

Petition 76PSZ-08 PB

Applicant: Cotton Club Museum and Cultural Center, Inc.

Property Address: 837 Southeast 7th Avenue


Amend Existing Ordinance

- Reflect expanded vision
- Amend list of permitted uses
- Specify setback requirements
- Prohibit moving existing buildings
- Setback for Perryman Building Deck
 - Requested at Plan Board

Public Services & Operations (PS)





- Each ordinance specifies
 - Permitted uses
 - Dimensional requirements for certain uses
- Similar to a Planned Development (PD)
- Ordinance #060015
 - Changed Cotton Club from RSF-4 to PS
 - October 23, 2006

Background

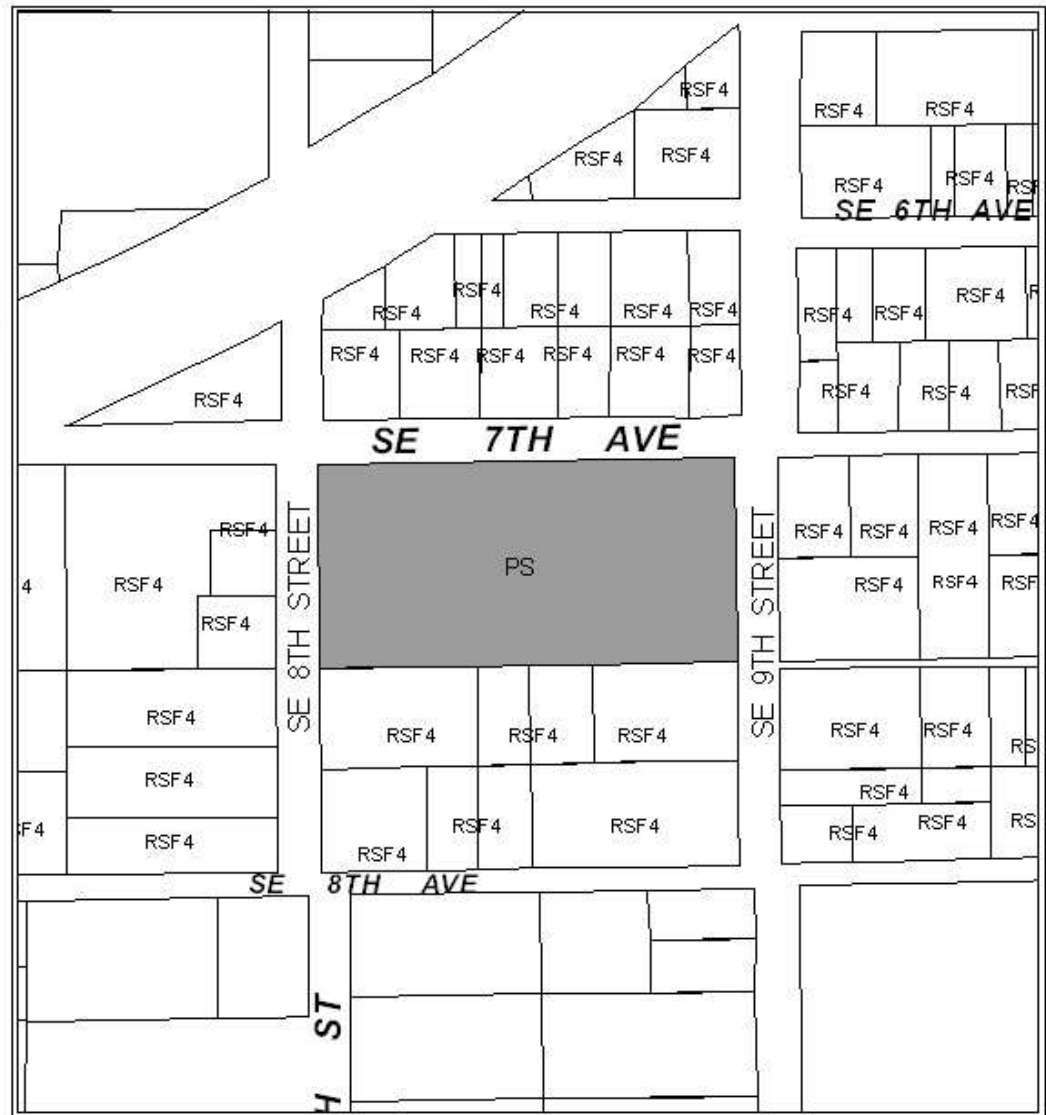
- 1.84 acre parcel
 - Springhill Neighborhood
 - 6 existing historic buildings
 - Cotton Club
 - Perryman Grocery
 - 4 residential buildings
- 

Zoning District Categories

RSF1	Single-Family Residential (3.5 du/acre)
RSF2	Single-Family Residential (4.6 du/acre)
RSF3	Single-Family Residential (5.8 du/acre)
RSF4	Single-Family Residential (8 du/acre)
RMF5	Residential Low Density (12 du/acre)
RC	Residential Conservation (12 du/acre)
MH	Mobile Home Residential (12 du/acre)
RMF6	Multiple-Family Medium Density Residential (8-15 du/acre)
RMF7	Multiple-Family Medium Density Residential (8-21 du/acre)
RMF8	Multiple-Family Medium Density Residential (8-30 du/acre)
RMU	Residential Mixed Use (up to 75 du/acre)
RH1	Residential High Density (8-43 du/acre)
RH2	Residential High Density (8-100 du/acre)
OR	Office Residential (up to 20 du/acre)
OF	General Office
PD	Planned Development
BUS	General Business
BA	Automotive-Oriented Business
BT	Tourist-Oriented Business
MU1	Mixed Use Low Intensity (8-30 du/acre)
MU2	Mixed Use Medium Intensity (12-30 du/acre)
UMU1	Urban Mixed Use District 1 (up to 75 du/acre)
UMU2	Urban Mixed Use District 2 (up to 100 du/acre)
CCD	Central City District
W	Warehousing and Wholesaling
I1	Limited Industrial
I2	General Industrial
AGR	Agriculture
CON	Conservation
MD	Medical Services
PS	Public Services and Operations
AF	Airport Facility
ED	Educational Services
CP	Corporate Park

	Historic Preservation/Conservation District
	Special Area Plan
	Division line between two zoning districts
	City Limits

Area
under petition
on side ration



EXISTING ZONING

 No Scale	Name	Petition Request	Map(s)	Petition Number
	Cotton Club Museum and Cultural Center, Inc. applicant	Modify Allowed Uses and Setbacks to Existing PS district	4052	76PSZ-08PB

Historic Site

- Built ±1940 at Camp Blanding
- Moved & re-opened as Cotton Club in 1951
- Chitlin' Circuit

List of permitted uses

- Permitted uses in Ordinance #060015

- **Museum/exhibit space**
- **Recreation/community center**
- **Administrative office accessory to the center**
- **Theatre, movies, performances and lectures**
- **Classrooms**
- **Meeting rooms**
- **Accessory uses**

- New uses proposed by this petition

- **Small café or restaurant with indoor and outdoor seating**
- **Historic-themed general store**
- **Outside farmers' market**
- **Library and/or historical archive**
- **Outside entertainment events**

Setback Requirements





- Existing legal non-conformities
- PS district specifies setbacks for 3 types of uses:
 - Office and administrative activities
 - Intensive recreational uses
 - Other uses
 - Setbacks given in ordinance

Setbacks for Other Uses

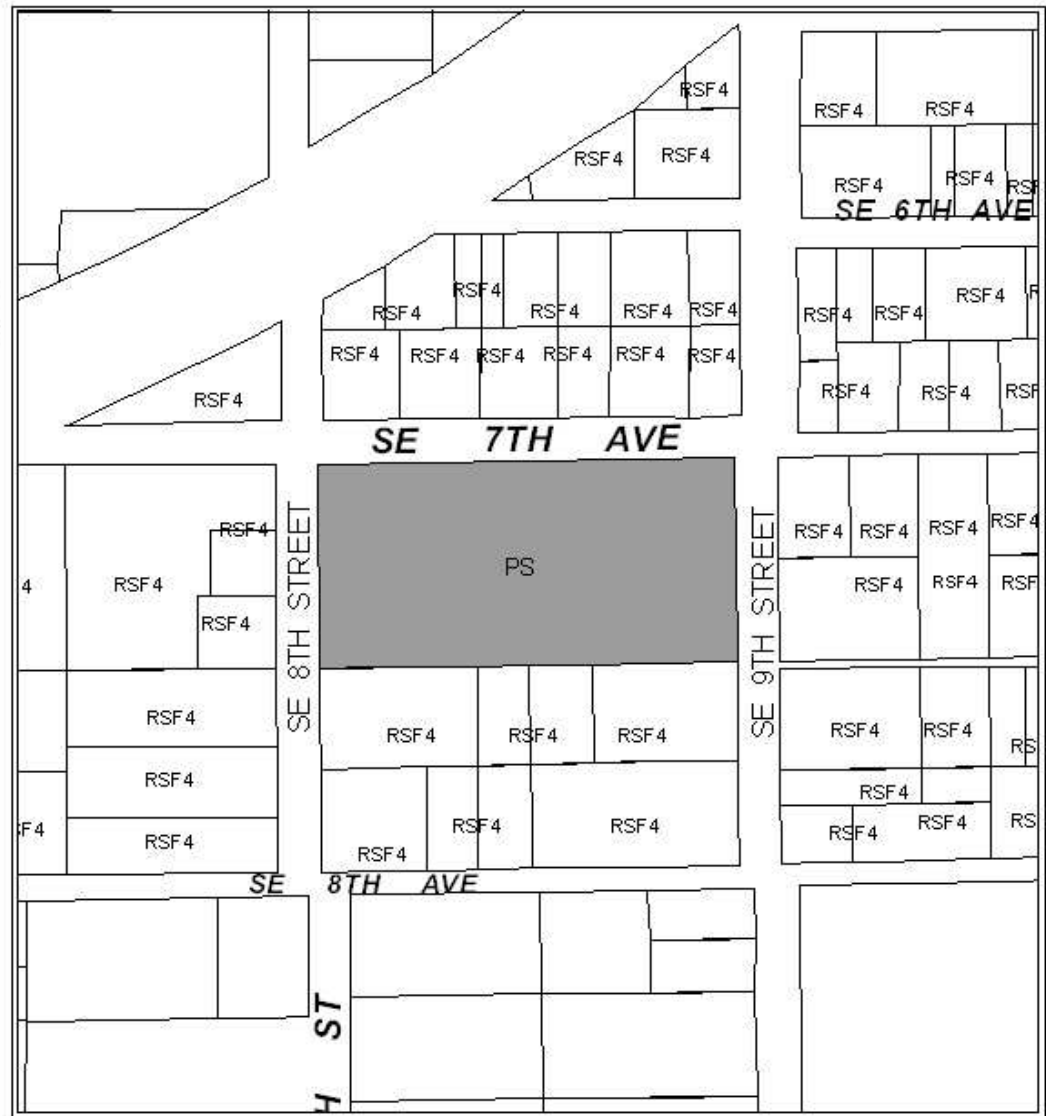
- Not addressed in ordinance
- Proposed
 - 10 feet to front & sides
 - 20 feet to rear

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Prohibit movement of existing historic buildings

- Consistent with
 - National Park Service Standards
 - Hist. Pres. Element of Comp. Plan
 - Land Development Regulations
- Limits options
 - Unanticipated events
 - Train Depot
- Allow, do not require moving

Perryman Bldg. Deck/Ramp

- Requested at Plan Board
- No setback required
 - 8th Street
 - Uncovered
 - ADA ingress/egress
 - Perryman Bldg. & expansion

Plan Board Recommendations

Amended list of permitted uses:

- Approve amended list of permitted uses

Setback Requirements:

- Approve requested 10' front & side setbacks
- Approve requested 20' rear setback
- Approve requested deck/ramp setback

Prohibit moving existing buildings:

- Deny requested prohibition







