

PLANNING AND ZONING

MEETING MINUTES

DATE: 01/14/2025

ROLL CALL:

Mrs. Wilson- Present Mrs. Douglas- Present Mrs. Johnson- Present
Mr. Lydick- Present Mr. Carlucci- Present City Attorney- Clay Martin- Present

MINUTES: November 12, 2024 Planning and Zoning Meeting
December 10, 2024 Planning and Zoning Meeting

Comments or Revisions: None

Motion to approve 11/12/2024 and 12/10/2024 meeting minutes by Mrs. Douglas and seconded by Mrs. Wilson.

Ex Parte Communications- None

OLD BUSINESS: None

NEW BUSINESS: None

WORKSHOP:

Presentation by Robert Angelo on Large-Scale Mixed-Use Zoning. Presentation by Bryan Thomas on Small-Scale Mixed-Use Zoning. Board discussed with City Staff the benefits of Large-Scale Mixed-Use Zoning and Small-Scale Mixed-Use Zoning.

Board asked to add a workshop on the next meeting to electing a Vice Chair.

Mr. Carlucci: Aye Mrs. Douglas: Aye Mrs. Wilson: Aye Mrs. Johnson: Aye
Mr. Lydick: Aye

ADJOURNMENT

Mr. Lydick closed the meeting.

Motion to Adjourn by: Mrs. Wilson

Time: 6:12 pm

Motion Seconded By: Mrs. Douglas

Mr. Lydick, Board Chairperson

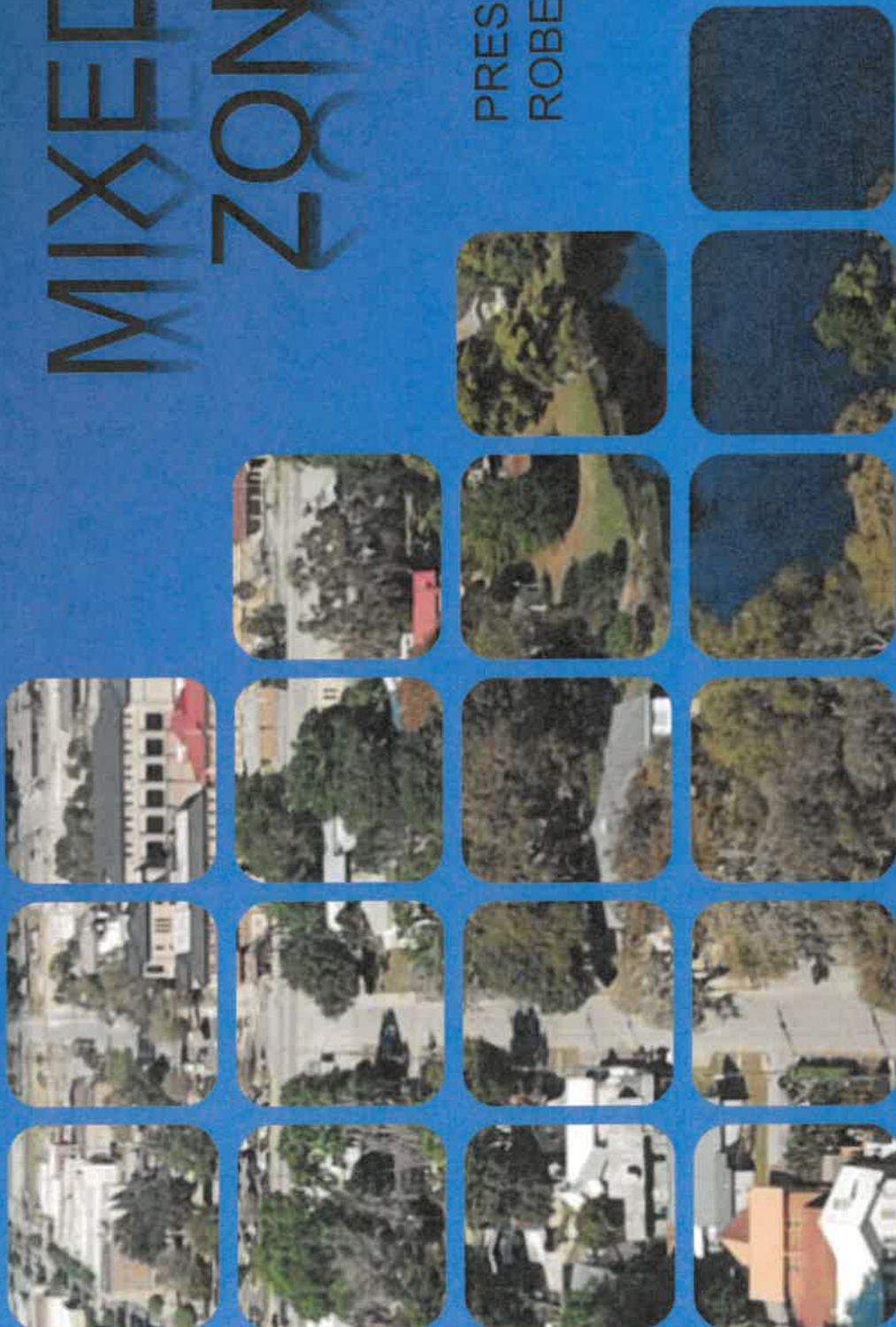
Date Approved

Robert Angelo, Secretary

Date Approved

MIXED USE ZONING

PRESENTED BY
ROBERT ANGELO



AGENDA



DEFINITION

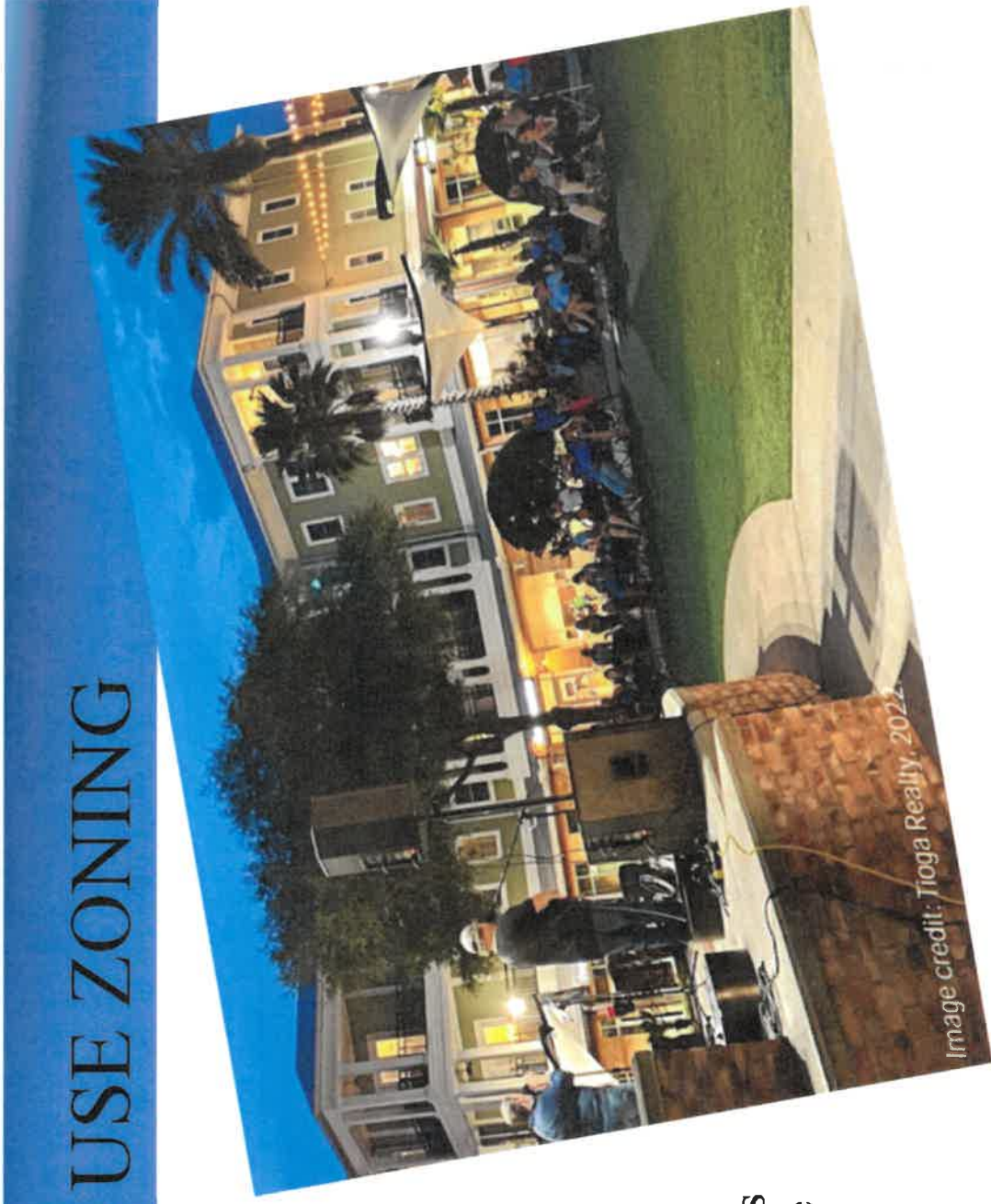
BENEFITS

KEY TAKEAWAYS

QUESTIONS

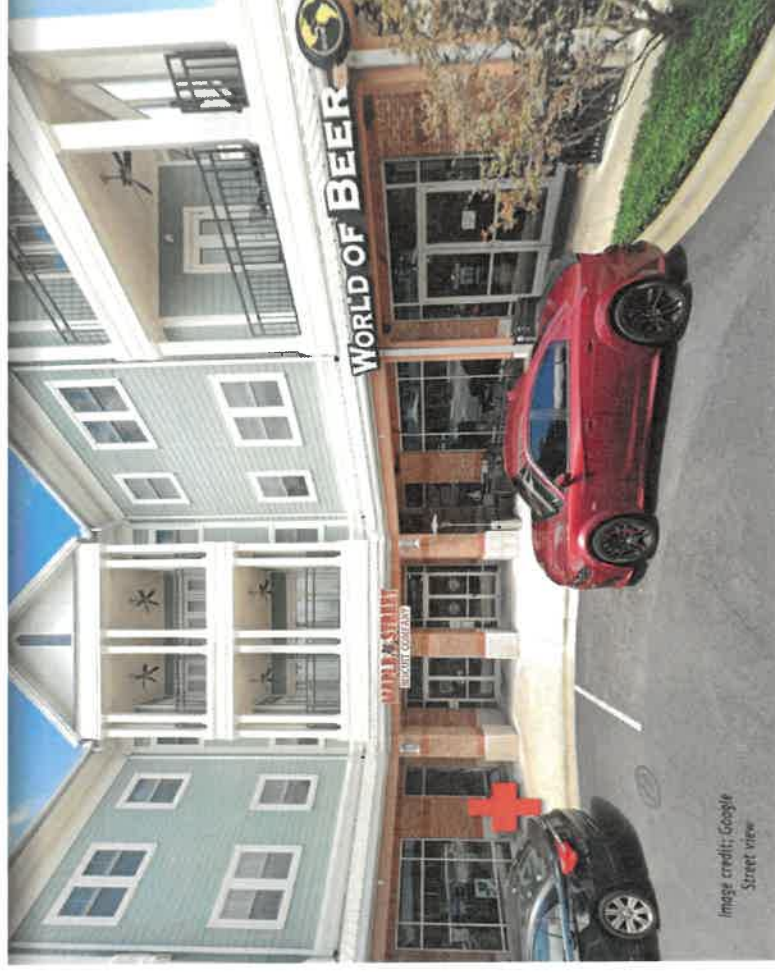
WHAT IS MIXED USE ZONING

- Mixed-use zoning is an alternative to single-use zoning. This varies from Euclidian zoning, where land uses are separated in districts.
- A mixed use development places multiple uses within a development site.
- A mixed use development is usually a vertical mixed use or a horizontal mixed use.



VERTICAL ZONING

- Vertical Mixed Use Zoning consist of one use on the street level with a different use above. A mixed use development would allow for different uses within the same building.
- Street level retail or office space with residential units above would be an example of Vertical Mixed Use.



HORIZONTAL ZONING

- Horizontal Mixed Use Zoning combines different uses within in a single area, but located in different buildings.
- This type of site may consist of a mix of uses such as residential, commercial, retail and office.
- A residential subdivision with a retail use at the front of the subdivision is an example of a Horizontal Mixed Use zoning.



SMALL SCALE VS. LARGE SCALE

SMALL SCALE

- Less than ten acres.
- Typically does not provide an open space for recreation.
- Lower parking requirements or shared parking agreements.

LARGE SCALE

- Ten acres or more.
- Must provide an open space for recreation.
- Higher parking requirements and/or a park once focus on parking.

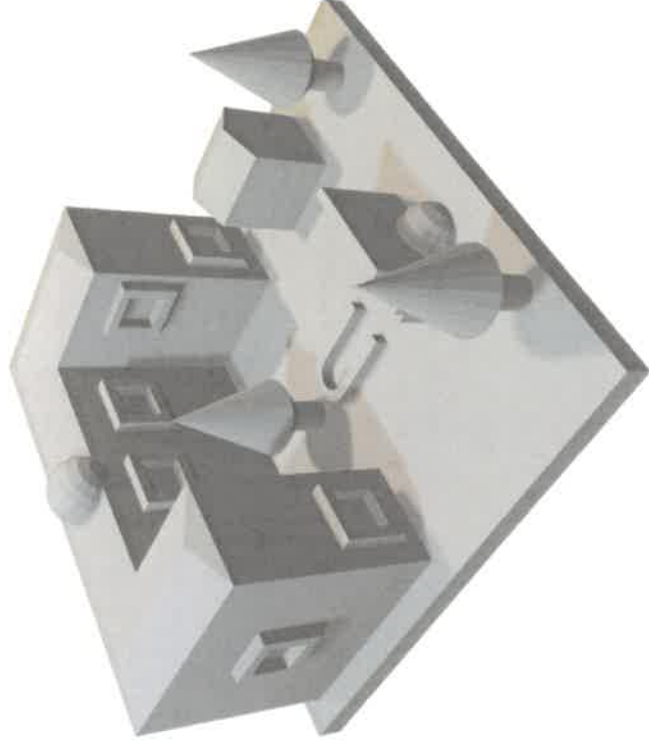
COMMUNITY BENEFITS



BENEFITS OF MIXED USE ZONING

INFRASTRUCTURE SAVINGS

- Mixed use developments require less miles of roadway, pipe, fewer square feet of public facilities, and fewer first responders per person to provide the same level of service when compared to single use zoning according to the American Planning Association.
- Mixed use developments do not encourage urban sprawl and help to reduce the miles of travel for autos.
- Mixed use developments tend to be more walkable and bikeable than single use developments.



BENEFITS OF MIXED USE ZONING

ECONOMIC GROWTH

- Mixed use developments like the Blanche here in Lake City help support local business owners in the area by providing a base of clients for their businesses. This helps businesses become more sustainable than what a single use zoning that is auto oriented.
- Mixed use developments allow for a more mobile development and tend to make jobs accessible.

SAFETY

- Studies have shown a relationship between mixed use developments and traffic safety.
- Studies have shown these types of developments tend to have fewer accidents per capita compared to low density single use developments per the American Planning Association.

BENEFITS OF MIXED USE ZONING

COMMUNITY SPACES

- Mixed use developments with a community open space tend to create a social benefit for the community by allowing people to gather and enjoy spending time together.
- Spaces like parks, playgrounds, walking and biking trails, food truck courts, stages with a seating area, and etc. help a community connect.

BENEFITS OF MIXED USE ZONING

PROPERTY VALUES

- Mixed use developments with a community open space tend to create a social benefit for the community by allow people to gather and enjoy spending time together.
- Spaces like parks, playgrounds, walking and biking trails, food truck courts, stages with a seating area, and etc. help a community connect.

LAND UTILIZATION

- Horizontal mixed use developments help create a community within a community.
- Vertical mixed use developments tend to take up less land by allowing residential dwellings to be above commercial developments.

TRANSPORTATION and DESIGN

Transportation in mixed use developments should focus on moving people not just automobiles. They should have a mix of different types of transportation.



E-BIKES



MICRO-TRANSIT



GOLF CARTS



SHARED PATHS

TRANSPORTATION and DESIGN

Mixed use designs should consider curb less streets in key areas to help promote gathering places.



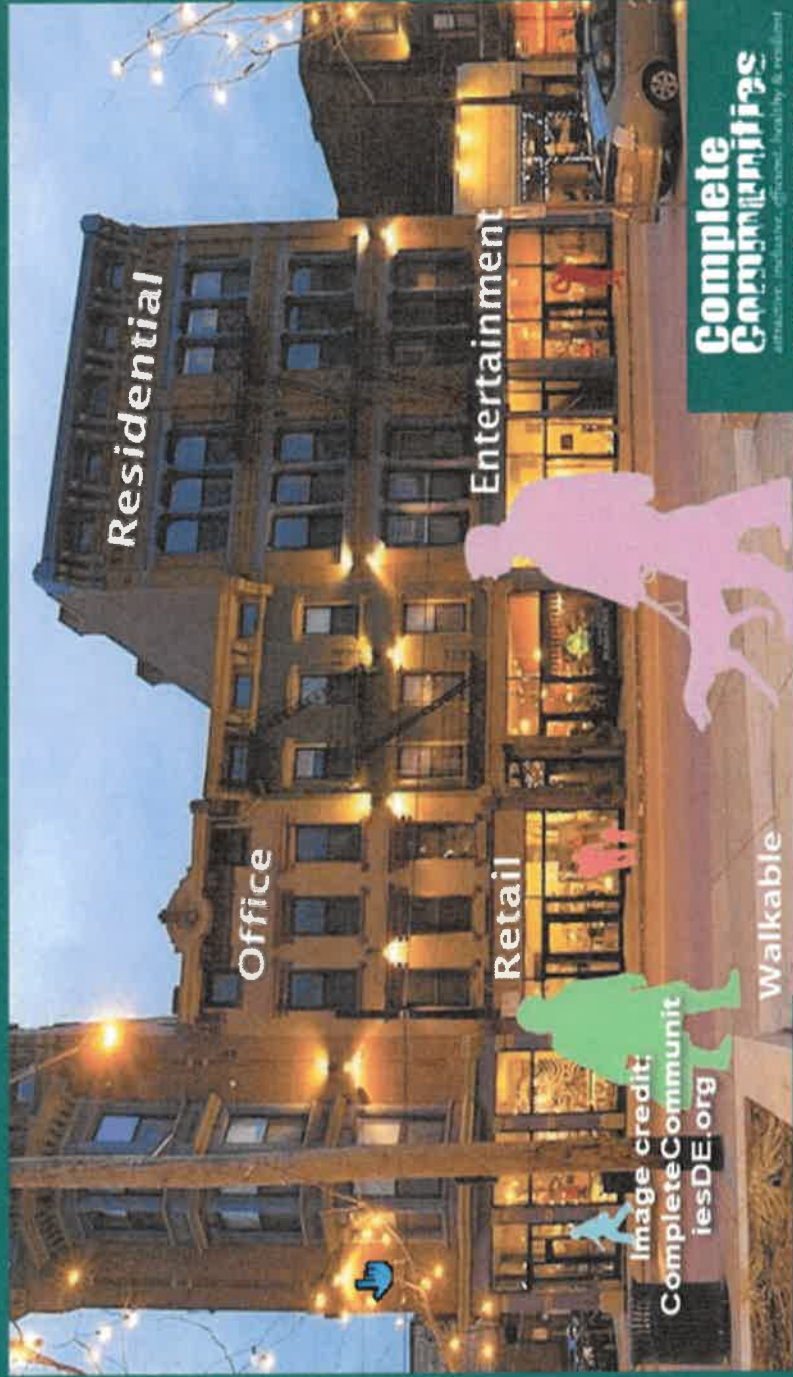
EXAMPLES OF MIXED USE ZONING

Image credit:
Rising
Real-Estate
website.



EXAMPLES OF MIXED USE ZONING

Mixed-Use Development



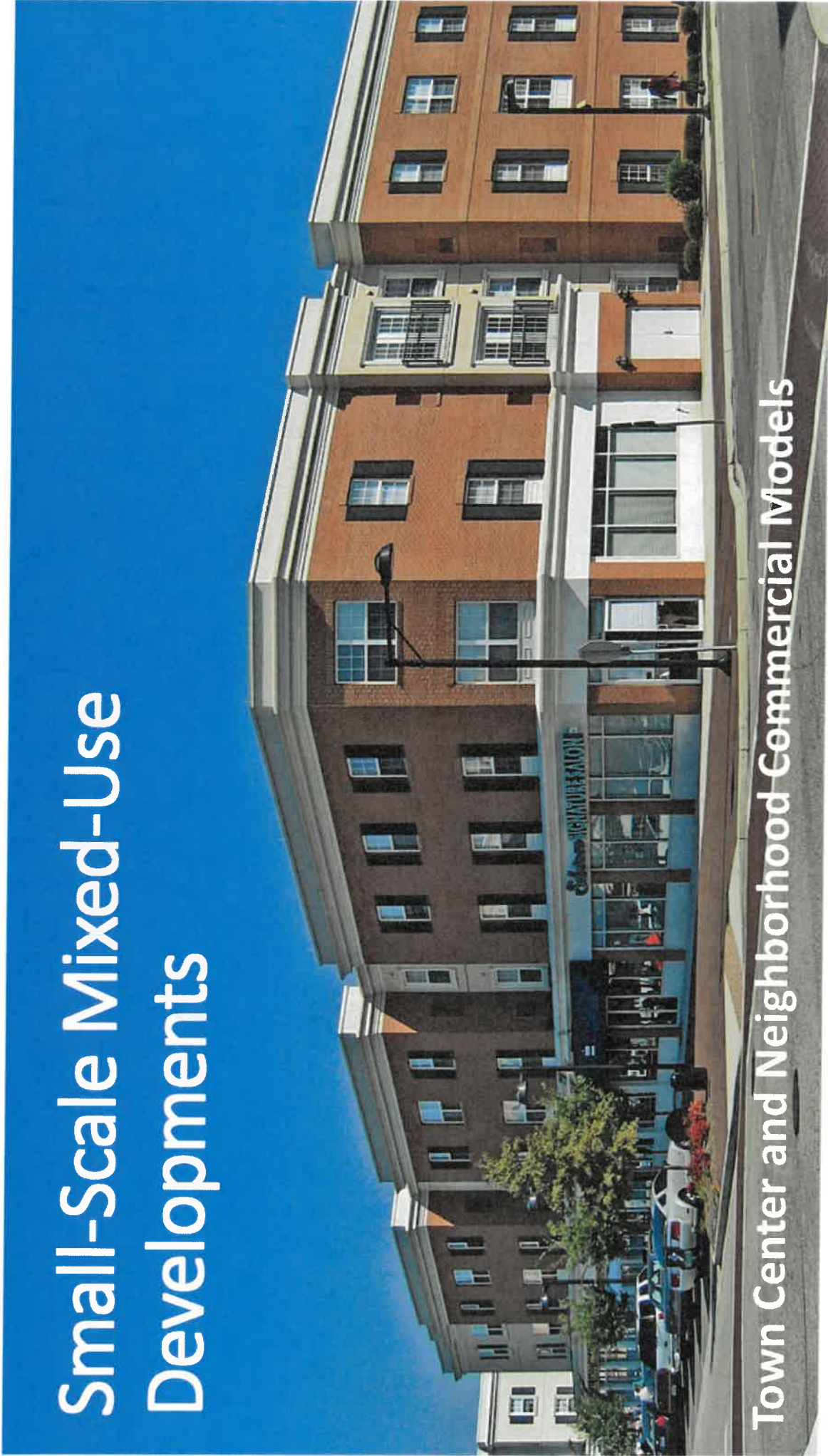
KEY TAKEAWAYS

- There are two types of mixed use, horizontal mixed use and vertical mixed use.
- Mixed use developments do not encourage urban sprawl.
- Mixed use development typically require less infrastructure than Euclidean Zoning.
- Mixed use developments create an economic benefit by allowing residential uses within the same area a commercial or industrial areas.
- Transportation in a mixed use development should consider moving people not just vehicles.
- Mixed use developments create communities within communities.
- Mixed use developments are typically more walkable.



QUESTIONS

Small-Scale Mixed-Use Developments



Town Center and Neighborhood Commercial Models

Small-Scale Mixed-Use Developments

Two models under consideration:

- ❖ **Town Center** – Designed to facilitate higher-density and higher-intensity development in the urban core of the city. Town Center districts promote compact, pedestrian-oriented development with a diverse mix of residential, business, commercial, entertainment, and other uses for workers, visitors, and residents.
- ❖ **Neighborhood Commercial** – Designed to allow, rather than mandate, a vertical mix of commercial and residential uses within the same building. Development pattern often found in neighborhood commercial areas of older cities.

Small-Scale Mixed-Use Developments

Town Center Model:

- ❖ Promotes development of a compact, pedestrian-oriented town center consisting of a high-intensity employment center, vibrant and dynamic mixed use areas, and residential living environments that provide a broad range of housing types for an array of housing needs;
- ❖ Promotes a diverse mix of residential, business, commercial, office, institutional, educational, cultural, and entertainment activities for workers, visitors, and residents;
- ❖ Encourages pedestrian-oriented development within walking distance of (future) transit opportunities at densities and intensities that will help to support transit usage and town center businesses;
- ❖ Promote the health and well-being of residents by encouraging physical activity, alternative transportation, and greater social interaction;
- ❖ Create a place that represents a unique, attractive, and memorable destination for visitors and residents; and
- ❖ Enhance the community's character through the promotion of high quality urban design.

Small-Scale Mixed-Use Developments

May utilize two or more sub-districts:

- ❖ **TC-1 - Town Center Core Subdistrict;**
 - Primarily intended to encourage and enhance the high-intensity office, employment and entertainment center function of the town center's core area;
 - Highest densities and intensities allowed in the Town Center District.
- ❖ **TC-2, Town Center Mixed-Use Subdistrict;**
 - Primarily intended to support mixed-use (residential/nonresidential) projects with active ground-floor uses.
- ❖ **TC-3, Town Center Residential Subdistrict.**
 - Primarily intended to accommodate moderate to high-density residential development and small-scale ground-floor commercial uses with residential units above.



Small-Scale Mixed-Use Developments

TABLE 4.3.1. "TC" ZONING DISTRICTS USE TABLE

Specific Use Type	Subdistrict		
	TC-1	TC-2	TC-3
<i>Residential</i>			
Household Living	P	P	P
• Artist Live/Work Space, above ground floor	N	C	P
• Artist Live/Work Space, ground floor	P	P	P
• Dwelling Units, above ground floor	N	C	P
• Dwelling Units, ground floor			
Group Living			
• Assisted Living	C	C	C
• Group Home	C	C	C
• Nursing Home	C	C	C
• Temporary Overnight Shelter	C	C	C
• Transitional Residences	C	C	C
• Transitional Shelters	C	C	C
<i>Public and Civic</i>			
Colleges and Universities	C	C	N
Cultural Exhibits and Libraries	P	P	C
Day Care	P	P	P
Hospital	C	C	C
Lodge or Private Club	P	P	N
Parks and Recreation	P	P	P
Postal Service	P	P	N
Public Safety Services	P	P	P
Religious Assembly	P	P	P
School	C	C	C
Utilities and Services, minor	P	P	P
Utilities and Services, major	C	C	C
<i>Commercial</i>			
Animal Services	N	N	N
• Shelter/Boarding Kennel	P	P	N
• Sales and Grooming	P	P	P
• Veterinary	P	P	P
Artist Work or Sales Space			

TABLE 4.3.1. "TC" ZONING DISTRICTS USE TABLE

Specific Use Type	Subdistrict		
	TC-1	TC-2	TC-3
Artist Work or Sales Space	P	P	P
Eating and Drinking Establishments			
• Restaurant	P	P	P(1)
• Tavern	P	P	C(1)
Entertainment and Spectator Sports			
• Small (1-149 seats)	P	P	N
• Medium (150-999)	P	P	N
• Large (1,000+)	P	C	N
Financial Services	P	P	P(1)
Food and Beverage Retail Sales	P	P	P(1)
Gas Stations	N	N	N
Lodging			
• Small (1-16 guest rooms)	P	P	P
• Large (17+)	P	P	N
Medical Service			
Office	P	P	P(1)
Parking, Commercial (nonaccessory)	C	C	C
Personal Service (including health clubs and gyms)	P	P	P(1)
Repair Service, Consumer (including bicycles)	P	P	P(1)
Residential Storage Warehouse	N	N	N
Retail Sales, General	P	P	P(1)
Vehicle Sales, Service, and Repair	N	N	N
<i>Industrial</i>			
Manufacturing, Production and Industrial Services			
• Artisan (hand tools only; e.g., jewelry or ceramics)	C	C	N
<i>Other</i>			
Wireless Communication Facilities			
• Colocated	P	P	P
• Freestanding (towers)	C	C	C

P = permitted by right; C = conditional use; N = not allowed

(1) Allowed only in buildings containing more than 50 dwelling units and may only be located on the first or second floor. Individual business establishments are limited to a maximum of 5,000 square feet in area. Larger establishments or expansions beyond 5,000 square feet require conditional use approval.

Small-Scale Mixed-Use Developments

Neighborhood Commercial Model:

- ❖ Accommodates mixed use buildings with neighborhood-serving retail, service, and other uses on the ground floor and residential units above the nonresidential space;
- ❖ Encourage development that exhibits the physical design characteristics of pedestrian-oriented, storefront-style shopping streets; and
- ❖ Promote the health and well-being of residents by encouraging physical activity, alternative transportation, and greater social interaction.



Small-Scale Mixed-Use Developments

Use Table:

TABLE 4.1.1. USES ALLOWED IN CXI ZONING DISTRICTS

Use Category (Specific Use Type)	CXI Zoning District
Residential:	
Household Living	
• Artist Live/Work Space, above ground floor	P
• Artist Live/Work Space, ground floor	C
• Dwelling Units, above ground floor	P
• Detached House	C
• Multiunit (3+ units) Residential	C
• Single-Room Occupancy	C
• Town House	C
• Two-Flat	C
Group Living	
• Assisted Living	C
• Group Home	P
• Nursing Home	C
• Temporary Overnight Shelter	C
• Transitional Residences	C
• Transitional Shelters	C
Public and Civic:	
Colleges and Universities	P
Cultural Exhibits and Libraries	P
Day Care	P
Hospital	N
Lodge or Private Club	N
Parks and Recreation	P
Postal Service	P
Public Safety Services	P
Religious Assembly	P
School	C
Utilities and Services, minor	P
Utilities and Services, major	C

Commercial:	
Adult Use	N
Animal Services	
• Shelter/Boarding Kennel	N
• Sales and Grooming	P
• Veterinary	P
Artist Work or Sales Space	P
Drive-Through Facility [see comment]	C
Eating and Drinking Establishments	
• Restaurant	P
• Tavern	C
Entertainment and Spectator Sports	
• Medium (150-999 seats)	P
• Small (1-149 seats)	N
• Large (1,000+ seats)	N
Financial Services	P
Food and Beverage Retail Sales	P
Gas Stations	N
Lodging	
• Small (1-16) guest rooms	P
• Large (17+ guest rooms)	C
Medical Service	P
Office	P
Parking, Commercial (nonaccessory)	C
Personal Service (including health clubs and gyms)	P
Repair Service, Consumer (including bicycles)	P
Residential Storage Warehouse	N
Retail Sales, General	P
Vehicle Sales, Service, and Repair	N
Industrial:	
Manufacturing, Production, and Industrial Services	N
• Artisan (hand tools only; e.g., jewelry or ceramics)	C
Other:	
Wireless Communication Facilities	
• Collocated	P
• Freestanding (towers)	C

P = permitted by right; C = conditional use; N = not allowed



Small-Scale Mixed-Use Developments

Additional Considerations:

- ❖ Commercial Establishment Size Limits;
- ❖ Indoor/Outdoor Operations;
- ❖ Lot Area per Unit (Density);
- ❖ Floor Area Ratio;
- ❖ Setbacks;
- ❖ Building Height;
- ❖ Off-Street Parking;
- ❖ Transparency;
- ❖ Doors and Entrances;
- ❖ Vehicle and Driveway Access;
- ❖ Floor-to-Floor Heights and Floor Area of Ground-Floor Space.



Small-Scale Mixed-Use Developments

Questions?