



NW 13th ST Rezoning from U6 to U8

Petition PB-18-174 ZON; Ordinance 180669

March 21, 2019

Rezoning Location

400 – 500
Block of
NW 13th
Street,
East Side;
& 400
Block of
NW 12th
DR, West
side



Rezoning Request

- Rezone 12 parcels from U6 to U8
- Rezoning is consistent with the existing Urban Mixed Use (UMU) Future Land Use designation

Rezoning Information

- 12 Parcels
- 3 +/- acres
- Mixture of vacant buildings, vacant lots, and commercial businesses
- Properties located in:
 - Community Redevelopment Area
 - UF Context Area
 - TMPA Zone A
 - Enterprise Zone
 - CDBG Home Target Area

Former Mother Earth/Earth Origins Site



NW 13th ST south of NW 5th AVE



NW 13th ST south of 5th AVE



© 2018 Google
© 2019 Google

Google Earth

NW 13th ST north of NW 4th AVE



NW 12th Drive south of NW 5th AVE



© 2018 Google

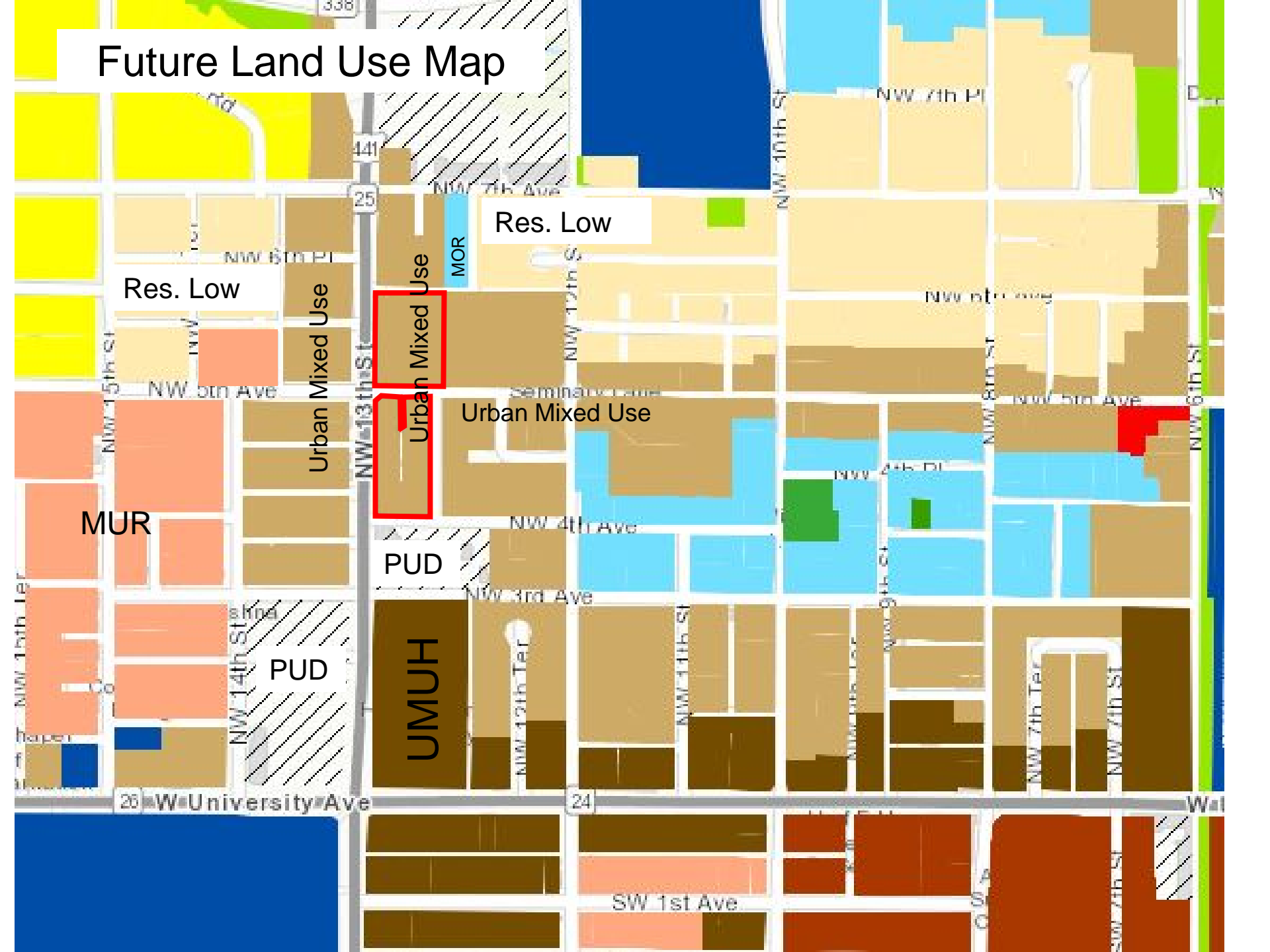
© 2019 Google

Google

NW 12th Drive north of NW 4th AVE



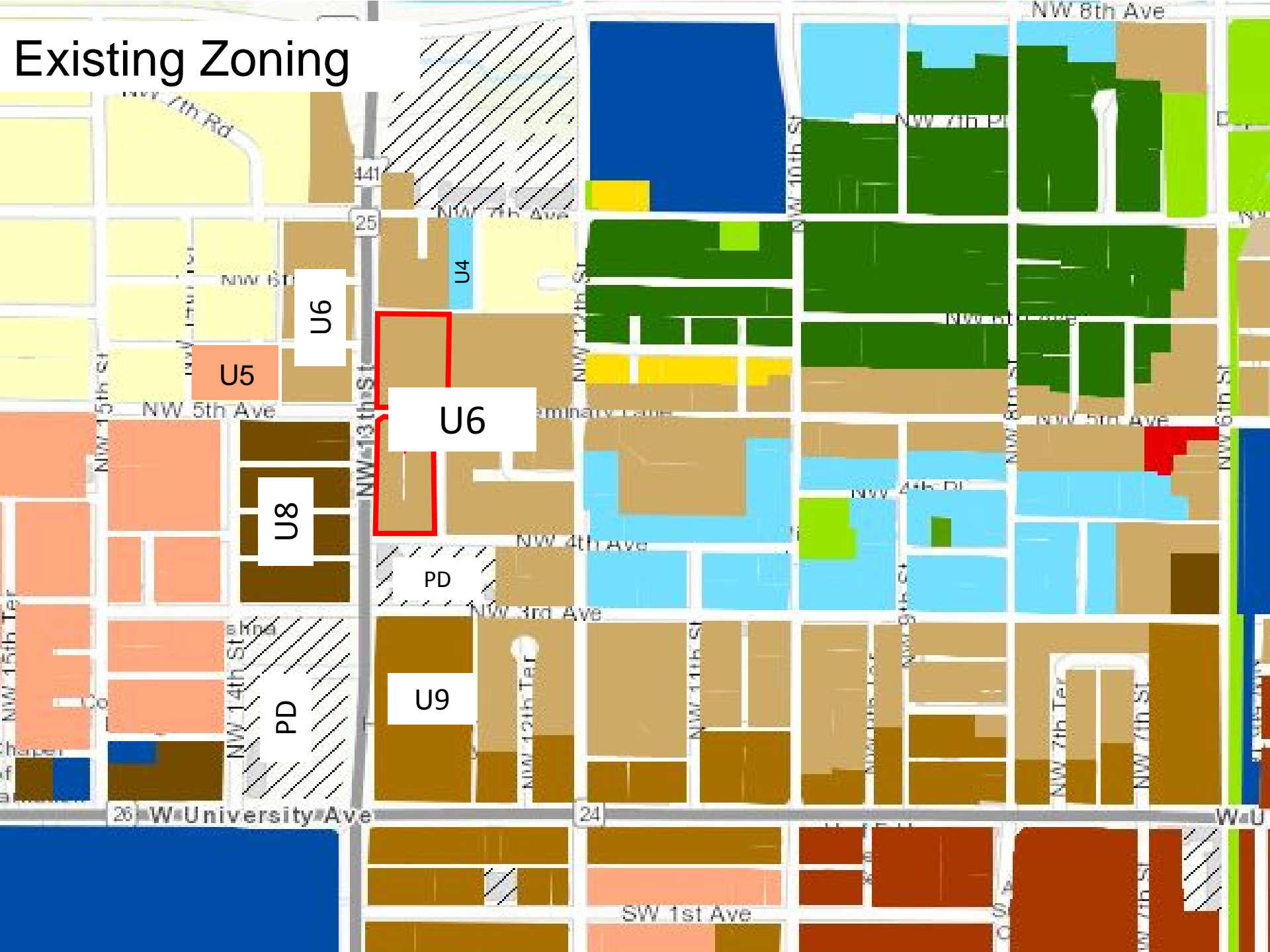
Future Land Use Map



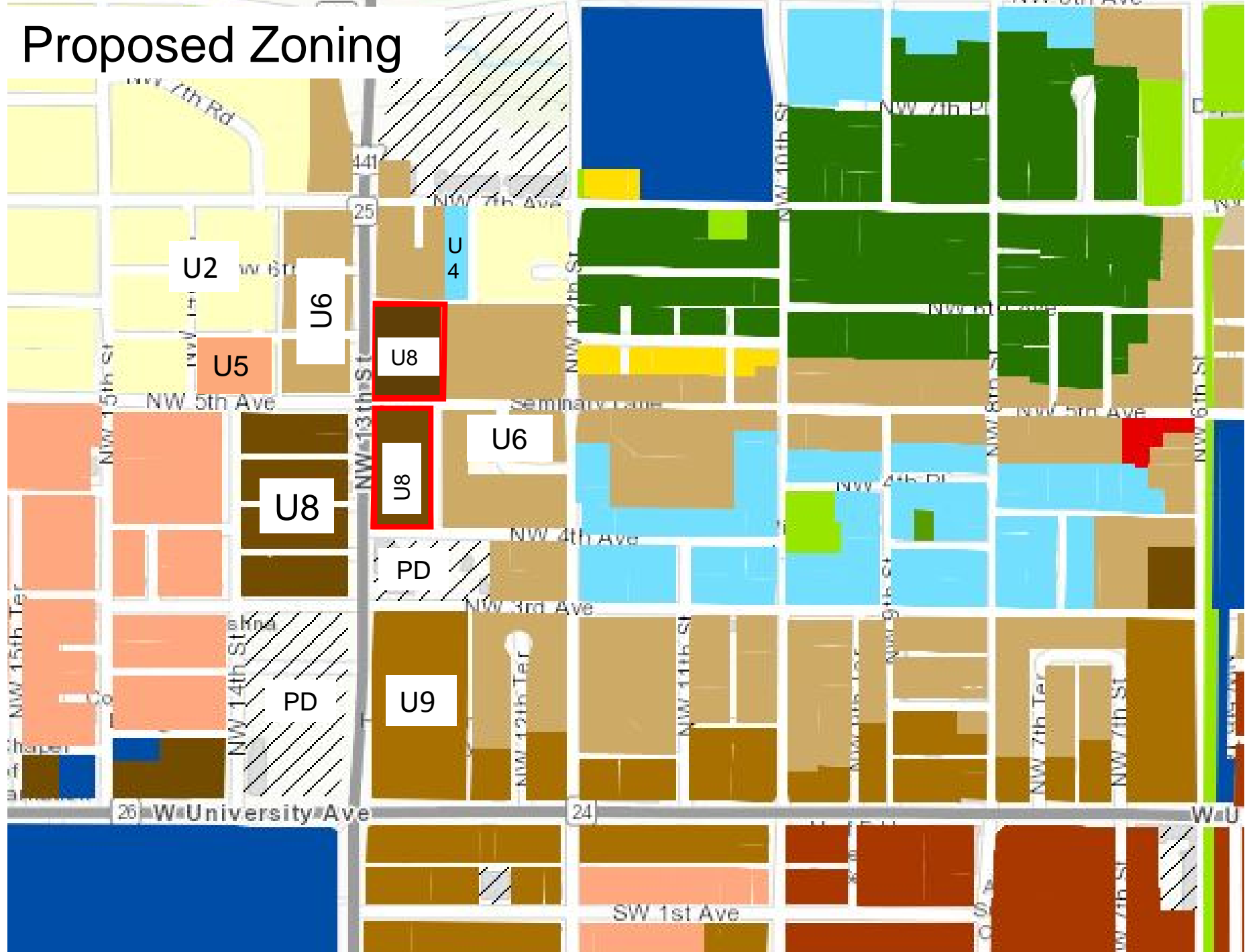
Urban Mixed Use FLU Category

- UMU FLU category is implemented by U6, U7, & U8 zoning districts
- Allows residential, office, retail, & service uses as stand-alone or mixed use development
- Structures must be oriented to the street & promote multi-modal transportation
- Density of 60 du/acre; up to 80 with SUP
- Height: 4-5 stories w/1-2 stories allowed by SUP

Existing Zoning



Proposed Zoning



Justification

- Needed to encourage redevelopment
- Compatible with surrounding existing development
- Suitable for a mix of uses (consistent with the character of the district)
- Compatible with U8 zoning to the west & the remaining U6 zoning provides a step down to the east from the property

Justification continued

- Existing buildings at the site do not conform with the City's building placement, design, & landscaping requirements. Redevelopment will improve the NW 13th ST streetscape.
- Parcels are located within the CRA, Enterprise Zone, and TMPA Zone A that all encourage redevelopment

Justification continued

- Redevelopment will increase the tax base & create jobs where vacant buildings and parcels currently exist
- Consistent with recent redevelopment in the area (Publix, Hub2, & The Standard)
- Consistent with Comprehensive Plan goals, objectives, and policies for redevelopment
 - FLUE Goal 2
 - FLUE Objective 2.1
 - FLUE Policy 2.1.2
 - TME Policy 10.1.3

Summary

- Request to rezone 12 parcels from U6 to U8
- Rezoning request is consistent with the existing Urban Mixed Use Future Land Use Category
- **Staff Recommendation: Approval**
- **Plan Board: Unanimous Recommendation for Approval**
- **Applicant requests approval of Petition PB 18-174 ZON**