



Planning and Development Services

PB-15-20 LUC

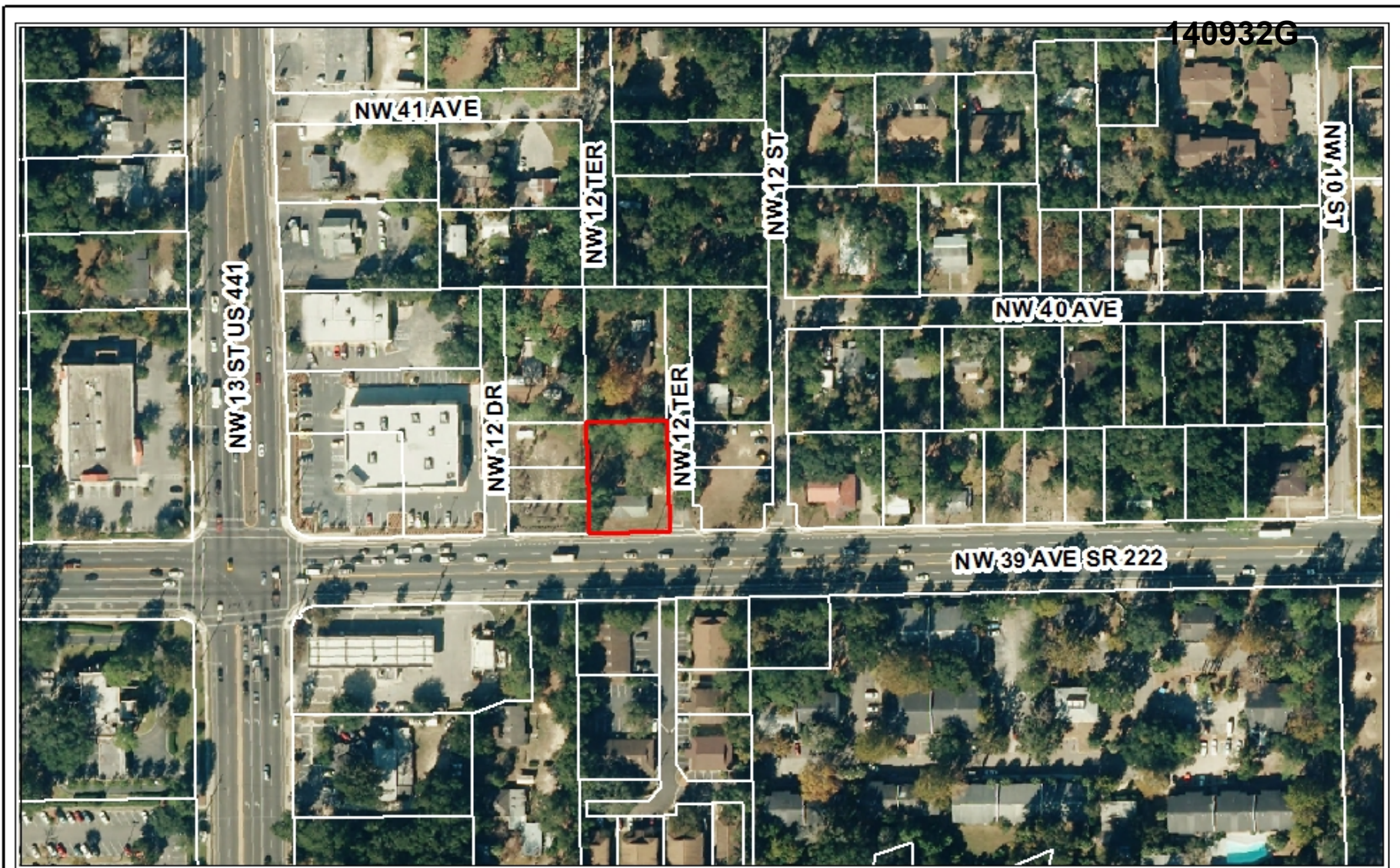
**City Commission
July 2, 2015**

Legistar No. 140932


Presentation by Dean Mimms, AICP

Small-scale Land Use Amendment

PB-14-21 LUC	Existing	Proposed
Land Use (0.33 ac)	O (Office)	MUL (Mixed-Used Low-Intensity)



AERIAL PHOTOGRAPH

	Name	Petition Request	Petition Number
	John Wernery, owner	Change Future Land Use Map from Office (O) to Mixed-Use Low-Intensity (MUL) category	PB-15-20 LUC

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)
- MUL Mixed-Use Low-Intensity (8-30 du/acre)
- O Office
- PUD Planned Use District

----- Division line between two land use categories

Area under petition consideration



EXISTING LAND USE

 No Scale	Name	Petition Request	Petition Number
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PROPOSED LAND USE

	Name	Petition Request	Petition Number
	John Wernery, owner	Change Future Land Use Map from Office (O) to Mixed-Use Low-Intensity (MUL) category	PB-15-20 LUC

140932G

Site, from E along NW 39 AVE



Stormwater Retention - West of Site



140932G



West along NW 39 AVE

140932G

N along NW 12 Terrace



140932G

NW 12TH ST

1124
39th
AVENUE
SALON
371-2255

E along NW 39 AVE



140932G

S across NW 39 AVE

140932G

SW across NW 39 AVE



Petition / Background

- **0.33-acre property, contains 1-story, 1,092 sq. ft., single-family house built 1963**
- **Applicant requests MUL land use in order to open a retail toy store**
- **MUL allows mix of non-residential & residential uses, and increase in density to 30 units/acre (Office land use allows 20 units/acre, no retail use)**

- **Proposed MUL will broaden range of permitted uses**
- **Supportive of economic development**
- **Proposed MUL consistent with MUL adjacent to west**
- **Proposed MUL land use consistent with Comprehensive Plan, supports infill & redevelopment**

Compatibility

- **Proposed MUL compatible with adjacent non-residential properties to E & W and surrounding area**
- **Compatibility with adjacent & nearby residential properties assured through applicable LDC requirements**

- **Consistent w/Comprehensive Plan infill & redevelopment policies, including encouraging redevelopment near Transit-Supportive Areas**
- **Allowance of low-intensity non-residential uses scaled to serve surrounding neighborhood will allow greater range of redevelopment opportunities**

City Plan Board to City Commission

Approve Petition PB-15-20 LUC
(Plan Board voted 6-0)

Staff to City Commission

Approve Petition & Ordinance