

MEMORANDUM

February 13, 2020

TO: Honorable Mayor and City Commissioners

VIA: Kenneth Fields, City Manager

FROM: Kathy Bangley, Assistant City Manager – Planning and Economic Development

RE: Ordinance D2020-01 – Text amendment to the Land Use Element of the Comprehensive Plan

SYNOPSIS

The amendment is to create a Mixed-Use policy to accommodate unified mixed use development on large pieces of property.

RECOMMENDATION

Staff recommends approval of Ordinance D2020-01 after first reading and public hearing.

BACKGROUND

Staff has been working with a large landowner and their development team to establish a new land use category to facilitate large scale mixed-use development. In the coming months land use regulation amendments to support the new category will also be forthcoming.

The primary function of the Mixed Use (MU) category is to establish centers of master planned suburban/urban activity, in areas with a high level of public facility availability and intended to develop with a horizontal or vertical mix of residential and nonresidential uses, achieving internal trip capture and the development of a high quality environment for living, working, or visiting. The policy also lays out criteria required to develop under this category.

After first reading this ordinance will be transmitted to the Department of Economic Opportunity for review prior to coming back to Commission for Adoption.

FISCAL IMPACT

This action has no direct fiscal impact.

OTHER OPTIONS

Commission could choose not to approve the ordinance.

ATTACHMENTS

Ordinance D2020-01