



ITEM SUMMARY

MEETING DATE: February 7, 2022

FROM: Kara Irwin-Ferris, AICP, Development & Neighborhood Services Director

SUBJECT: **Ordinance 2021-22, ZTA-21-05**
Mixed Use Development - Office

BACKGROUND

The proposed zoning text amendment is a city-initiated request to amend the Mixed Use Development – Office (MXD-O) zoning district language. The existing district is located exclusively along South Jog Road from just south of the intersection with 10th Avenue North to the west side of South Jog Road and Dodd Road. The current district does not allow stand-alone residential use, only the mixture of residential with professional office and financial type uses. The City has had discussions with non-residential real estate marketing firms representing property owners within the district that have complained about the strict regulations for professional office, medical office, and financial institution uses combined with Residential. The complaint is that there is not a market for medical office along South Jog Road, as supported by the district. Medical Office uses have been developing along State Road 7, which is in close proximity to Wellington Regional Medical Center, which draws medical users to the area.

The community serving retail will allow for more uses to encourage the development of mixed-use by providing support uses for residential and office uses within the corridor. Due to recent changes in the market related to Covid, many employers are allowing employees to work from home and the demand for new office has declined.

All development under the MXD-O district must be exclusively nonresidential or must be a combination of residential and nonresidential components. For the residential component, a minimum of fifty (50) percent of any residential units proposed as apartments shall be integrated into the commercial structures. Exclusively residential projects are not allowed. A sliding scale is used to allow greater density and intensity as the size of the project site increases.

In 2014, the code was amended by application to remove specific non-residential uses from the zoning district, to not permit exclusively residential projects, and to amend the density requirements to address the existing small lot sizes in the existing zoning district.

The most recently approved project in the zoning district, Santa Catalina SP-15-04, was approved to build 14,450 square feet of office and 29 townhome units on 4.97 acres. To date,

all residential units have been issued Certificates of Occupancy (CO), but the office use has not been built.

The Land Development Staff has reviewed these text amendments and is recommending approval. The Planning Commission reviewed this staff-initiated text amendment on December 15, 2021, and recommended approval by a vote of 4-0.

ANALYSIS

City staff initiated this code change after discussions with marketing and real estate professionals trying to develop projects with the existing zoning district. After reviewing the City's current standards, staff determined that there was a need to revise district regulations to include community serving commercial uses, including retail, personal services, and restaurants. Staff included more allowable uses to maintain the City's commitment to encouraging economic viability of the area.

FINANCIAL INFORMATION

N/A

LEGAL

Ordinance 2021-22 was prepared in accordance with all applicable state statutes and City Code Requirements.

STAFF RECOMMENDATION

Approval of ZTA-21-05 through the adoption of Ordinance 2021-22.