

EXECUTIVE BRIEF REGULAR MEETING

AGENDA DATE: December 1, 2020

DEPARTMENT: Community Sustainability

TITLE:

Ordinance 2020-18 (PZB 20-01300002) – Second Reading - Request for a City-initiated rezoning for 118 North A Street, 116 North A Street, 127 North B Street, 121 North B Street, 119 North B Street, 113 North B Street, 1500 Lucerne Avenue, and 128 North C Street from either Single Family – Two Family Residential (SF-TF-14) or Multi-family Residential 20 (MF-20) to Mixed Use – East (MU-E)

SUMMARY:

Consideration of an ordinance amending the City's Official Zoning Map to rezone the properties as more particularly described in Exhibit A of Ordinance 2020-18 from the Single-family and two-family residential (SF-TF-14) or Multi-family residential (MF-20) zoning districts to the Mixed Use – East (MU-E) zoning district pursuant to Section 23.2-36 of the City's Land Development Regulations (LDRs). The properties are generally located in an area bounded by North A Street to the west, North D Street to the east, Lucerne Avenue to the south, and 2nd Avenue North to the north. The proposed City-initiated rezoning was reviewed for consistency with the City's Comprehensive Plan, Strategic Plan and Land Development Regulations (LDRs).

BACKGROUND AND JUSTIFICATION:

The existing uses on the subject properties are currently a mixture of single-family residences, multi-family residences, and places of worship. Rezoning of the subject sites would allow for higher development potential of these properties consistent with other properties located in the general area north of Lucerne Avenue and would also reduce non-conformities of some structures and uses with the proposed rezoning to MU-E. Staff has determined that the proposed rezoning meets the Comprehensive Plan, Strategic Plan, LDRs, and the review criteria for rezoning as outlined in LDR Section 23.2-36.

On September 22, 2020, a letter was mailed to the owners of properties included in the subject rezoning. The letter identified the date of the Planning & Zoning Board meeting and offered property owners the option to opt out from the City-initiated rezoning prior to adoption. At this time, no property owners have selected to opt out of the proposed rezoning.

At the October 7, 2020 Planning & Zoning Board meeting, the board discussed the subject rezoning and recommended unanimously for the City Commission to approve the proposed ordinance.

At its meeting of November 17, 2020, the City Commission unanimously voted 4-0 to approve the ordinance on first reading.

MOTION:

Move to approve/disapprove Ordinance No. 2020-18 on second reading.

ATTACHMENT(S):

Fiscal Impact Analysis – N/A

Ordinance 2020-18

PZB/HRPB Staff Report