



Legislation Text

File #: REZ2022-04004b, Version: 1

SUBJECT/RECOMMENDATION:

Withdrawn: Deny a Zoning Atlas Amendment from the Low Medium Density Residential (LMDR) District to the Institutional (I) District for the property located at 1885 County Road (CR) 193 and do not pass Ordinance 9578-22 on first reading. (REZ2022-04004)

SUMMARY:

Note - Case was withdrawn prior to first reading; it was noticed for second reading on August 4, 2022.

This Zoning Atlas Amendment involves a 2.618-acre property located on the east side of CR 193 approximately 500 feet south of Sunset Point Road. The applicant, St. Mary and St. Mina Coptic Orthodox Church, is requesting to rezone the property from the Low Medium Density Residential (LMDR) District to the Institutional (I) District. The applicant has submitted a Future Land Use Map Amendment, which is being processed concurrently with this case (LUP2022-04004).

The subject property is currently developed with a detached dwelling which was constructed in 1973. In 2006, the property was annexed into the city by ordinance No. 7683-06, with subsequent ordinances establishing the future land use of Residential Low (RL) and zoning designation of Low Medium Density Residential (LMDR). St. Mary and St. Mina Coptic Orthodox Church (hereinafter the Church) purchased the property in 2015. The Church also owns the property adjacent to the south, 2930 CR 193, and operates their main Church campus from this site which consists of three buildings totaling just under 30,000 square feet of development of 4.469± acres.

Site plans are not required as part of rezoning applications; however, the applicant has previously brought forward conceptual site plans that propose a two-story, 28,000 square foot multi-use building with associated parking on the subject property and rearranged parking on the main Church property, including during pre-application meetings earlier this year. Staff has not formally reviewed the site plan, but previous comments focused on the increase of permitted uses in the requested Institutional (I) zoning district and development potential in the consistent future land use category, as well as concerns about additional traffic. Staff encouraged the applicant to explore site design options where future vertical development is limited to the main Church parcel to the south which is already designated Institutional (I) District, and to explore ways to mitigate impacts to surrounding properties.

The proposed expansion of the Institutional (I) zoning district would negatively impact the low-density character of the area. The addition of Institutional property as proposed is incompatible with surrounding uses and inconsistent with the character of the surrounding properties and neighborhood. Additionally, the increase in development would likely lead to traffic capacity issues along CR 193, a dead-end roadway that lacks sidewalks and has no opportunities to connect to Sunset Point Road or another outlet. The main Church campus to the south, 2930 CR 193, has a maximum development potential of up to 126,534 square feet based on its current designation of Institutional (I) on the city's Future Land Use Map. The existing development is approximately 29,247 square feet, which leaves up to 97,287 square feet of unrealized development potential on the site. The main Church campus could support expansion of the Church without the need to extend the Institutional (I) zoning district north to the subject property.

The Planning and Development Department has determined that the proposed Zoning Atlas Amendment is not

consistent with the provisions of the Community Development Code as specified below:

- The proposed amendment is not consistent with the Comprehensive Plan and the Community Development Code.
- The available uses in the Institutional (I) District are not compatible with the surrounding area.
- The proposed amendment is not compatible with the surrounding property and character of the neighborhood.
- The proposed amendment will adversely or unreasonably affect the use of other property in the area.
- The proposed amendment will not adversely burden public facilities, excluding the traffic-carrying capacities of streets, in an unreasonably or disproportionate manner.

The Community Development Board reviewed this application at its June 21, 2022 public hearing and made a unanimous recommendation of denial to City Council.

APPROPRIATION CODE AND AMOUNT: N/A

USE OF RESERVE FUNDS: N/A