



Legislation Text

File #: ID 15-0405, **Version:** 1

Ordinance Amending the Generalized Future Land Use Map (GFLUM) of the Connections 2025 Comprehensive Plan - W. Friendly Avenue and Hobbs Road

Department: Planning
Council District: 4

Public Hearing: May 19, 2015
Advertising Date/By: May 7 and 14, 2015 by City Clerk

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PURPOSE:

Conduct a public hearing to consider an amendment of the Generalized Future Land Use Map (GFLUM) of the 2025 Comprehensive Plan, as proposed for property located at 3510, 3512, 3514, & 3516 West Friendly Avenue and 805 & 807 Hobbs Road from Low Residential and Moderate Residential to Mixed Use Commercial.

BACKGROUND:

A request has been made to amend the GFLUM as part of a rezoning request for properties located at the corner of West Friendly Avenue and Hobbs Road. The requested change to the GFLUM is as follows:

From

Low Residential (3-5 d.u./acre): This category includes the City's predominantly single-family neighborhoods as well as other compatible housing types that can be accommodated within this density range. Although there are some existing residential areas in the City developed on lots greater than 1/3 acre, future residential developments and "conventional" subdivisions should generally maintain a gross density of no less than three dwellings per acre, except where environmental constraints (e.g., the Watershed Critical Area) prevent such densities from being achieved. Compact developments that include clustered, small lots with substantial retained open space are encouraged.

And

Moderate Residential (5-12 d.u./acre): This category accommodates housing types ranging from small-lot, single-family detached and attached single-family dwellings such as townhomes to moderate density, low-rise apartment dwellings.

To

Mixed Use Commercial: This designation is intended to promote a mix of uses, of which various commercial uses remain predominant, but where residential, service, and other uses are complementary. Where applied to older highway corridors characterized by "strip" commercial uses, the intent is to encourage infill and redevelopment for a more diverse and attractive mix of uses over time. Examples include residential units over commercial uses or a wider array of economically viable uses to replace

obsolete uses. Such areas also may represent opportunities for the introduction of substantial higher density and/or mixed-income housing, with negligible impacts on, or resistance from, nearby single-family neighborhoods. Ensuring that buildings are of the appropriate scale and intensity is critical, as is ensuring that sites are designed in a coordinated, as opposed to a lot-by-lot, manner. New “strip” commercial development is discouraged.

As part of the amendment process the Planning Board provides comments on the proposed amendment but does not make an official recommendation. These comments are included in the official staff report for consideration by the Zoning Commission and City Council.

The Planning Board commented on this case at their December 17, 2014 meeting. The Planning Board commented that this is an area in transition and that the land uses on these properties is likely to change over time. The change is consistent with the intent and purpose of the definition of Mixed-Use Commercial as found in the Connections 2025 Comprehensive Plan. Minutes of the Planning Board meeting are attached.

BUDGET IMPACT:

There is no budget impact as a result of this request.

RECOMMENDATION / ACTION REQUESTED:

The Planning Department recommends **approval** of the proposed amendment to the Generalized Future Land Use Map.