

**REZONE FROM MU-1 TO PS
FOR B'NAI ISRAEL CEMETERY**

**Petition PB-17-1 ZON,
Legistar No. 170057**

City Commission, November 2nd, 2017

Presentation By: Florence Buaku



**DEPT
OF
DOING**

PB-17-1 ZON

APPLICANT: JOLA, Inc./ Congregation B'nai Israel, Inc.

Rezone property from MU-1: 8-30 units/acre Mixed Use Low Intensity to PS: Public Services and Operations District.

AREA: 0.25 Acres

LOCATION: 1145 E. University Avenue

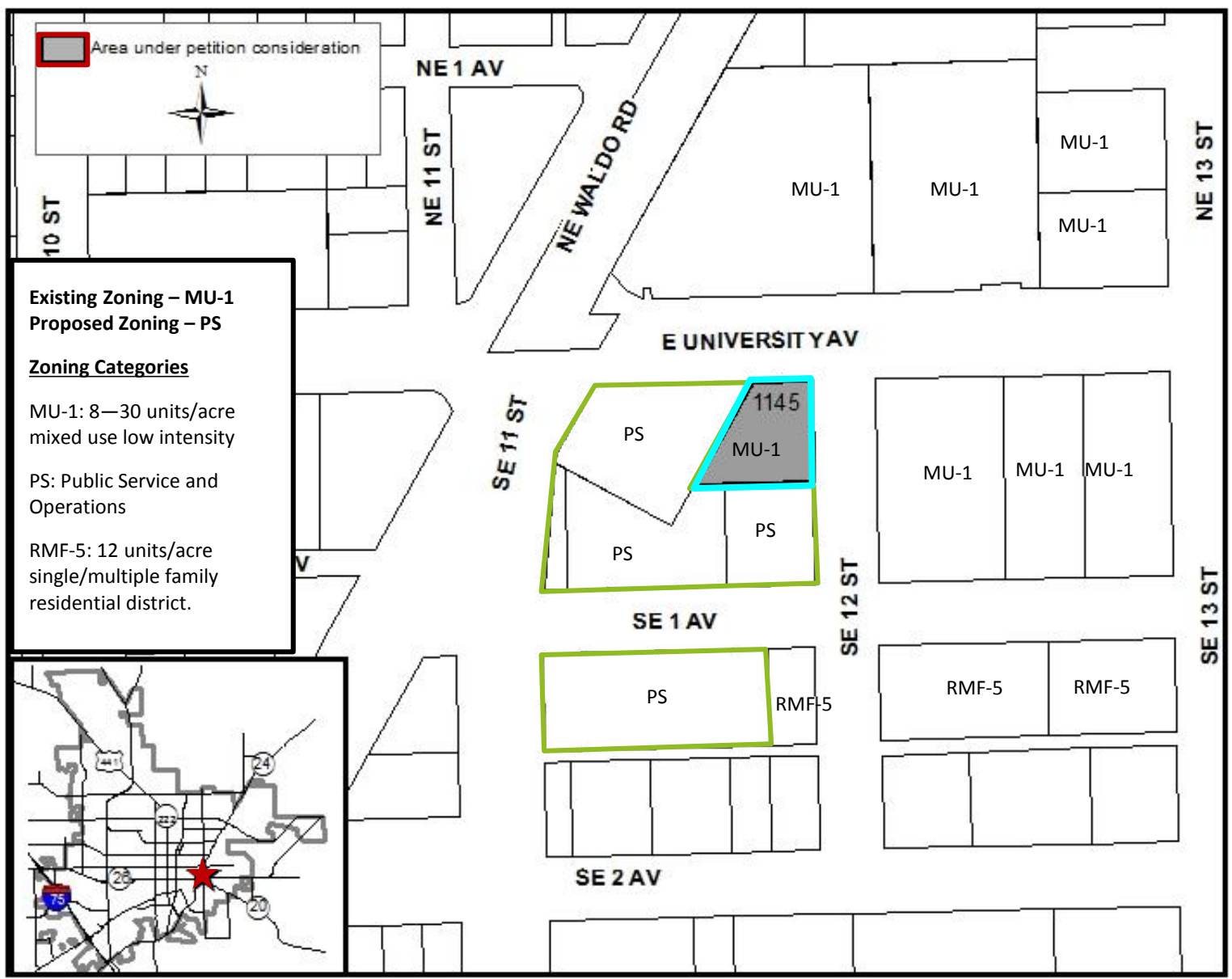


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PB-17-1 ZON



ZONING AND LAND USE



Existing Zoning – MU-1
Proposed Zoning – PS

Zoning Categories

MU-1: 8–30 units/acre mixed use low intensity

PS: Public Service and Operations

RMF-5: 12 units/acre single/multiple family residential district.



EVALUATION CRITERIA

(Section 30-347.3)

- **Consistency with Comprehensive Plan**
- **Consistency with Land Development Code**
- **The character of the district**
- **Substantial changes in the character**
- **The needs of the city**
- **Compatibility with surrounding uses**
- **Impact on adopted levels of service**

**COMPREHENSIVE
PLAN
COMPLIANCE**

**Future Land Use
Category**

Zoning Districts

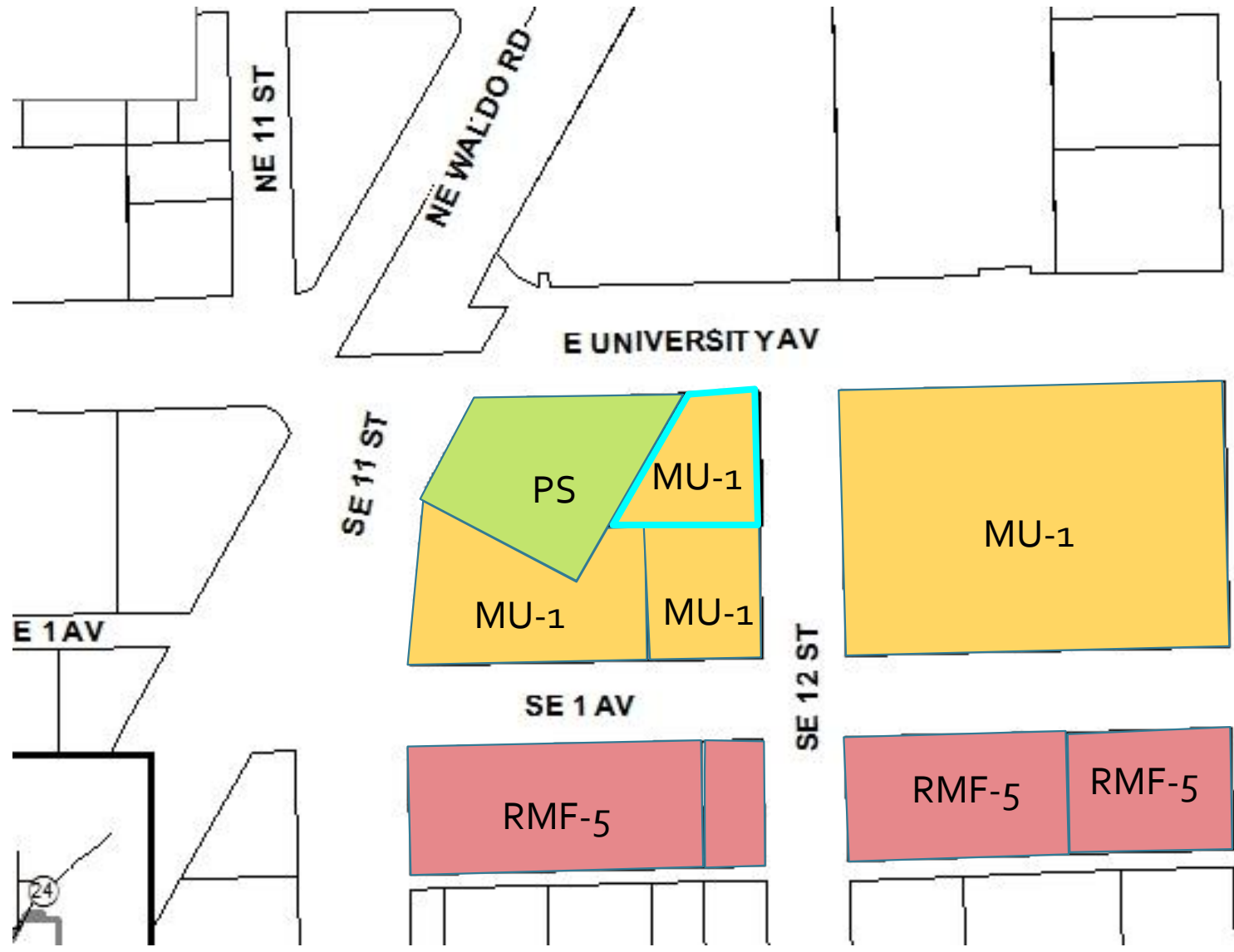
Mixed use-Low (MUL)	MU-1, PD, TND, CON, PS
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LAND DEVELOPMENT CODE COMPLIANCE

- (Sec. 30-75) ...“allow, through the rezoning process, public review of specific utility, recreation and public facility uses to ensure locations compatible with surrounding activities.”
- Cemeteries only permitted by right in PS zoning district

CHANGE IN CHARACTER

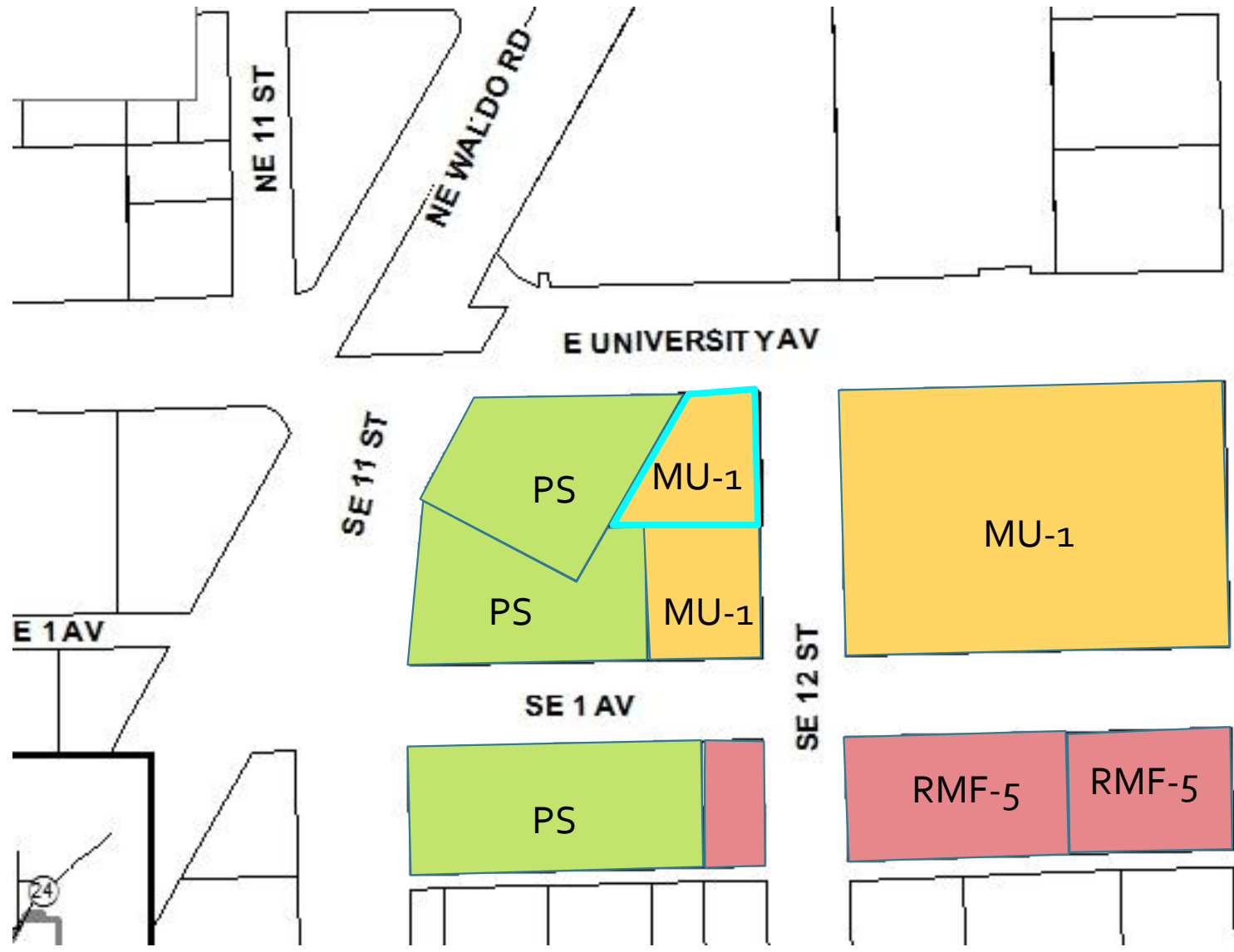
1994



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CHANGE IN CHARACTER

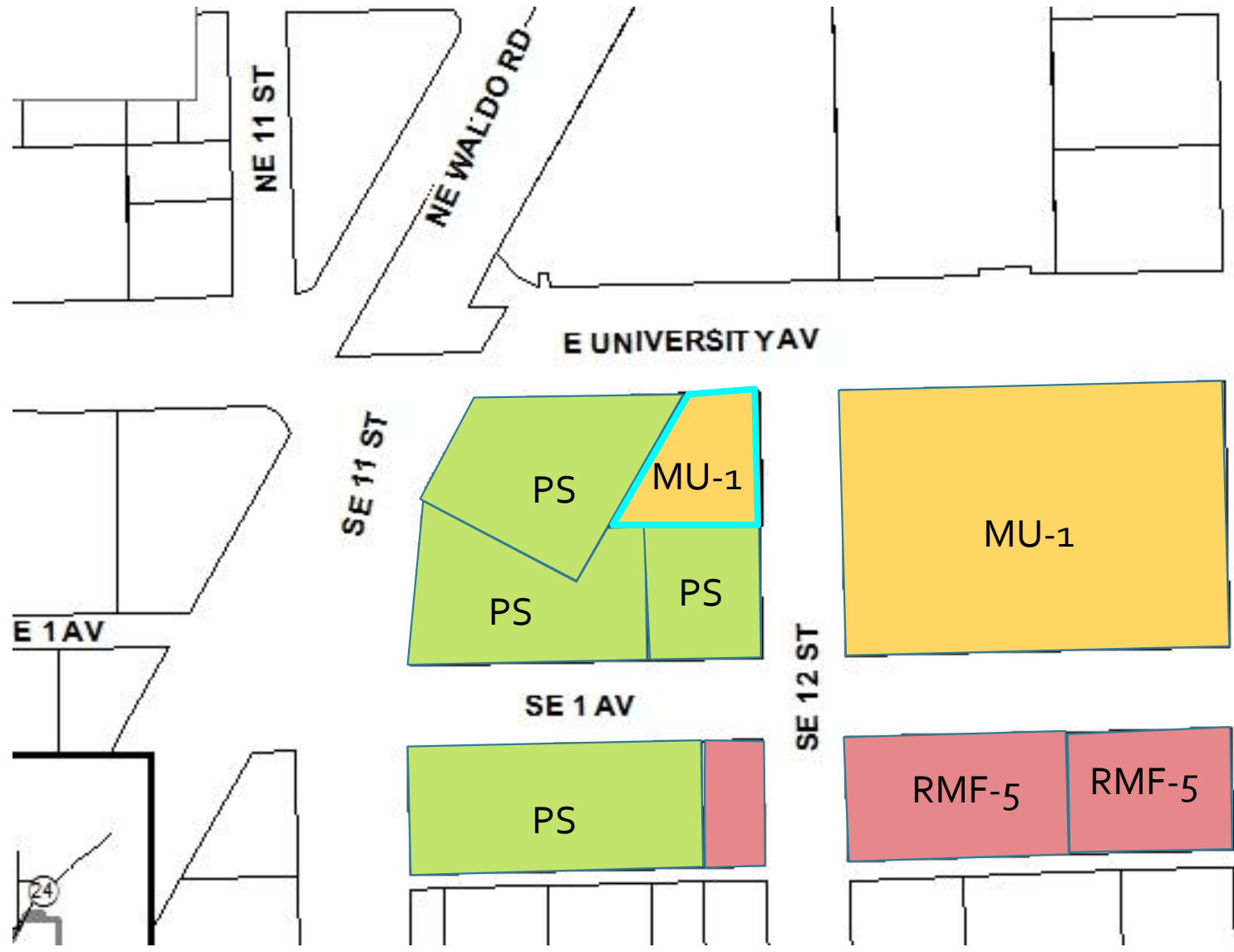
1996



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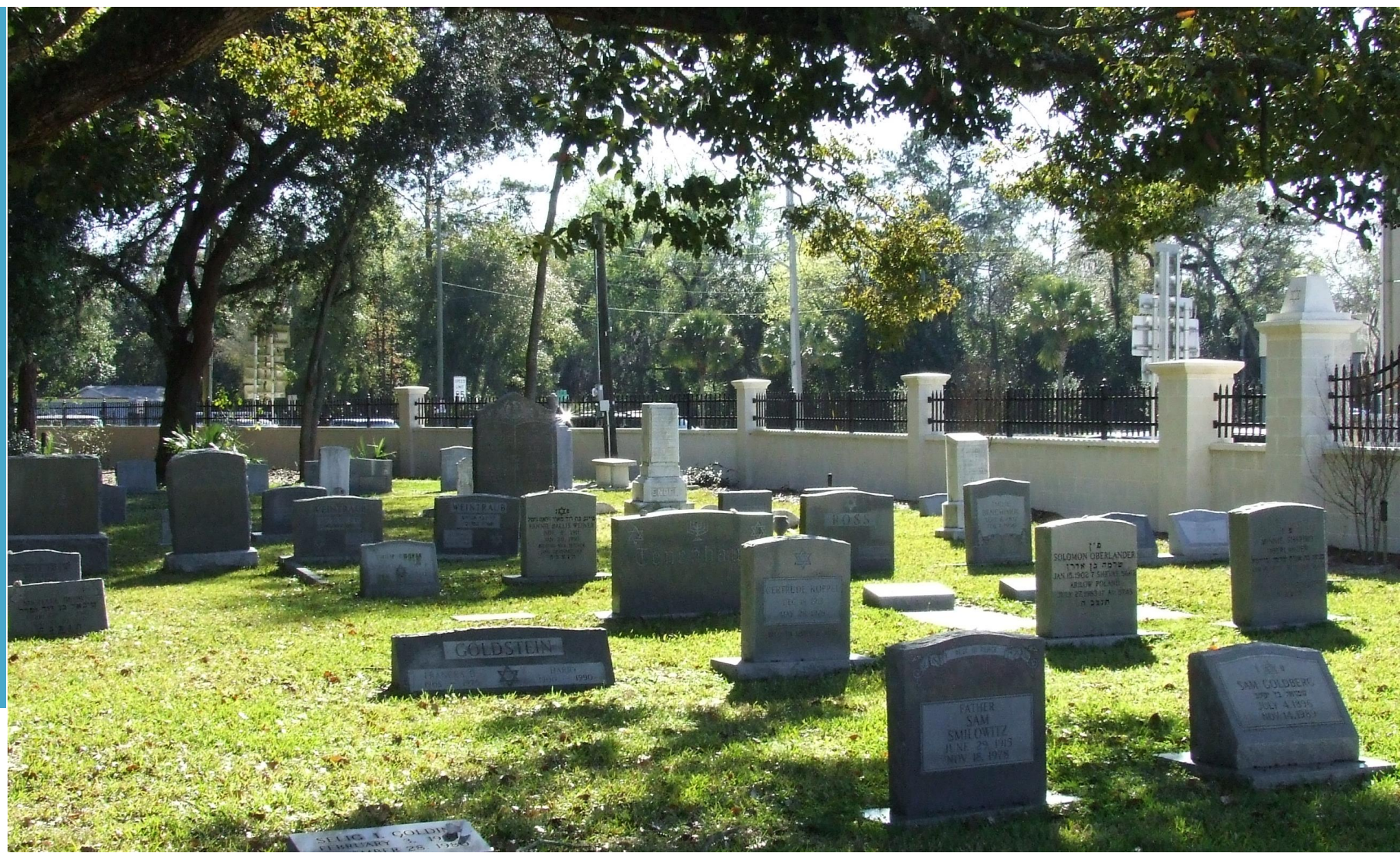
CHANGE IN CHARACTER

2005



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LEVEL OF SERVICE



**PB-17-1 ZON
RECOMMENDATION**

STAFF

- 1. Approve Petition No. PB-17-1 ZON**
- 2. Adopt the proposed ordinance
No.170057**

CITY PLAN BOARD

Approve Petition No. PB-17-1 ZON

