



**REQUEST:** Rezone portion of site from Boulevard Business (B-1), General Business (B-2) and Intense Commercial Business District (B-3 County) to Heavy Commercial/ Light Industrial Business District (B-3)

<b>Case Number</b>	Z17001
<b>Applicant</b>	Riverbend Broward, LP
<b>General Location</b>	2201 W Broward Boulevard
<b>Property Size</b>	777,420 Square Feet (17.8 acres)
<b>Existing Zoning</b>	Boulevard Business (B-1), General Business (B-2) and Intense Commercial Business District (County B-3)
<b>Proposed Zoning</b>	Heavy Commercial/ Light Industrial Business District(B-3)
<b>Existing Use</b>	Office Building
<b>Proposed Use</b>	Retail, Self- Storage, Office and Warehouse
<b>Future Land Use Designation</b>	North West Regional Activity Center and Commercial
<b>Applicable ULDR Sections</b>	Section. 47-24.4 Rezoning Criteria
<b>Notification Requirements</b>	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
<b>Project Planner</b>	Karlanne Grant, Planner II <span style="float: right;">KG g.l.</span>

**PROJECT DESCRIPTION:**

The applicant is requesting to rezone a portion of the site located on the north side of Broward Boulevard, West of Interstate 95 from Boulevard Business (B-1), General Business (B-2) and Intense Commercial Business District (B-3 County) to Heavy Commercial/ Light Industrial Business District (B-3). The rezoning will allow for the proposed warehouse use. In addition, the applicant proposes retail, self-storage, and office uses on the site. The location map is included with the staff report and the legal sketch and description of the area to be rezoned is included in the plan sets.

**REVIEW CRITERIA:**

Pursuant to the City's Unified Land Development Regulations (ULDR) Section 47-24.4.D.Rezoning Criteria, 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 development is in the Northwest Regional Activity Center, which permits industrial and commercial uses. The proposed B-3 zoning district is consistent with the City's Comprehensive Plan in that the commercial business uses, wholesale and warehouse uses are all permitted in the North West Regional Activity Center and Commercial land use designations. The B-3 zoning district is intended to be located along major transportation arterials which have convenient access to the interstate. The proposed development is located immediately west of Interstate- 95 on Broward Boulevard and according to the applicant will be conducting commercial business and warehousing.

2. The changes anticipated by the proposed rezoning will not adversely impact the character of development in or near the area under consideration;

The character of development in or near the area supports the rezoning. The proposed rezoning of the northern portion of the development site to B-3 will enable the applicant to unify the development site for commercial uses between industrial development to

the west and commercial development to the south and east. The proposed rezoning will fit the character of the area because the commercial properties directly surrounding the site are zoned B-1, and B-2, which also allow the proposed retail and self-storage facility, respectively. The area to the west of the property comprises of industrial and manufacturing uses which is in keeping with the proposed warehouse facility proposed in the rear.

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 site is located at a significant intersection at Broward Boulevard and SW 24<sup>th</sup> Avenue. The properties immediately north of the site are zoned Parks (P) Residential Multifamily Mid Rise / Medium High Density (RMM-25) and Residential Multi-Family / Low Rise / Medium Density (RMS-15). The zoning designations east of the site are General Business (B-2) and Boulevard Business (B-1) and directly south of the site is Boulevard Business (B-1). West of the site is Unincorporated Broward County.

The commercial properties directly surrounding the site are zoned B-1, and B-2, which also allows the proposed uses, retail and self-storage facility, respectively. The area to the west of the property comprises of industrial and manufacturing uses which is in keeping with the proposed warehouse facility proposed in the rear.

The applicant has submitted narratives regarding the project's compliance with ULDR Section 47-24.4, Rezoning Criteria attached to the plan sets to assist the Board in determining if the proposal meets the criteria.

#### **Comprehensive Plan Consistency:**

The proposed use is consistent with the North West Regional Activity and Commercial land use designation. 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 1.21, Encouraging Mixed Use Development and Policy 1.21.3., which states that it supports additional mixed-use development in stagnant commercial corridors, RACs, CRAs and other appropriate areas. In this case, a mixed of uses such as the warehouse, self-storage facility, and retail offers employment opportunities and can further economic growth in the North West Regional Activity Center.

#### **Public Participation**

The rezoning request is subject to the public participation requirements established in ULDR Section. 47-27.4. According to the applicant, a public participation meeting was held on December 5, 2016 in order to offer the neighborhood associations surrounding the property the opportunity to learn about the proposed project.

The public participation meeting summary and affidavit are provided as **Exhibit 1**.

#### **STAFF FINDINGS:**

Staff recommends the Board approve this request consistent with:

ULDR Section Sec. 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 47-26B, Appeals.