

LEGISLATIVE #

120638E



Planning and Development Services

PB-12-134 CPA

January 3, 2013
Presentation to City Commission
(Legistar # 120638)

- **Amend the permitted uses in the Industrial and Public Facilities future land use categories.**

Industrial Land Use Description (Proposed) 120638E

Industrial

The Industrial land use category identifies those areas appropriate for manufacturing, fabricating, distribution, extraction, wholesaling, warehousing, recycling, and other ancillary uses, and, when designed sensitively, retail, office, service, and residential uses, when such non-industrial uses are no more than 25 percent of industrial area, or when part of a Brownfield redevelopment effort. A Planned Development ordinance may be used to allow other uses in this land use category. Land development regulations shall determine the appropriate scale of uses and consider the externalities of such uses. Intensity will be controlled by adopting land development regulations that establish height limits of 5 stories or less and requiring buildings to face the street.

Key Issues (Industrial)

- **Non-industrial uses implemented through PD zoning ordinance**
- **Intended to improve clarity for developers and staff while providing needed flexibility**

Public Facilities Land Use ^{120638E} Description (Proposed)

Public and Institutional Facilities

This category identifies lands used for: administrative, operational, and utility governmental functions; private utilities; cemeteries; and public-private partnerships or other legal arrangements where the land title is vested in a government and the use(s) serves a public purpose. administrative and operational governmental functions such as government offices, utility facilities and storage facilities. Maximum lot coverage in this district category shall not exceed 80 percent, except in urban core areas where lot coverage is not limited.

Key Issues (Public Facilities)

- **Recognize existing institutional uses such as private utilities and/or cemeteries**
- **Allow opportunities for public-private partnerships**
- **Remove 80% lot coverage limit for PF designated properties located in the urban core of the City**

Recommendation

- 1. Approve Petition PB-12-134 CPA**
- 2. Include these changes as part of the Evaluation and Appraisal Update of the Comprehensive Plan**