

# Tradition

Master Planned Unit Development (MPUD)

Amendment #13

(P19-079)

City Council Meetings of July 22, 2019 and August 12, 2019



# Request:

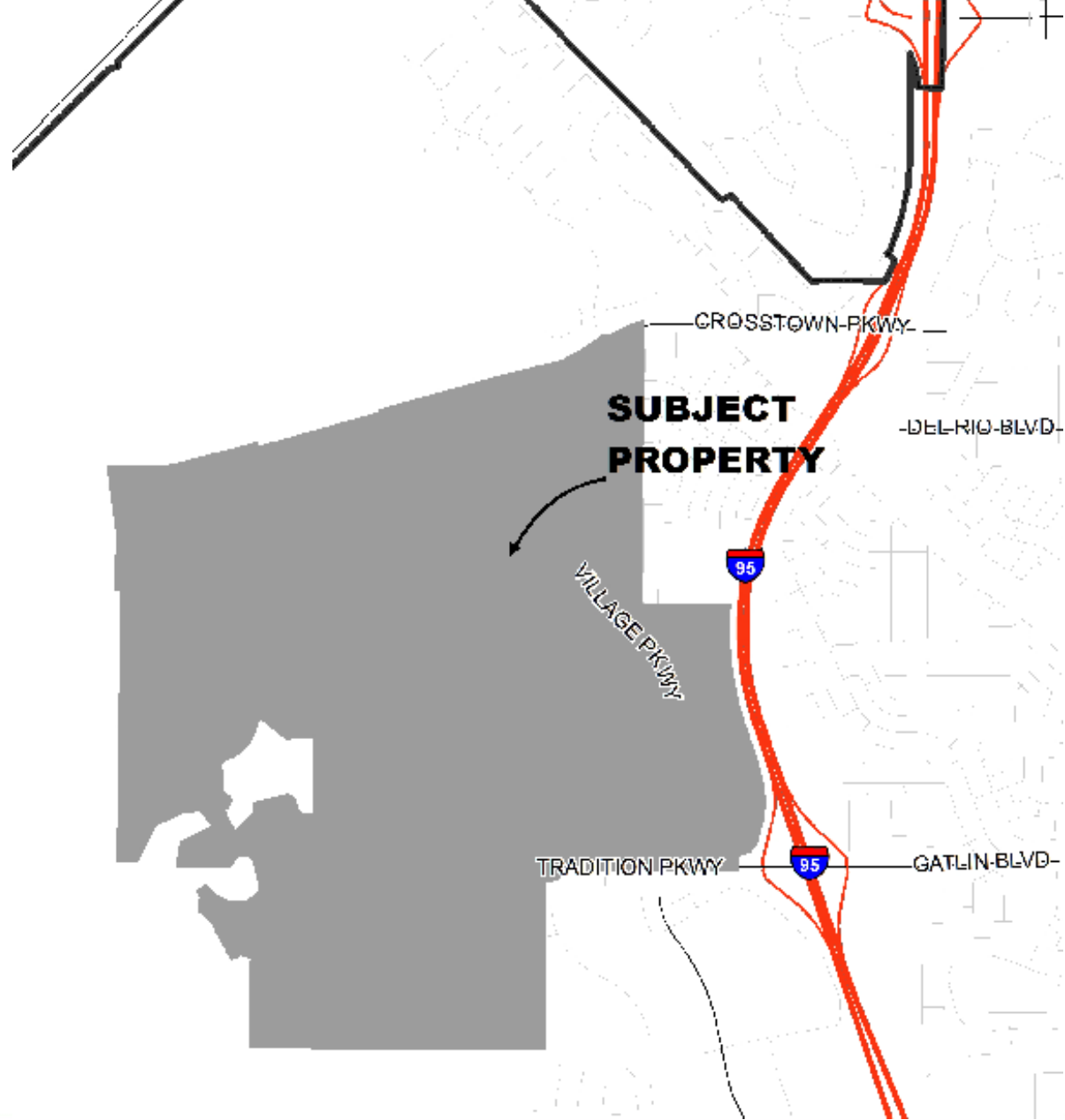
- Add enclosed assembly areas to accommodate churches and other places of worship, to the Neighborhood/Village Commercial Area subdistrict (page 20);
- Revise all districts to remove reference to churches/places of worship and replace with enclosed assembly areas (pages 15, 23 and 26).
- Miscellaneous changes including;
  - Revising the name of the Community Development District from Westchester (the original name of Tradition) to Tradition (page 11); and
  - Removing reference to Parcel 19 from the Residential parcels on page 13 and adding to the Village Center parcel on page 14.



## **BACKGROUND:**

In 2011, the City adopted Ordinance 11-79, which removed reference to church or other places of worship, day care, club or lodge, civic or cultural facilities, and theater as uses in various zoning districts. Instead these uses were combined into the definition of enclosed assembly area. Enclosed assembly area is defined as, “Any enclosed area, building or structure where people assemble for a common purpose, such as social, civic, cultural, recreational and/or religious purposes, whether owned and/or maintained by a for-profit entity, and includes, but is not limited to, public assembly buildings such as auditoriums, theaters, halls, private clubs, fraternal lodges, assembly halls, exhibition halls, convention centers, and places of worship, or other areas, buildings, or structures that are used for religious purposes or assembly by persons. Day care centers will be considered an enclosed assembly area.”

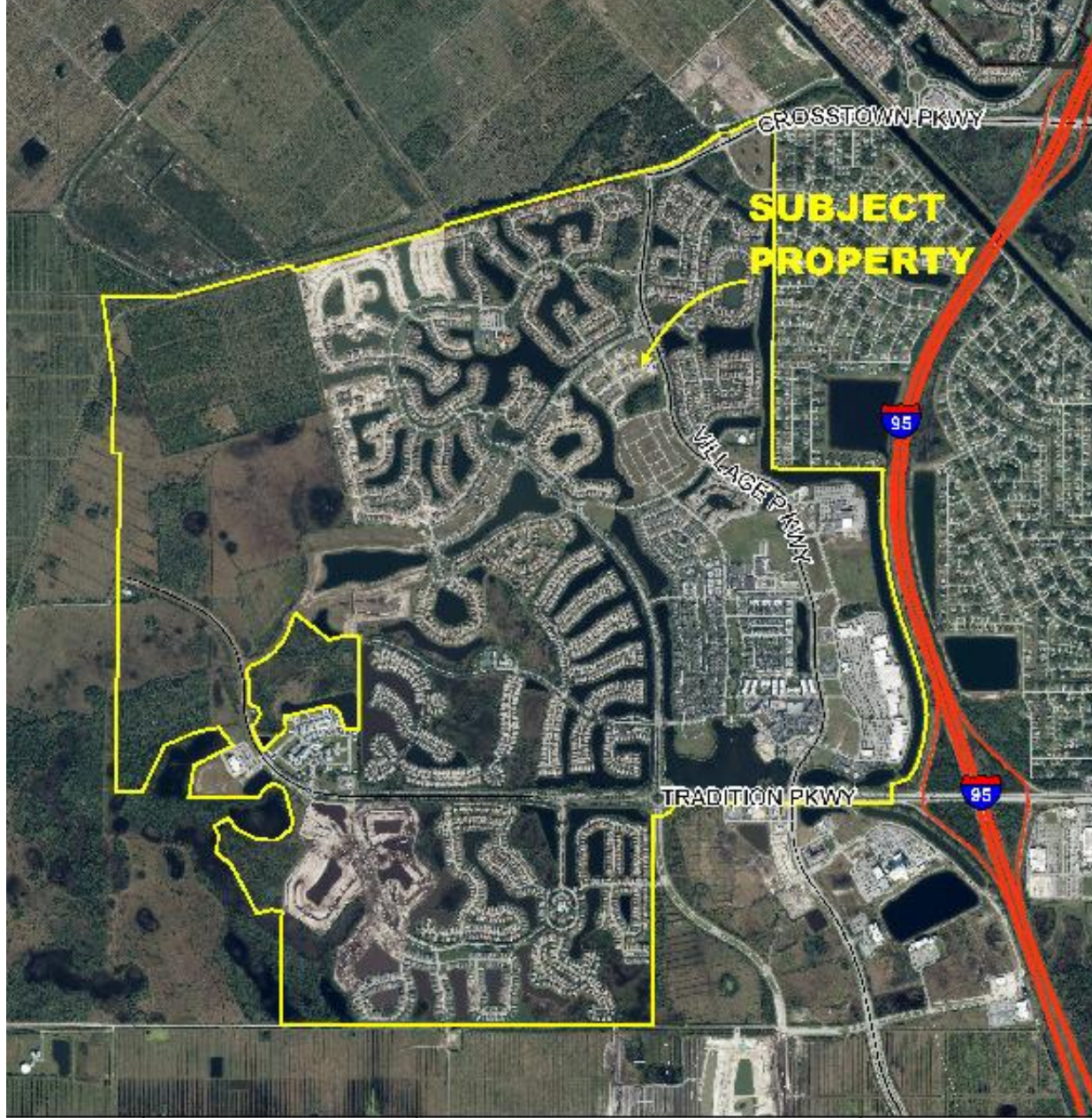
Since the City has revised its Zoning Code to address a variety of specific uses-, falling under the overall definition of enclosed assembly area, it is appropriate to make this change to the MPUD.



**SUBJECT  
PROPERTY**

Location Map

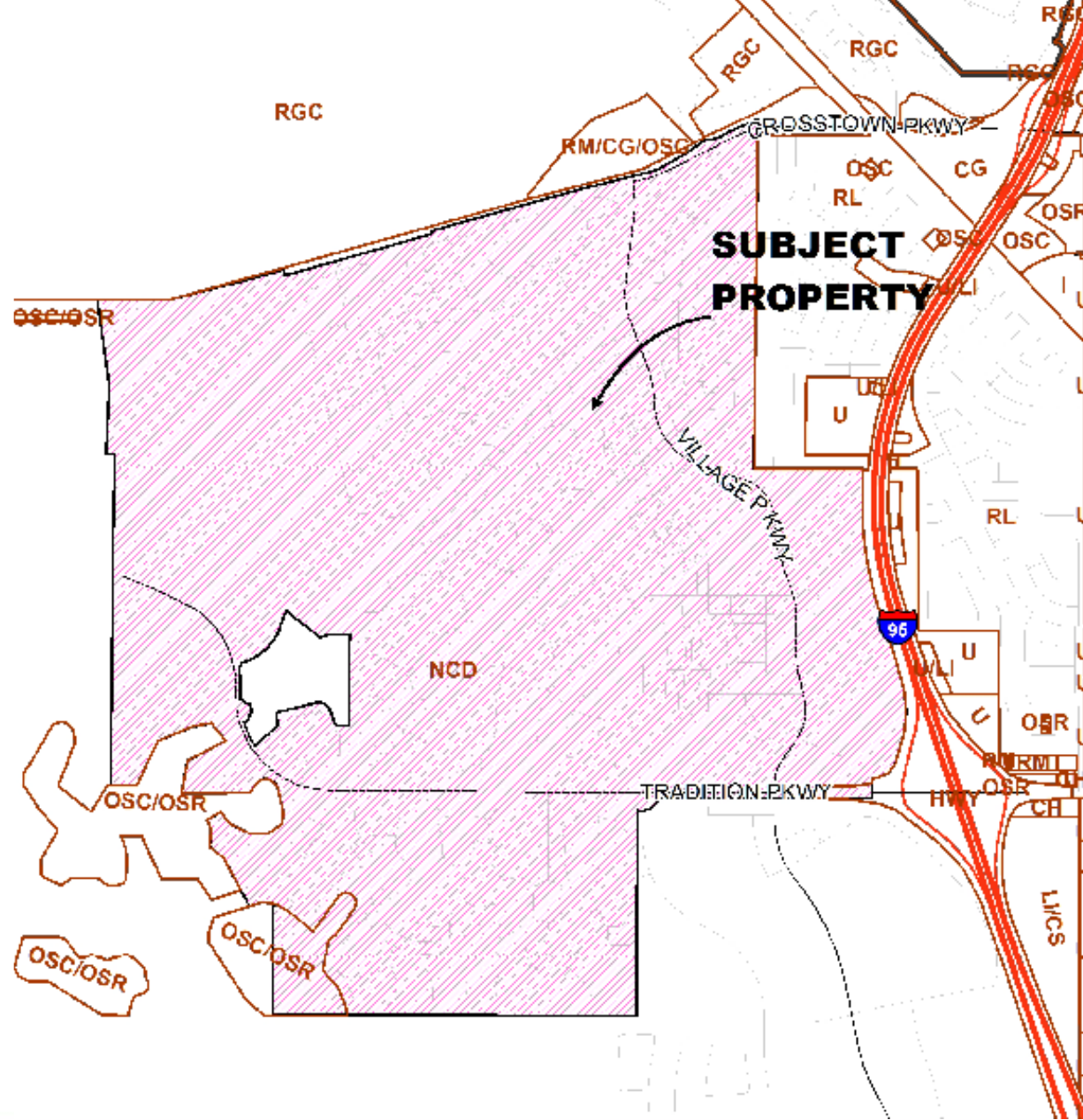




Aerial

CityofPSL.com

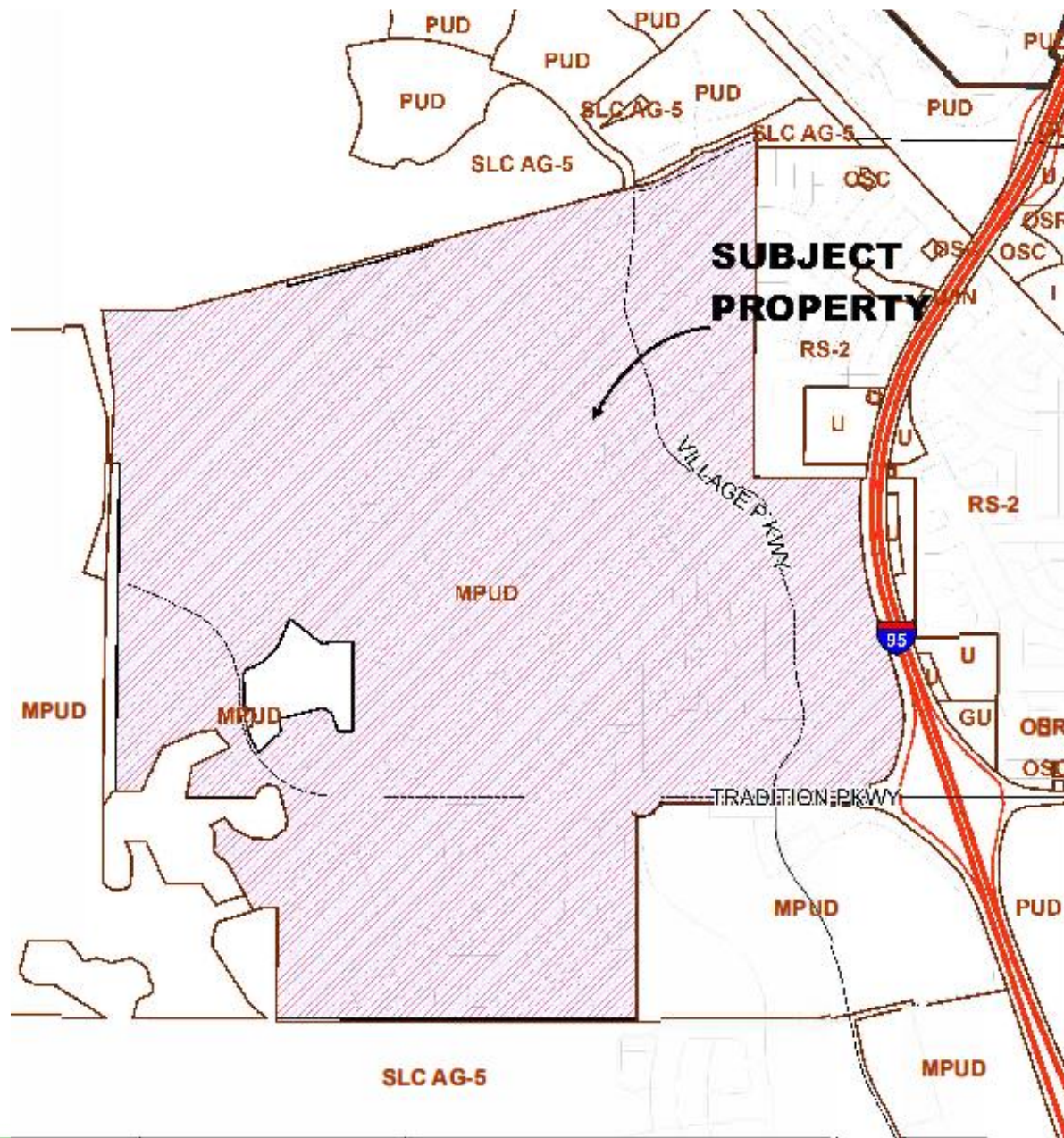




Future Land Use

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Zoning

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# JUSTIFICATION:

**Land Use Consistency:** The proposed MPUD amendment is consistent with the land use designation of New Community District (NCD) and with the direction and policies of the Comprehensive Plan.

Objective 1.2.1 and its related policy 1.2.1.1, which states that the New Community Development district should plan to incorporate a mixture of land uses. Objective 1.2.2. and its related policy 1.2.2.4, suggests the Neighborhood/Village Commercial Areas function as a community of compatible uses in a compact setting serving adjoining neighborhoods and may provide for a mix of residential and non-residential land uses. Objective 1.2.3 and its related policy 1.2.3.1, required a mix of land uses within close proximity to work and home.



# Recommendation:

The Site Plan Review Committee reviewed the MPUD amendment on June 12, 2019 and recommended approval.



# Planning and Zoning Board's Recommendation:

The Planning and Zoning Board at their July 2, 2019 meeting unanimously recommended approval of the MPUD amendment.

