



**Rezoning 4 Parcels  
750 – 1100 Blocks of NE 39th Avenue  
PB-20-153 ZON  
Ordinance 200887**

City Commission January 6, 2022

# Site Location: 750-1100 Blocks NE 39<sup>th</sup> Ave.



# Proposed Changes

## Change Zoning from PD to BA; U6; & U2

- PD allowed business automotive uses; self-service storage; & SF dwellings
- Change to U6 (50 du/acre) & U2 (15 du/acre); similar non-residential uses in BA zoning similar to PD
- Related to Ordinance 200886 to change the land use category from PUD to Commercial; UMU; & RL

# Property Description

- Property Size: 83.79 +/- acres
- Current Use: 4 vacant parcels
- Tax Parcel Numbers: 08231-008-000; 08231-008-001; 08231-008-002; 08231-008-003
- Current zoning (PD) allows business automotive uses; self-service storage; offices; single-family dwellings (attached & detached)
- PD has expired (1998 ordinance)
- Proposal is to change the zoning districts on the property
- No development is proposed at this time

# Background Information

- City Commission meeting 6/3/21:
  - Petition PB-20-152 LUC & Ordinance 200886 presented with Commercial, Residential Medium (RM), & Residential Low (RL) future land use categories as approved by Plan Board
  - City Commission expressed desire to see a mixed-use component where RM was proposed
  - Land use ordinance with Commercial, Urban Mixed Use, & Residential Low back for City Commission final adoption 1/6/22
  - Implementing zoning: BA for Commercial; U6 for UMU; & U2 for RL
  - Zoning will then be consistent with adopted FLU categories

# Existing Zoning Map





# Consistency with Comp Plan

- Adopted C, UMU, & RL land use categories (1/6/22) & related BA, U6, and U2 zoning districts are compatible & the zoning districts implement the adopted future land use categories
- FLUE Objective 4.1: Appropriate location for a mix of commercial and residential land uses consistent with surrounding properties & in keeping with the surrounding character & environmental conditions of the site
- FLUE Objective 1.5: Infill development that discourages urban sprawl

# Summary

- Rezone property from PD to BA, U6, & U2
- Related to Ordinance 200886 that changed the land use categories to C, UMU, & U2
- **Staff Recommendation: Approval**
- **Applicant requests approval of Petition PB-20-153 ZON & Ordinance 200887**