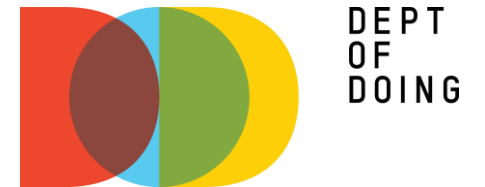


PB-18-108 LUC

Legistar # 180481

City Commission: January 17, 2019

Prepared By: Jason Simmons



PB-18-108 LUC



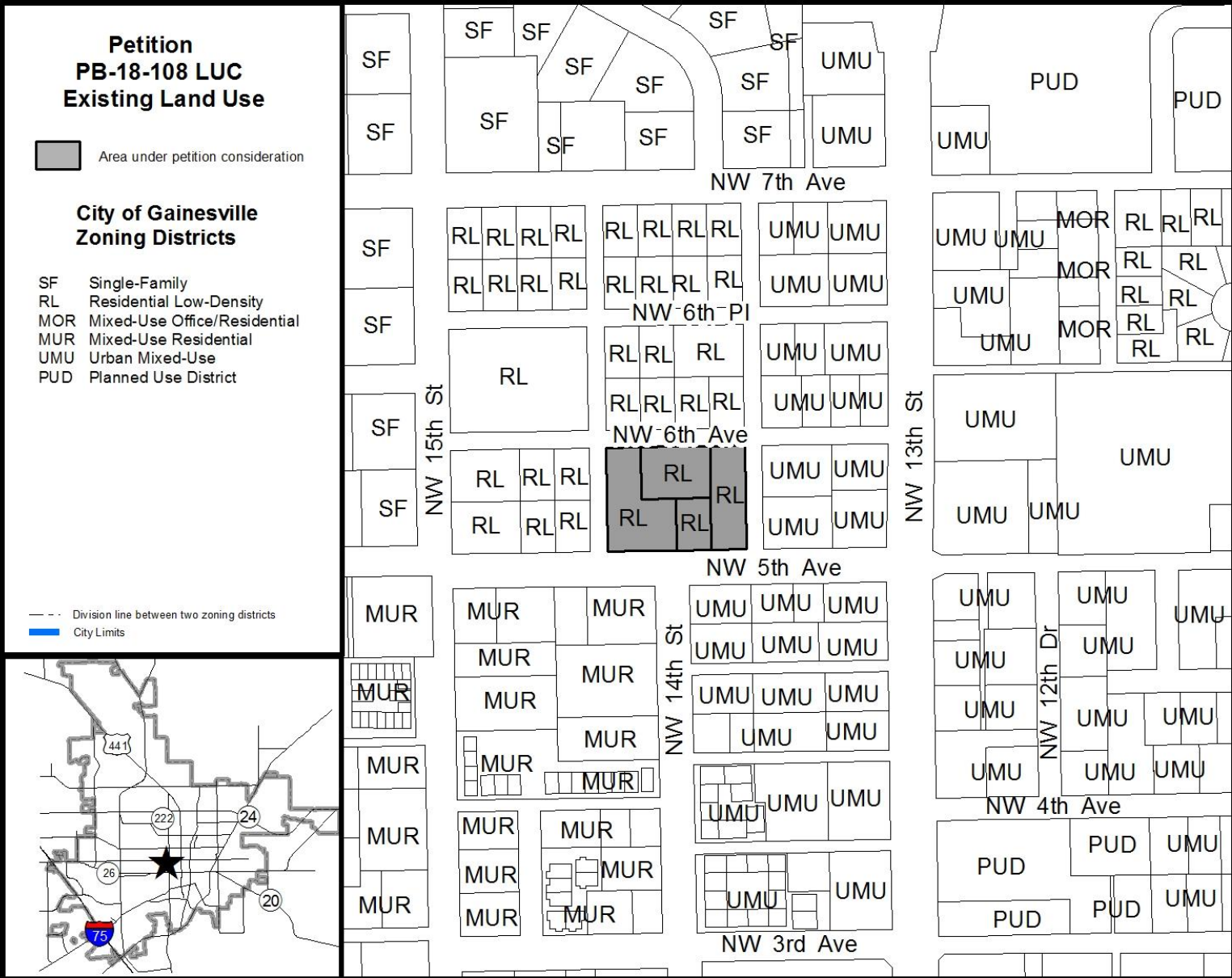
Overview

Amend land use & rezone developed 0.99-acre property on the block bounded by NW 13th Terrace to the east, NW 5th Avenue to the south, NW 14th Terrace to the west, and NW 6th Avenue to the north.

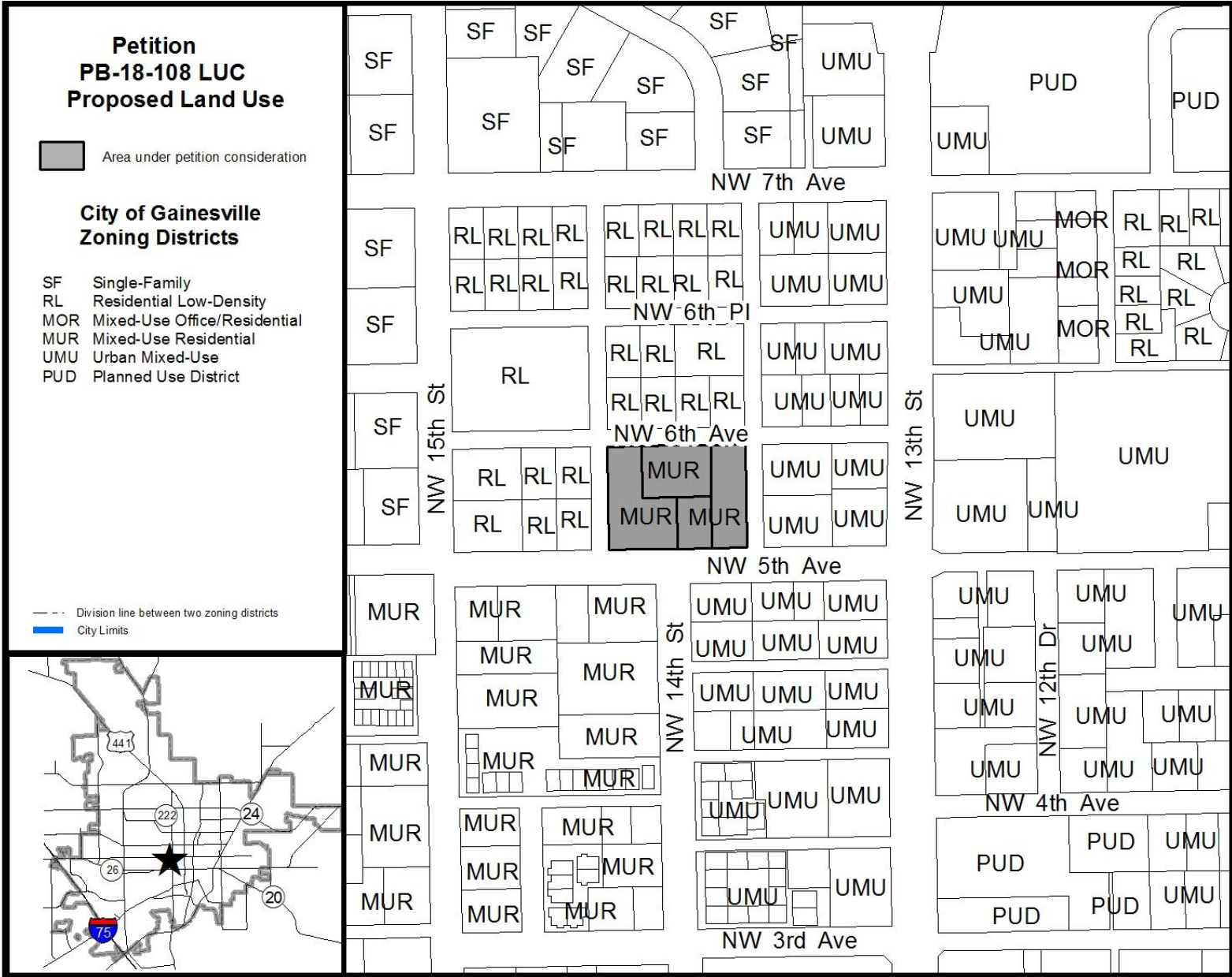
LUC → Residential Low-Density (RL): up to 15 units per acre to Mixed-Use Residential (MUR): up to 75 units per acre.

ZON → Urban 2 (U2) to Urban 5 (U5)

Existing Land Use



Proposed
Land Use



Adjacent
properties
to East



Subject
property



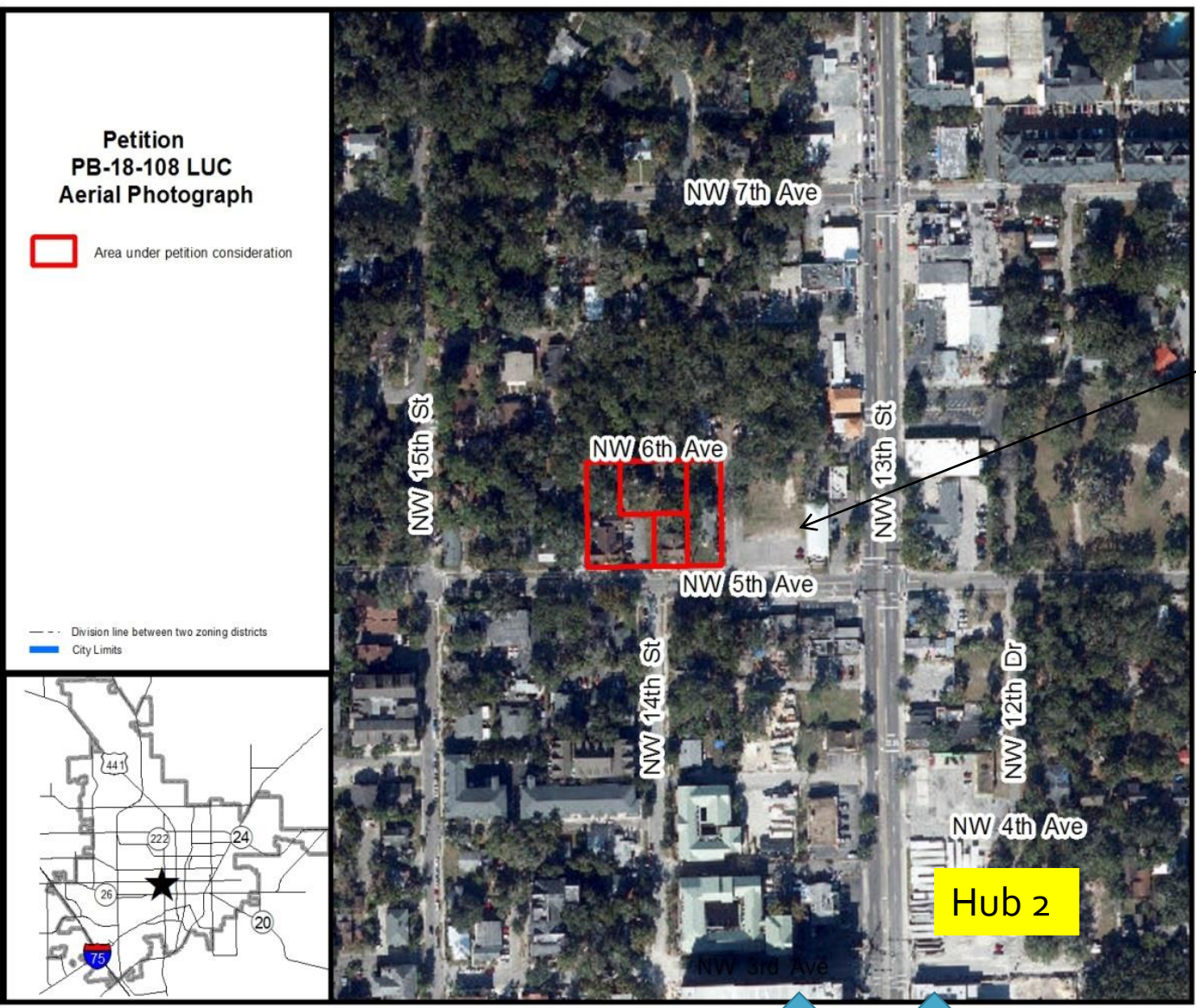
Subject
property



NW
corner of
subject
property



Nearby Redevelopment Projects



Gate
Redevelopment

Hub 2

The Standard

Publix

LUC Review Criteria (FLUE Policy 4.1.3)

- Consistency with Comprehensive Plan
- Compatibility & Surrounding Uses
- Environmental Impacts / Constraints
- Support for Urban Infill and/or Redevelopment
- Impacts on Affordable Housing
- Impacts on Transportation System
- Availability of Facilities & Services
- Need for Additional Acreage
- Discouragement of Urban Sprawl
- Need for Job Creation, Capital Investment, Economic Development
- Need to Modify Land Use Categories & Development Patterns in Antiquated Subdivisions

Key Points

- **Consistent with Comprehensive Plan – supports redevelopment and infill development at a central location in urbanized area**
- **Higher density in this area is necessary in order to support mixed use developments**
- **Proposed U5 zoning will allow residential uses that are compatible with the surrounding area**
- **Higher density can serve as a “step down” in intensity from U6 & U8 properties along NW 13th Street to the U2 zones west of the subject properties**

Recommendations

Approve Petition PB-18-108 LUC

Adopt Ordinance 180481