

Chapter 158: Limited Mixed Use (LMD) Zoning District City initiated Text Amendment P21-073

City Council 1st Reading of the Ordinance
November 22, 2021



Background

- The Residential, Office, Institutional (ROI) Future Land Use is one of the City's transitional land uses to serve development along major corridors.
- ROI is found in areas where the conversion of residential lots to nonresidential uses is strongly urged.
- Last year, the City received three (3) rezoning applications located within ROI lands.
- At the February Retreat, City Council directed staff to address the issues and uses related to the compatibility of the Institutional Zoning District in these transitional areas.



Background

- In July 2021, City Council adopted Ordinance 21-36, amending Policy 1.1.4.13 of the Future Land Use Element of the Comprehensive Plan by deleting the Institutional (I) Zoning District as a compatible zoning district within the Residential, Office, Institutional (ROI) Future Land Use classification.
- As per Section 158.155(C)&(D) of the Code of Ordinances, the Institutional (I) Zoning District remains permitted within the Residential, Office, Institutional (ROI) Future Land Use through the Limited Mixed Use Zoning District (LMD).



Request

This is a City-initiated Text Amendment to Chapter 158, Article IX.5 –Limited Mixed Use Zoning District (LMD).

The Amendment is necessary to provide consistency between the Comprehensive Plan and the Zoning Code.

The following revisions are proposed:

- Replace “institutional” with “enclosed assembly areas” from the purpose and intent passage of the LMD Zoning District;
- Remove uses allowed within the Institutional (I) Zoning District as permitted and special exception uses within the LMD Zoning District; and
- Minor edits.



Recommendation

On November 2, 2021, the Planning and Zoning Commission unanimously recommended approval of the proposed Text Amendment.

