



Legislation Text

File #: REZ2018-06003, **Version:** 2

SUBJECT/RECOMMENDATION:

Approve a Zoning Atlas Amendment from the Commercial (C) District to the Medium Density Residential (MDR) District for 1434 and 1446 North Martin Luther King Jr. Avenue, and pass Ordinance 9177-18 on first reading. (REZ2018-06003)

SUMMARY:

This Zoning Atlas amendment application involves a 0.3-acre property comprised of two parcels located at the southwest corner of North Martin Luther King Jr. Avenue and Grant Street. The property is owned by Tampa Bay Community Development Corporation which provides education, counseling, and housing opportunities to revitalize neighborhoods for low to moderate income households. The applicant is requesting to rezone the subject property from the Commercial (C) District to the Medium Density Residential (MDR) District to develop the parcels with two detached dwellings (affordable housing units). The applicant has submitted a Future Land Use Map amendment which is being processed concurrently with this case (see case LUP2018-06005).

The proposed Medium Density Residential (MDR) District will allow the site to be developed with residential uses through a Level I process as either a Minimum Standard development or Flexible Standard development (FLS) application and is consistent with the surrounding zoning districts that exist in the vicinity of the subject property.

The Planning & Development Department has determined that the proposed Zoning Atlas amendment is consistent with the Community Development Code as specified below:

- The proposed amendment is consistent with the Comprehensive Plan and the Community Development Code.
- The proposed amendment is compatible with the surrounding property and character of the neighborhood.
- The available uses in the Medium Density Residential (MDR) District are compatible with the surrounding area.
- The proposed amendment will not adversely burden public facilities, including the traffic-carrying capacities of streets, in an unreasonably or disproportionate manner.
- The proposed Medium Density Residential (MDR) District boundary is appropriately drawn in regard to location and classification of streets, ownership lines, existing improvements, and the natural environment.

Please refer to the attached staff report for REZ2018-06003 for the complete analysis.

The Community Development Board will review the application at its October 2, 2018 public hearing and make a recommendation to the Council. The Planning and Development Department will report the recommendation at the City Council meeting.

APPROPRIATION CODE AND AMOUNT:

USE OF RESERVE FUNDS: