

MEMORANDUM

DATE: July 19, 2022

TO: Honorable Mayor and City Commissioners

VIA: James Slaton, City Manager

FROM: Jasmine Khammany, Senior Planner
Mark J. Bennett, Development Services Director

SUBJECT: Ordinance D2022-19 2nd Reading and Public Hearing - Future Land Use Amendment for 16.43 acres of land north of Hunt Brothers Road, east of US Highway 27 and Miami Street.
PID 273011-000000-024130 & 273014-000000-031000

Public Hearing – Notice Requirements have been met

SYNOPSIS: *Bryan Hunter, authorized agent for owner, is requesting approval to City Commission to amend the Future Land Use Map of the Comprehensive Plan on above-mentioned parcels of land totaling approximately 16.43 acres.*

RECOMMENDATION

Adoption at second reading, following a public hearing to re-assign the following land use designations, as recommended by the Planning and Zoning Board at a special meeting on June 14, 2022:

Current Land Use: Neighborhood Activity Center (NAC) & Business Park Center (BPC)
Proposed Land Use: Low Density Residential (LDR)

At a regular meeting on July 5, 2022, City Commission approved the request to reassign land use at first reading.

BACKGROUND

The subject properties are located north of Hunt Brothers Road, east of US Highway 27 and Miami Street. The property is opposite of Longleaf Business Park.

The request is to change 14.26 acres north and south of Owens Road from land use designation Neighborhood Activity Center (NAC) to Low Density Residential (LDR) and 2.17 acres adjacent to the Love's Truck Stop from land use Business Park Center (BPC) to Low Density Residential (LDR). The request reflects the project's boundaries and conforms to the project layout and design of a larger residential development project.

At a special Planning & Zoning Board meeting on June 14, 2022, the Planning Board made a recommendation of approval to City Commission for a Residential Planned Development Project (PDP). Approvals of a Preliminary Subdivision Plat and Special Exception Use Permit for the PDP will be contingent upon approvals of the land use and zoning amendments by City Commission.

CODE REFERENCES AND REVIEW CRITERIA

The City Commission assigns future Land Use designations by ordinances upon a recommendation from the Planning & Zoning Board. The adopted ordinance is transmitted to the state's Department of Economic Opportunity (DEO) for review. The DEO reviews the designations as appropriate with reference to the City's Comprehensive Plan.

FISCAL IMPACT

Re-assignment would enable the development of these properties and the potential increase in property value. Specifically, estimating an average of \$200,000 in taxable value per unit, and assuming 1,020 dwelling units based on what is proposed, it could potentially result in over \$204 million in taxable value, and generate \$1.38 million in ad valorem taxes.

*Adjusted values for potential homesteaded properties have not been factored into this estimate.

ATTACHMENTS

Ordinance D2022-19 with Attachment A

Ridgecrest Legal Descriptions