



REQUEST: Rezoning from Mobile Home Park (MHP) to Residential Multifamily Mid Rise/ Medium High Density District (RMM-25)

Case Number	Z17002
Applicant	Mini Lofts, LLC.
General Location	475 SW 27th Avenue
Property Size	87,918 square feet / 2.02 acres
Zoning	Mobile Home Park (MHP)
Proposed Zoning	Residential Multifamily Mid Rise/Medium High Density District (RMM-25)
Existing Use	Vacant
Proposed Use	Multifamily Residential
Future Land Use Designation	Medium-High 25 Units/Acre
Applicable ULDR Sections	Sec. 47-5.36 Residential Mid Rise Multifamily/Medium High Density District Sec. 47-24.4 Rezoning Criteria
Notification Requirements	Sec. 47-27.6 Sign Notice 15 days prior to meeting Sec. 47-27.6 Mail Notice (300 foot radius) 10 days prior to meeting Sec. 47-27.4. Public Participation
Project Planner	Florentina Hutt, AICP, Planner II FH - [Signature]

PROJECT DESCRIPTION:

The applicant is requesting to rezone a 2.02-acre parcel of land located at 475 SW 27th Avenue from Mobile Home Park (MHP) to Residential Multifamily Mid Rise/Medium High Density District (RMM-25) to allow for a multifamily residential development. The location of the property and survey of the property is included in the plan sets as Exhibit 1.

REVIEW CRITERIA:

As per Section 47-24.4.D of the City's Unified Land Development Regulations (ULDR), an application for a rezoning shall be reviewed in accordance with the following criteria:

1. The zoning district proposed is consistent with the City's Comprehensive Plan;

The proposed zoning district , RMM-25, is consistent with the City's Comprehensive Plan in that residential uses are permitted within the Medium-High designation and is limited to 25 dwelling units per acre. In addition, the surrounding properties are designated Medium-High and Commercial to the north, south and east and Low-Medium to the west. Therefore, the rezoning is compatible with the surrounding zoning categories.
2. The changes anticipated by the proposed rezoning will not adversely impact the character of development in or near the area under consideration;

There have been no significant changes in the character of development in or near the area, and the proposed rezoning would not represent a change to the character of the neighborhood. The proposed use is consistent with the neighboring zoning districts.
3. The character of the area proposed is suitable for the uses permitted in the proposed zoning district and is compatible with surrounding districts and uses.

The surrounding properties have a Land Use designation of Low-Medium and Medium-High, with zoning classifications of RS-8, RMM-25, B-2 and MHP. Existing adjacent uses are as follows; existing single family and multifamily residential units located to the north, south and west, with an existing mobile home park located to the east across SW 27th Avenue. The proposed rezoning does not introduce a new use into this neighborhood, as the existing zoning to the north and south allows for multifamily residential developments. The applicant has provided a narrative response to the criteria, which are attached to the plan sets in Exhibit 1. Staff concurs with applicant's assessment of the rezoning criteria.

Comprehensive Plan Consistency:

The property is designated Medium-High 25 Units/Acre on the City's Future Land Use Map. Staff has determined that the proposed development is generally consistent with the City's Comprehensive Plan Goals, Objectives and Policies, including the Future Land Use Element, Goal 1, Objective 1.19, Neighborhood Compatibility.

Public Participation

The rezoning request is subject to the public participation requirements established in ULDR Sec. 47-27.4. According to the applicant, they have held a public participation meeting during the month of February providing the neighborhood associations located adjacent to the site an opportunity to learn about the proposed project.

The public participation summary and affidavits are provided as Exhibit 1.

STAFF FINDINGS:

Staff recommends the Board approve this request consistent with:

ULDR Section 47-5.36, Residential Mid Rise Multifamily/Medium High Density District ULDR Section 47-24.4, Rezoning Criteria

PLANNING & ZONING BOARD REVIEW OPTIONS:

If the Planning and Zoning Board determines that the application meets the criteria as provided in this section, the Planning and Zoning Board shall recommend that the rezoning be approved or recommend a rezoning to a more restrictive zoning district than that requested in the application if necessary to ensure compliance with the criteria for the rezoning and if consented to by the applicant.

If the Planning and Zoning Board determines that the application does not meet the criteria provided for rezoning or if the applicant does not consent to a more restrictive zoning district, the Planning and Zoning Board shall deny the application and an appeal to the City Commission may be filed by the applicant in accordance with Section 47-26.B, Appeals.

EXHIBITS:

1. Summary of Public Participation Meeting