

In addition, the City adopted amendments to the ULDR, commonly known as Neighborhood Design Criteria Revisions (NDCR), which will be applied at the time of site plan review and which incorporate specific design criteria to help address common concerns focused on more positive redevelopment as it relates to two-family/duplex, townhouse and cluster residential developments. The criteria address placement of garages, front entries, vehicular use area, landscaping, etc. to ensure the design of such projects is compatible with surroundings.

COMPREHENSIVE PLAN CONSISTENCY:

The proposed rezoning is consistent with the City's Comprehensive Plan Goals, Objectives and Policies, including the Future Land Use Element, Goal 2, Sustainable Development, Objective 2.1, Neighborhood Compatibility, Policy 2.1.1 by continuing to utilize intensity criteria contained in the Future Land Use Element to ensure that all new development is compatible with adjacent residential land uses.

The subject property has a Medium-High Residential Future Land Use Designation. The maximum density is 25 dwelling units per net acre. This designation serves as a transition from high density housing and hotel development to single family neighborhoods, and is located in proximity to arterial or collector streets and near community facilities, office or commercial development. This designation is intended to encourage redevelopment and expansion of housing opportunities within the area. The proposed rezoning meets the intent of the Medium-High Residential Future Land Use designation.

PUBLIC PARTICIPATION

The rezoning request is subject to the public participation requirements established in ULDR Section 47-24.1.F.14 of the ULDR. The applicant held a public participation meeting on September 15, 2021, to offer the Edgewood Civic Association, and surrounding neighborhoods and properties the opportunity to learn about the proposed rezoning. The public participation meeting summary and affidavit are attached as **Exhibit 4**. In addition, this request was subject to sign notification requirements established in ULDR, Section 47-27.5. The applicant has installed two signs and has submitted a sign affidavit indicating proper sign notification was provided. The affidavit and photographs of the posted signs are provided as **Exhibit 5**.

PLANNING & ZONING BOARD REVIEW OPTIONS:

The Planning and Zoning Board shall consider the application and make a determination based on the criteria in ULDR Section 47-24.4, Rezoning Criteria.

If the Planning and Zoning Board determines the application meets 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 criteria for the rezoning and if consented to by 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 ULDR Section 47-26.B, Appeals.

The applicant has submitted narratives outlining how the rezoning complies with the applicable section of the ULDR as described herein and is attached as Exhibit 3, to assist the Board in determining if the proposal meets the criteria.

EXHIBITS:

1. Location and Zoning Map
2. Sketch and Legal Description
3. Applicant's Narrative Responses
4. Public Participation Meeting Summary and Affidavit
5. Public Sign Notice Affidavit and Photos