

Riverland/Kennedy DRI 4th Amendment

DRI Amendment Application
(P20-162)

City Council Meeting
March 8, 2021

Daniel Robinson, Planner II



Proposed Project

- Riverland/Kennedy II, LLC, Riverland/Kennedy I, LLLP, and Riverland Associates III, LLLP, has applied for the 4th amendment to the Riverland/Kennedy DRI development order.

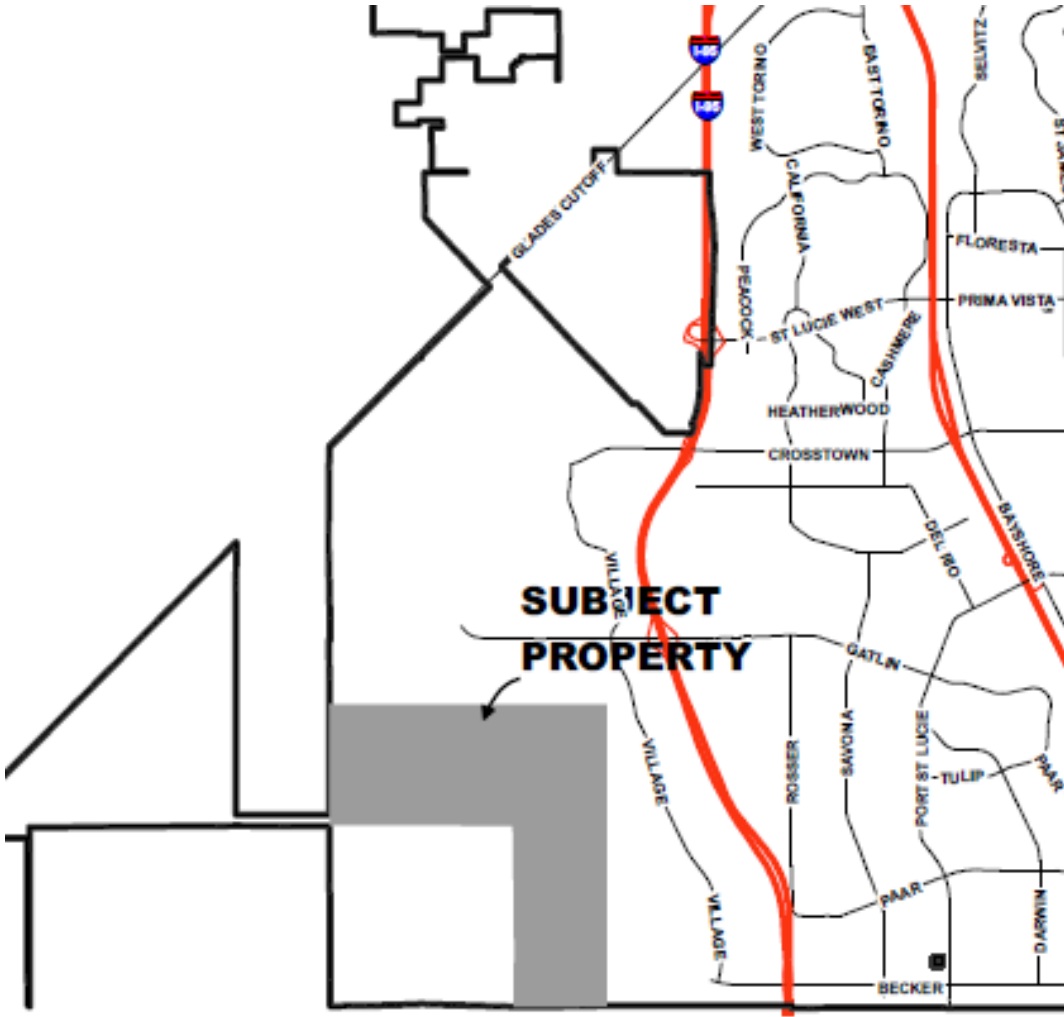


Applicant and Owner

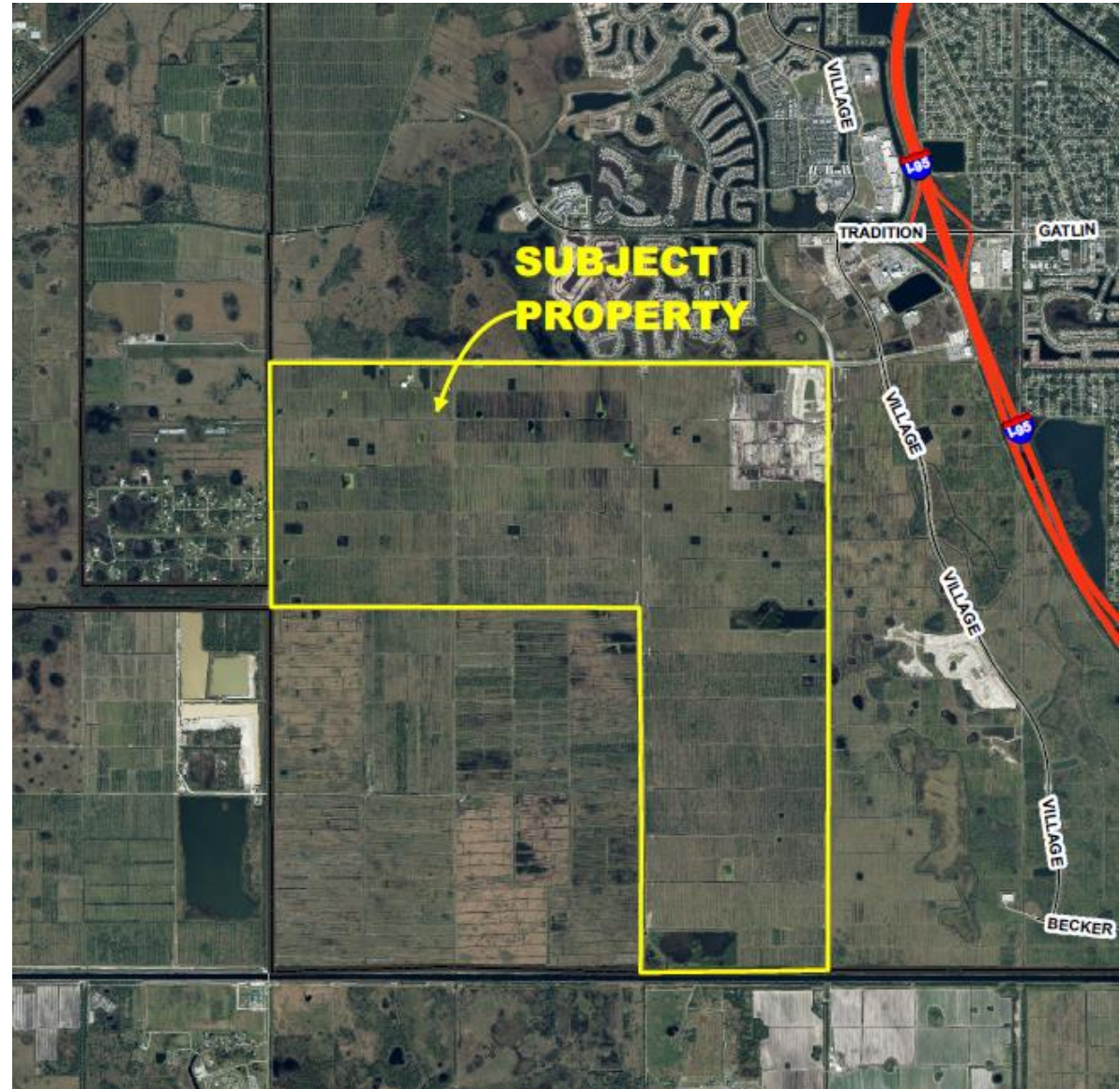
Tyler Woolsey, Urban Design Studio, is acting as the agent for Riverland/Kennedy II, LLC, Riverland/Kennedy I, LLLP, and Riverland Associates III, LLLP



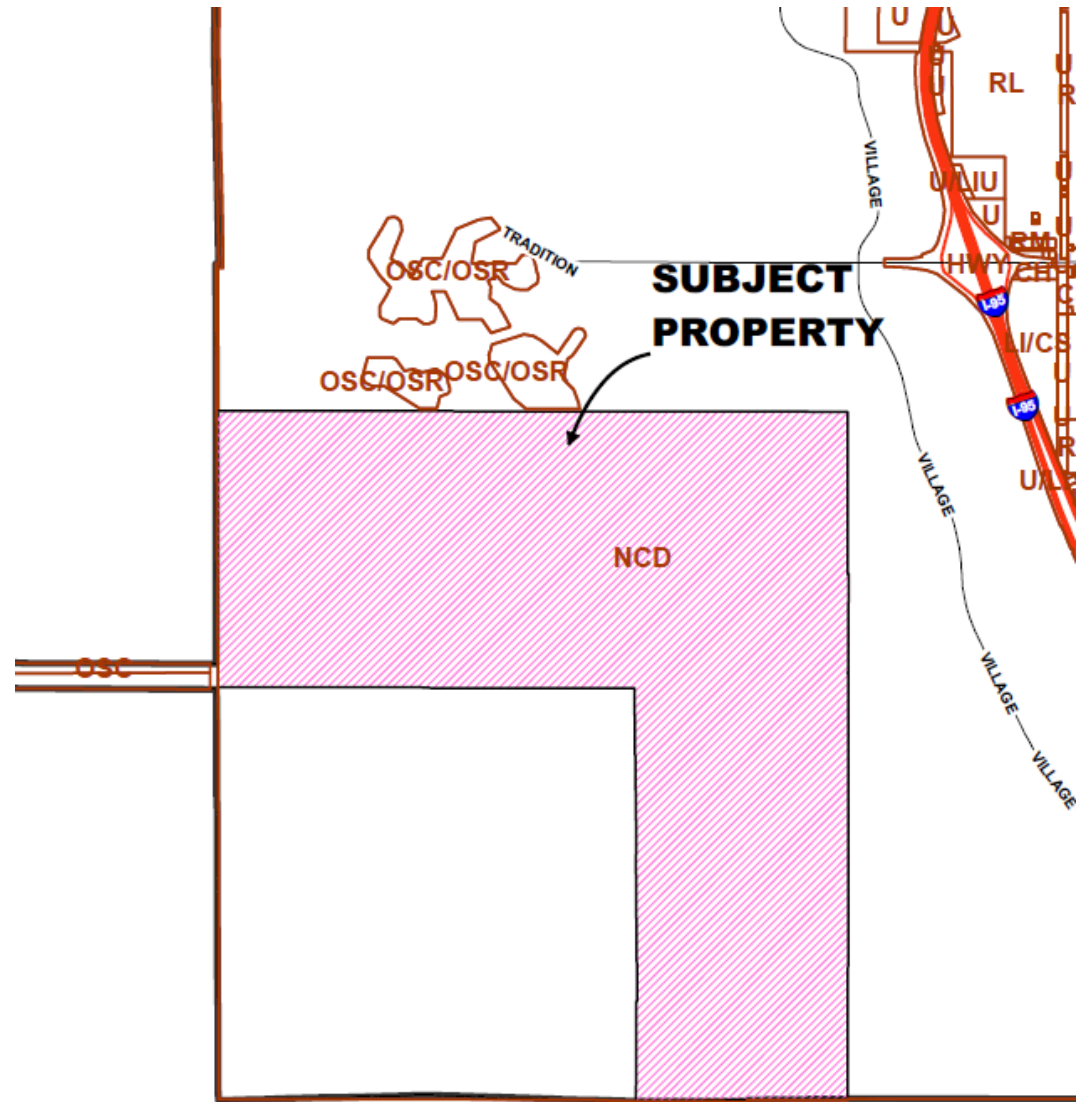
Location



Aerial



Future Land Use



Background

- Riverland/Kennedy is an approved Development of Regional Impact (DRI) that consists of approximately 3,845 acres. The future land use classification for the Riverland/Kennedy DRI is New Community Development District (NCD).
- Development plan divides the project into major districts consistent with the NCD (New Community Development) future land use classification and policies.
- Entitlements include:
 - 11,700 residential dwelling units
 - 892,668 square feet of retail use
 - 1,361,250 square feet of Research & office use
 - 1,361,250 square feet of Light Industrial use
 - 327,327 square feet of Institutional & Civic use



Proposed Amendment

Purpose of the amendment is to amend Exhibit “B”, general conditions of approval and Exhibit “D”, master development plan (Map H) of the DRI.



Proposed Amendment

Exhibit “B” proposed changes include:

- Phase expiration date updates to extend deadlines per executive orders.
- The inclusion of a minimum amount for age restricted units to change the land use category for the trip generation from Single-Family Detached Housing to Senior Adult Housing – Detached.
- To updates to indicate the completion of conditions
- State Statutes updates. Exhibit “D” proposed amendment to the master development plan (Map H) adjusts the locations for the Residential, Mixed Use, and Neighborhood/Village Commercial subcategories to accommodate new development proposals.



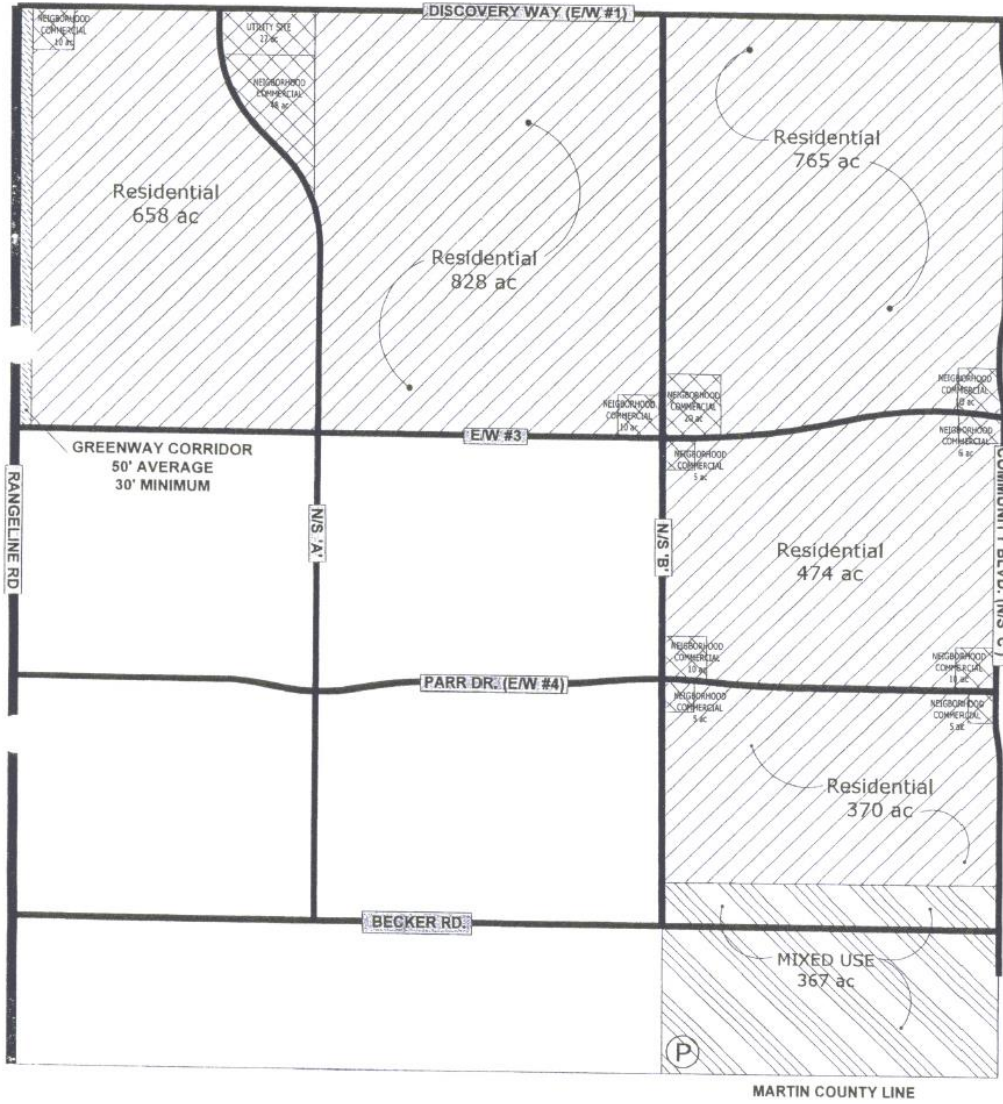
Proposed Amendment

Exhibit “D” proposed amendment to the master development plan (Map H):

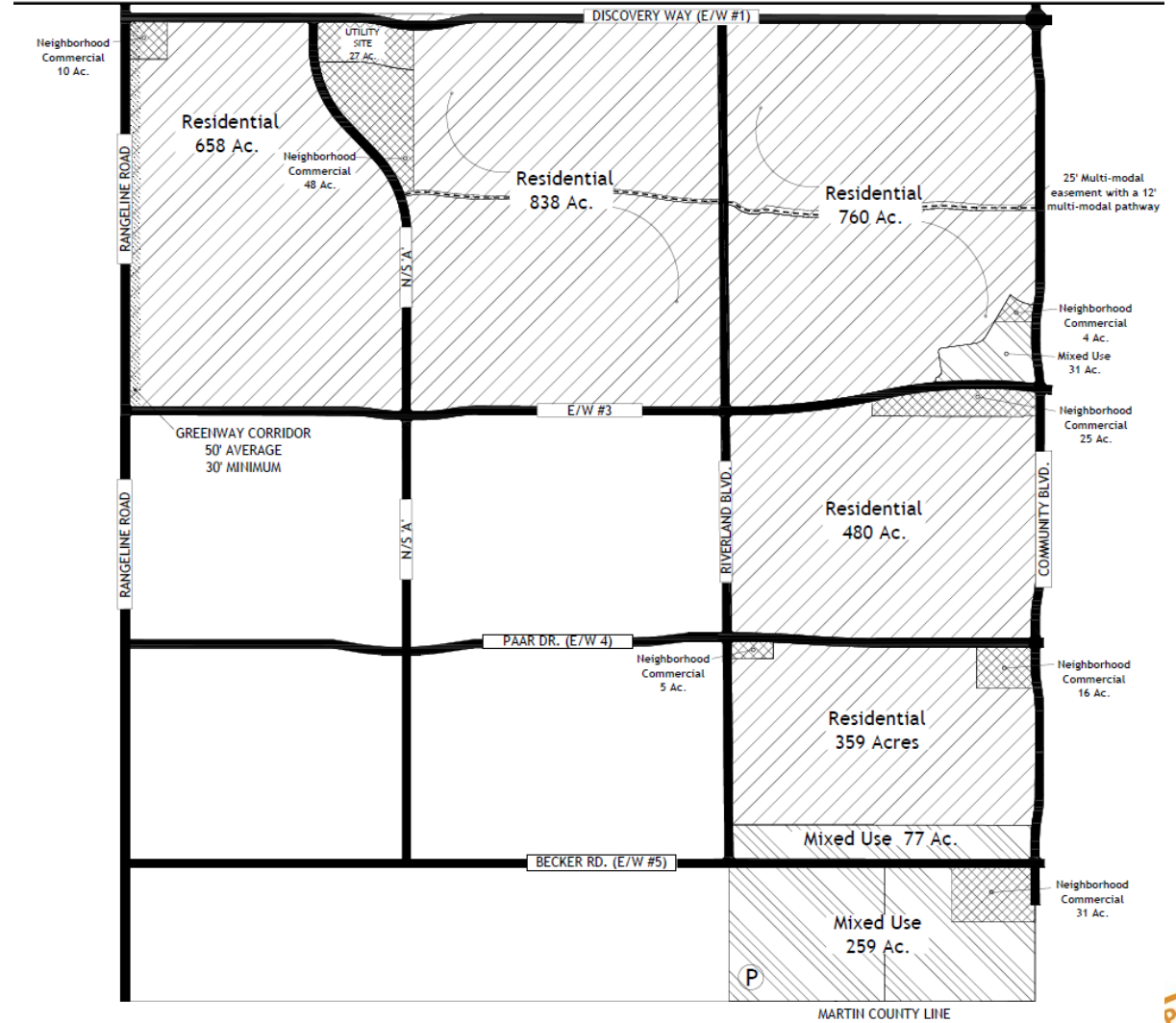
- Adjusts the locations for the Residential, Mixed Use, and Neighborhood/Village Commercial subcategories to accommodate new development proposals.



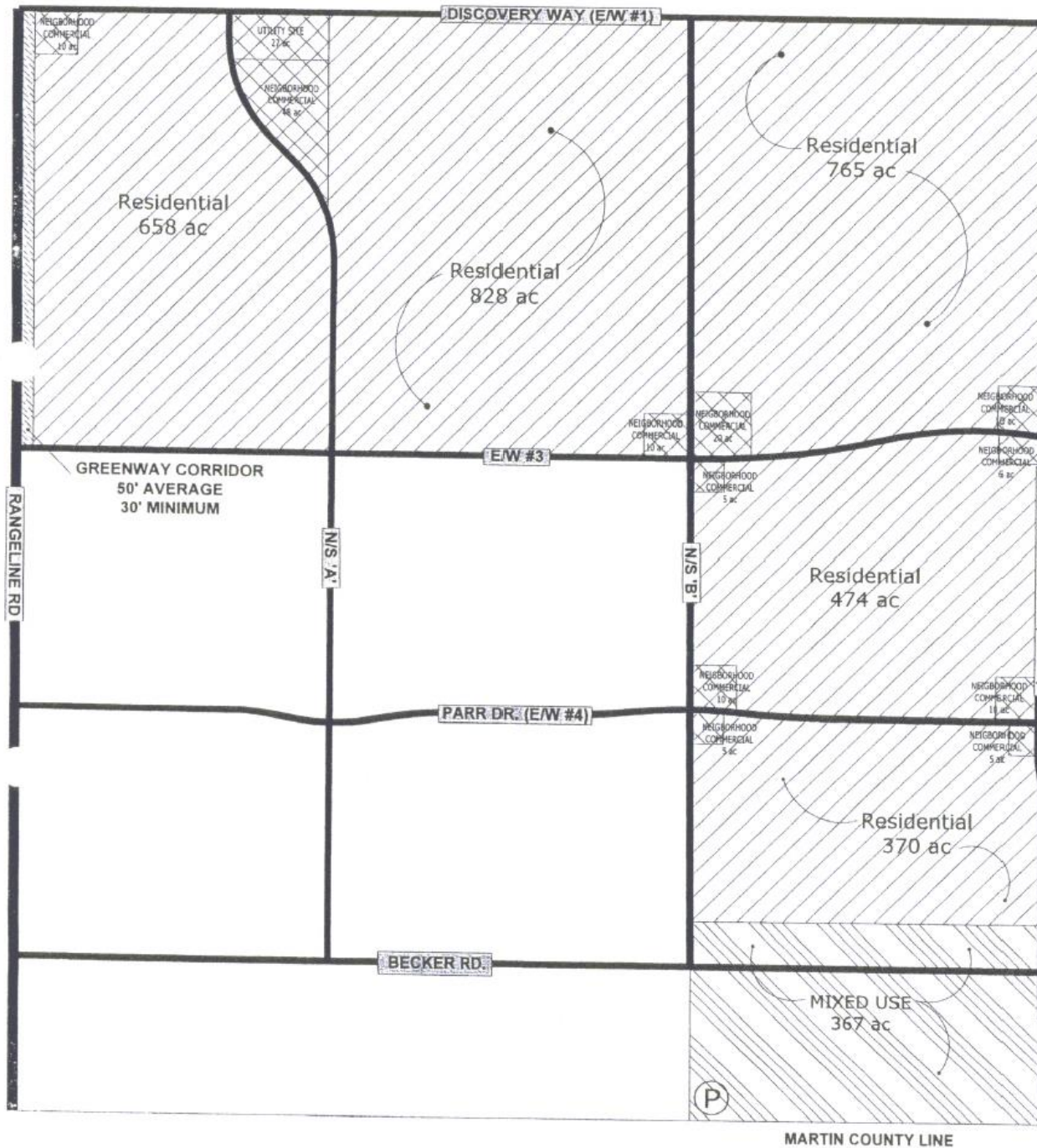
Existing Map H



Proposed Map H



Existing Map H



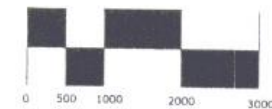
Development Order Exhibit 'D' NOPC 3 - Map H

Riverland / Kennedy DRI

-  Single Family Residential including Schools & Support Facilities, Civic, Institutional, Parks / Recreational, Places of Worship, Conservation / Mitigation
-  Mixed Use Residential including Schools & Support Facilities, Civic, Institutional, Parks / Recreational, Places of Worship, Commercial
-  Neighborhood Commercial Center includes Commercial, Office, Institutional, Civic, Parks / Recreational, Hotel/Inn, Places of Worship, Conservation / Mitigation

 Roadways per Annexation Agreement

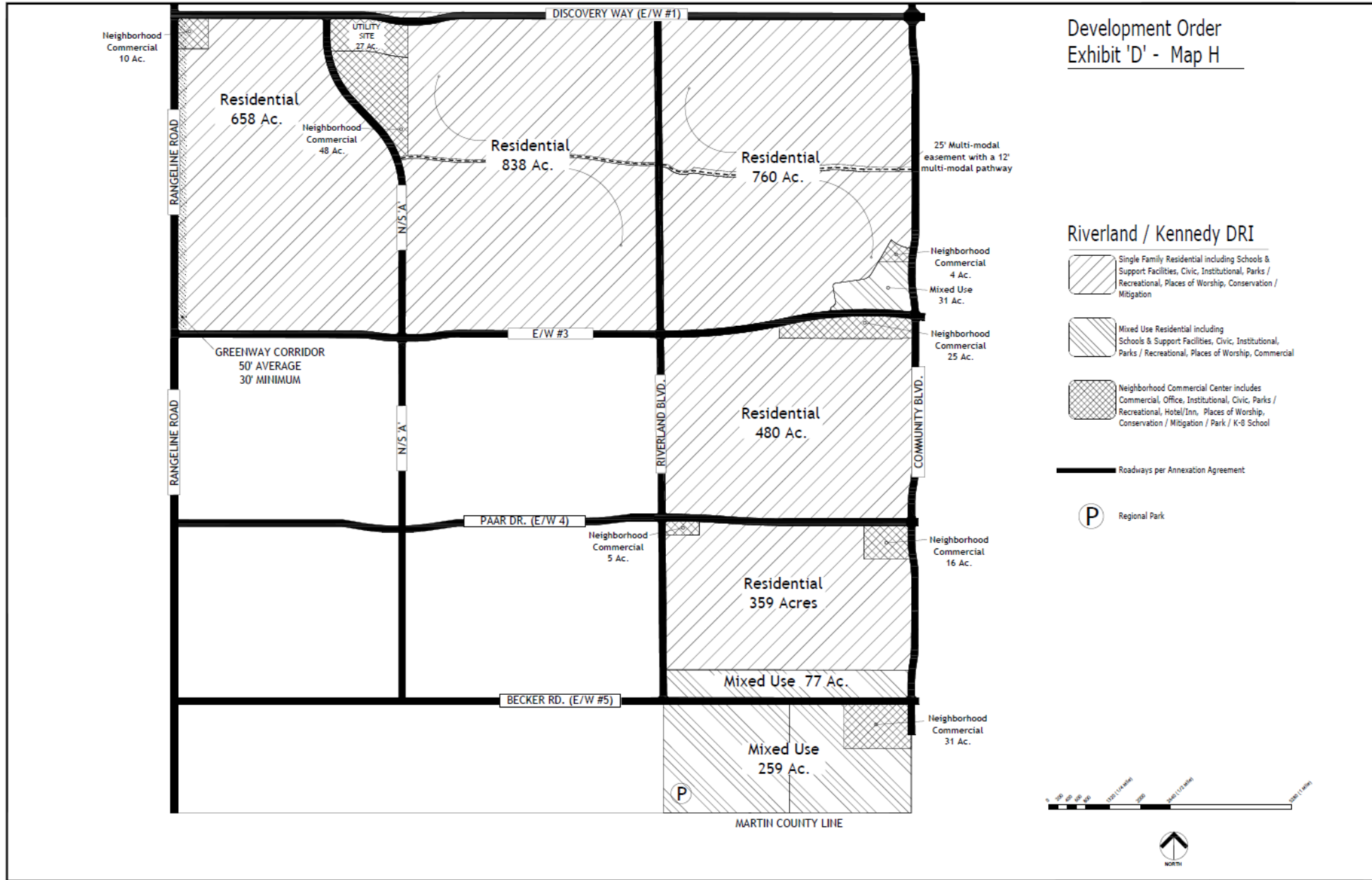
 Regional Park



Graphic Scale

Riverland NOPC 3 Map H 2016-04-07.dwg

Proposed Map H



Recommendation

The Planning and Zoning Board Recommended denial of the proposed amendment at their regular meeting of January 5, 2021.

