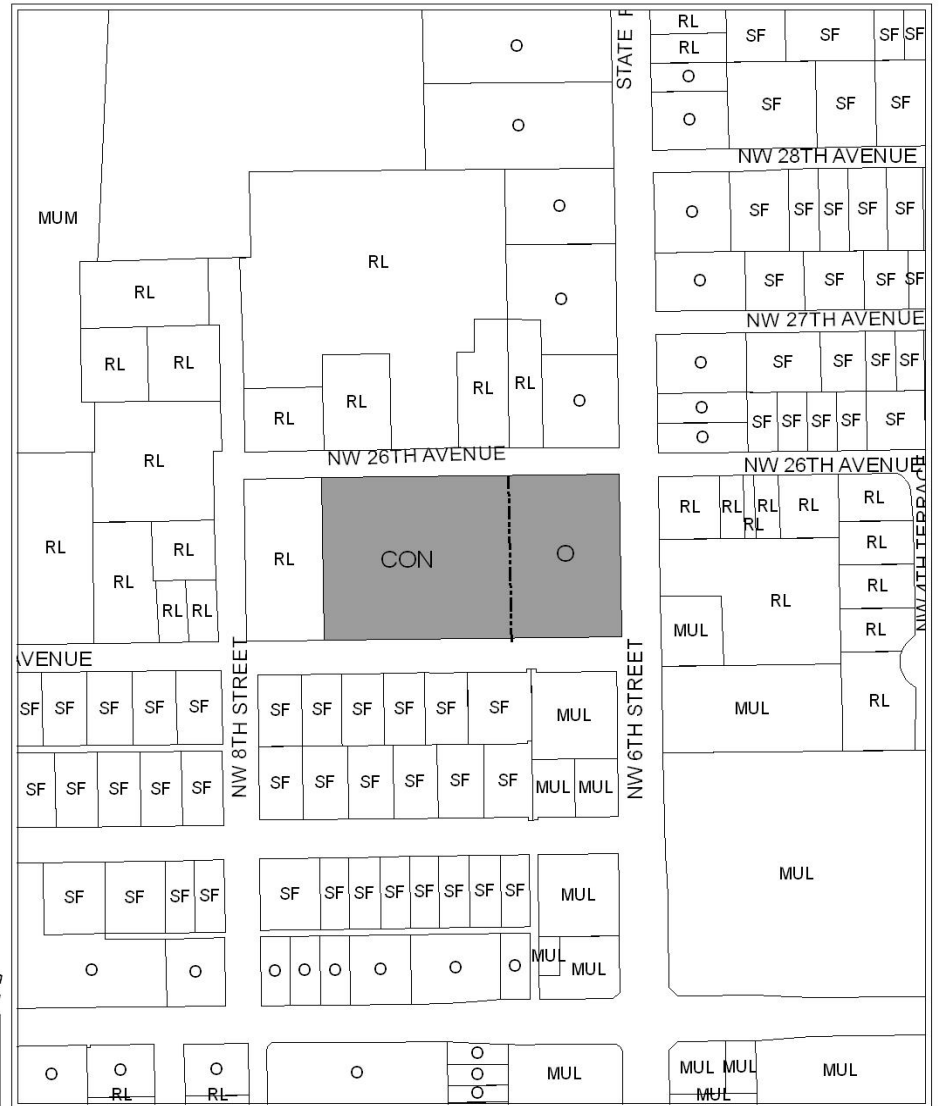
**Jason Simmons
October 15, 2009**

Land Use Designations

- SF Single Family (up to 8 du/acre)
- RL Residential Low Density (up to 12 du/acre)
- RM Residential Medium Density (8-30 du/acre)
- RH Residential High Density (8-100 du/acre)
- MUR Mixed Use Residential (up to 75 du/acre)
- MUL Mixed Use Low Intensity (8-30 du/acre)
- MUM Mixed Use Medium Intensity (12-30 du/acre)
- MUH Mixed Use High Intensity (up to 150 du/acre)
- UMU1 Urban Mixed Use 1 (up to 75 du/acre)
- UMU2 Urban Mixed Use 2 (up to 100 du/acre)
- O Office
- C Commercial
- IND Industrial
- E Education
- REC Recreation
- CON Conservation
- AGR Agriculture
- PF Public Facilities
- PUD Planned Use District

- Division line between two land use districts
- City Limits

Area under petition consideration



EXISTING LAND USE

	Name	Petition Request	Map(s)	Petition Number
 No Scale	Brown and Cullent, agents for Union of Electrical Workers	Change Land Use designation from Conservation to Office on portion of Property.	3650	PZ-09-00046 LUC

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PROPOSED LAND USE


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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

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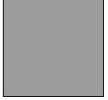
	Name	Petition Request	Map(s)	Petition Number
	Brown & Cullen, agents for the Union of Electrical Workers	Change Zoning district from Conservation to Office Residential (OR) district on portion of property.	3650	PZ-09-00047 ZON

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		Brown & Cullen, agents for the Union of Electrical Workers	Change Zoning district from Conservation to Office Residential district (OR) on portion of property.	3650



AERIAL PHOTOGRAPH

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	Union of Electrical Workers, applicant	Change Land Use designation from Conservation to Office on portion of Property. Change Zoning district from Conservation to Office Residential district (OR) on portion of property.	3650	PZ-09-00046 LUC PZ-09-00047 ZON

I.B.E.W.
L.U. 1205

JCT
CH... RED 1940

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RTS

LANE
LANE



WY 31

Taylor Made
Music
Recording Studio
352-374-9230

COMMUNITY ACTION PARTNERSHIP
CENTRAL FLORIDA
COMMUNITY ACTION AGENCY, INC.

















PZ-09-46 LUC & PZ-09-47 ZON

- The Office portion of this property is located along NW 6th Street; the Conservation portion is west of Office
- Proposal is compatible with the surrounding land use and zoning; this particular Conservation land is not environmentally sensitive
- Will facilitate development of this property and promote urban infill
- Residential home lots to the south are to remain adjacent to Conservation

STAFF RECOMMENDATION: APPROVAL