

Riverland Zoning Text Amendment (P22-038)

City Council Meetings
March 28, 2022 and April 11, 2022
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Senior Planner



Proposed Text Amendment

- An amendment to Section 158.187 (A) of the Zoning Code to amend the minimum size requirement for the establishment of a Master Planned Unit Development Zoning District (MPUD).
- Application was submitted by Azlina Goldstein, Esq., for GL Homes



NCD Sub-District	NCD Sub-District Minimum Size requirements	Proposed MPUD minimum acreage requirements
Policies 1.2.2.2 and 1.2.2.3: Residential Areas	10 acres	50 acres
Policy 1.2.2.4: Neighborhood/Village Commercial Areas	3 acres	3 acres
Policy 1.2.2.5: Town Centers	30 acres	30 acres
Policy 1.2.2.6: Resort Areas	100 acres	100 acres
Policy 1.2.2.7: Mixed-Use Areas	30 acres	30 acres
Policy 1.2.2.8: Regional Business Centers	30 acres	30 acres
Policy 1.2.2.10: Employment Centers	50 acres	50 acres



Impacts and Findings

- Ordinance 21-99 adopted January 2022 amended Policy 1.2.6.2 of the Future Land Use Element to remove the requirement that each MPUD zoning district be a minimum size of fifty (50) acres.
- Policy 1.2.6.2 now allows MPUD zoning districts to be established based on the minimum acreage required by the land use sub-district with the exception of the Residential sub-district.
- A minimum size of 50 acres is still required to rezone property to a MPUD under the residential land use sub-district.
- The proposed text amendment to the Zoning Code is required to provide consistency between the City's comprehensive plan and the City's land development regulations.



Recommendation

- The Planning and Zoning Department staff finds the petition to be consistent with the intent and direction of the City's comprehensive plan and recommends approval.
- The public hearing before the Planning and Zoning Board was held on March 1, 2022. The Planning and Zoning Board recommended approval of the proposed amendment.

