

LAKE CITY GROWTH MANAGEMENT

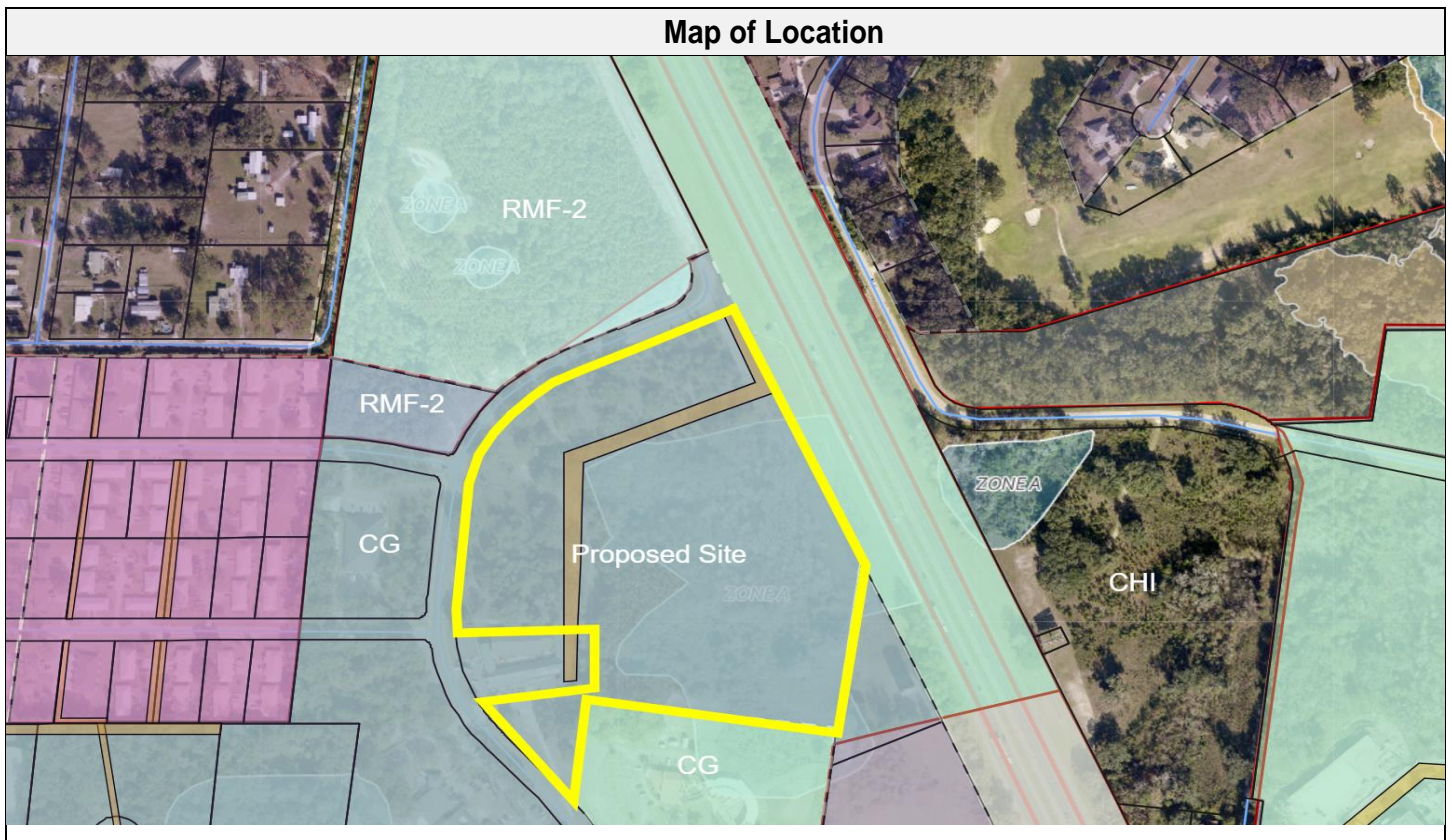
STAFF ANALYSIS REPORT

Project Information	
Project Name and Case No.	Northwest Quadrant Land Trust, CPA 25-07 and Z 25-09
Applicant	Carol Chadwick, PE, agent
Owner	Northwest Quadrant Land Trust
Requested Action	<ul style="list-style-type: none"> • Comp Plan Amendment to change the FLUM from Commerical to Residential High. • Rezoning to change the Official Zoning Atlas from Commercial General to Residential Multi-Family 2.
Hearing Date	08-12-2025
Staff Analysis/Determination	Sufficient for Review
Prepared By	Robert Angelo

Subject Property Information	
Size	+/- 18.75 Acres
Location	
Parcel Number	02463-115
Future Land Use	Commercial
Proposed Future Land Use	Residential High
Current Zoning District	Commercial General
Proposed Zoning	Residential Multi-Family 2
Flood Zone-BFE	Flood Zone X and A Base Flood Elevation-N/A

Land Use Table				
Direction	Future Land Use	Zoning	Existing Use	Comments
N	Residential High	RMF-2	Vacant	
E	Highway Interchange	CHI	Vacant	
S	Commercial	CG	Public	
W	Commercial	CG	Office	

Zoning Review		
Zoning Requirements	Current Zoning	Proposed Zoning
Minimum lot requirements.	None	6,000 square feet
Minimum yard requirements (setbacks) Front-Each Side-Rear.	F-20, S-10, R-15	F-20, S-10, R-15
Are any structure within 35 feet of a wetland?	NA	NA
Max height of signs.	35 Feet	18 Feet
Max square footage of signs.	1.5 SQFT times lot frontage	1.5 SQFT times lot frontage
Lot coverage of all buildings.	1.0	1.0
Minimum landscape requirements.	None	15 feet if abutting a residential district or none if not.
Minimum number of parking spaces.	It depends on the permitted use.	It depends on the permitted use.
Minimum number of ADA parking spaces.	1 Space for every 25 up to 100	1 Space for every 25 up to 100
Parking space size requirement.	10x20	10x20
ADA parking space size.	12x20 with 5x20 access aisle	12x20 with 5x20 access aisle.



Picture of Location



Summary of Request

The applicant has petitioned to change the FLUM from Commercial to Residential High and change the Official Zoning Atlas from Commercial to Residential Multi-Family 2.