



CityofPSL.com

#### Overview:

- Agent Michael Sanchez, Managed Land Entitlements
- Applicant/Owner FAR 2, LLC
- <u>Proposal</u> The request is for a **PUD rezoning** to allow the proposed entitlements related to a proposed 72-unit townhome project upon a nine (9) acres of property.

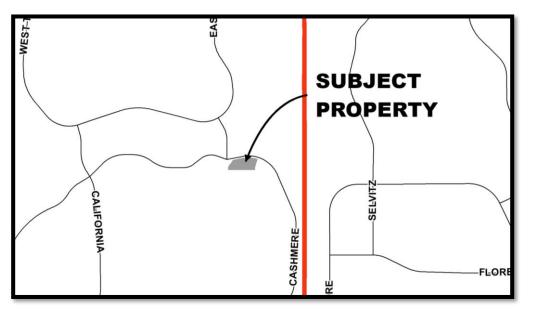
#### Summary of previously approved and current requests:

- P21-022) St. Lucie West (SLW) Development of Regional Impact (DRI) Map Amendment Future land use change to Map H from CG (General Commercial) to RM (Medium Density Residential).
- P21-023) Comprehensive Plan Future Land Use Map Amendment

  Approximately 9-acres from CG (General Commercial) to RM (Medium Density Residential).
- $\square$  (P21-024) Applicant is proposing to change the zoning classification.
  - ☐ Rezone the zoning classification of the subject 9-acre property from CG (General Commercial) to PUD (Planned Unit Development) designation.

# LOCATION & AERIAL SUBJECT PROPERTY

Direction	Future Land Use	Zoning	Existing Use
North	RL	RS-2	Single Family Residential
South	RH/OSR/I	PUD	Magnolia Lakes SFR
East	RH/OSR/I	PUD	Magnolia Lakes SFR
West	RH/OSR/I	PUD	Magnolia Lakes SFR



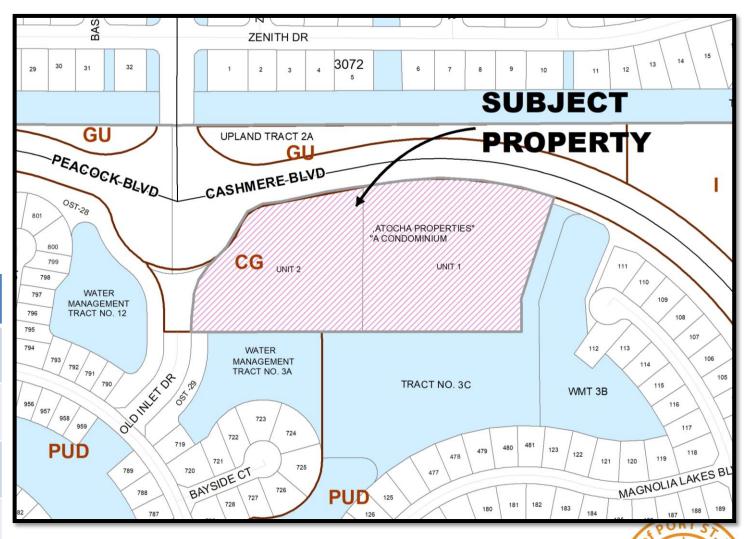


#### **ZONING MAP**

Existing: CG

Proposed: PUD

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North	RL	RS-2	Single Family Residential
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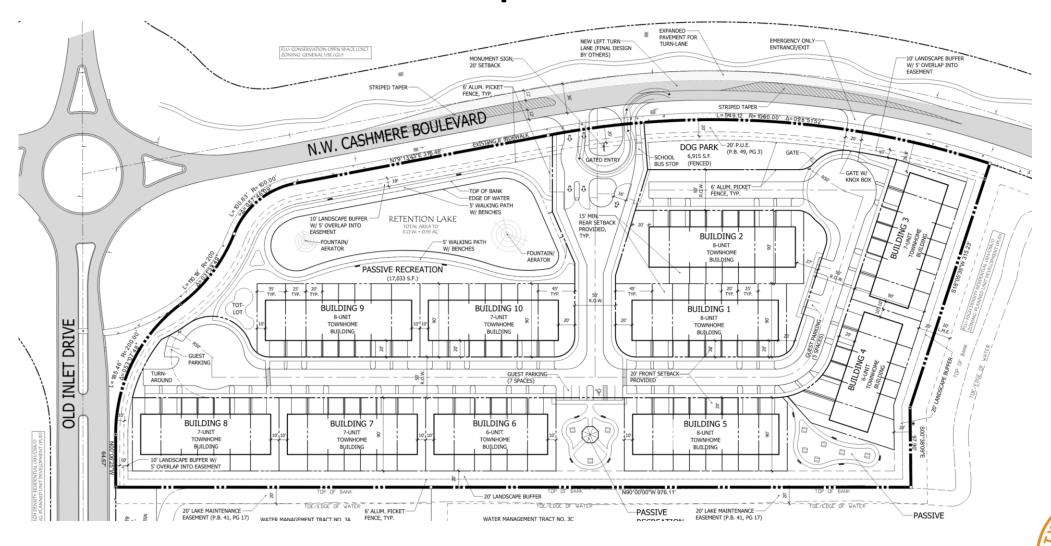


#### PUD Rezoning Summary:

The Applicant's request is to rezone approximately rezone approximately nine (9) acres of property from General Commercial (CG) to Planned Unit Development (PUD). The PUD agreement includes:

- 1. Provides for permitted land uses including townhomes, community recreational facilities, and accessory uses per city code provisions;
- 2. Establish **district regulations** including minimum lot area, height, setbacks, building length and separation (per the city's townhome code provisions);
- 3. Clarify internal landscaping and buffering design standards;
- 4. Establish internal architectural design standards.

### Conceptual Plan



## **Traffic Impact Analysis**

- Received latest Traffic Analysis Report in April 2022 completed by Kimley-Horn & Associates, Inc. and reviewed by City staff.
- Change in zoning designation results in a net DECREASE of 608
   Maximum PM Peak hour trips

(assuming maximum buildout of parcel)

Existing Future Land Use	Maximum Coverage	Trip Generation Average Rate (ITE Code)	Trip Generation	PM Peak Hour
Commercial General (CG)	222,675 SF (based on DRI entitlements)	Commercial General (820)	7,707 AADT	663
Proposed Future Land Use	Maximum Coverage	Trip Generation Average Rate (ITE Code)	Trip Generation	PM Peak Hour
Residential Medium Density (RM)	99 dwelling units	Single Family Attached (215)	704 AADT	55

### Traffic Mitigation

- This development is contained within the St. Lucie West DRI and found to be consistent with the DRI.
- All traffic responsibilities have been satisfied within this DRI.
- No significant impact to existing traffic based on PUD,
   Comprehensive Plan Amendment and DRI Amendment.
- Proposed development will be required to provide some traffic mitigation upon Site/Construction Plan submittal due to existing roadways with LOS F (i.e. Turn lanes, pedestrian crossings, etc.)

# **Conceptual Elevations**



# **Conceptual Elevations**



# **Conceptual Cross Section**







#### Planning and Zoning Staff Recommendation:

The Planning and Zoning Board recommended approval of the proposed rezoning on June 7, 2022.

