



## Legislation Details (With Text)

**File #:** 21-00813 **Version:** 1 **Name:**  
**Type:** Public Hearing **Status:** Agenda Ready  
**File created:** 9/16/2021 **In control:** City Council  
**On agenda:** 10/14/2021 **Final action:**  
**Enactment date:** **Enactment #:**  
**Title:** PUBLIC HEARING: REQUEST FOR FUTURE LAND USE MAP AND ZONING MAP AMENDMENT - 1717 NORTH PALAFOX STREET  
**Sponsors:** Grover C. Robinson, IV  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. Planning Board Rezoning Application, 2. Planning Board Minutes September 14 2021 - DRAFT, 3. Zoning Map September 2021, 4. Proposed Ordinance No. 43-21, 5. Future Land Use Map, 6. Proposed Ordinance No. 42-21, 7. PROOF OF PUBLICATION, 8. OVERHEAD SLIDE

Date	Ver.	Action By	Action	Result
10/14/2021	1	City Council	Failed	Fail
10/11/2021	1	Agenda Conference	Placed on Regular Agenda	Pass

### LEGISLATIVE ACTION ITEM

**SPONSOR:** Grover C. Robinson, IV, Mayor

### **SUBJECT:**

PUBLIC HEARING: REQUEST FOR FUTURE LAND USE MAP AND ZONING MAP AMENDMENT - 1717 NORTH PALAFOX STREET

### **RECOMMENDATION:**

That City Council conduct a Public Hearing on October 14, 2020, to consider the request to amend the Future Land Use Map and Zoning Map for property located at 1717 North Palafox Street.

**HEARING REQUIRED:** Public

### **SUMMARY:**

Olde City Developers, LLC is requesting a Zoning Map and Future Land Use Map Amendment for the westerly portion of the property located at 1717 N. Palafox Street and identified by parcel number 000S009010001101. The property is currently zoned R-1AAA, Single-Family Residential Zoning District, and the Future Land Use is LDR - Low Density Residential. The applicant is proposing to amend the zoning district to R-1A, One and Two Family Residential Zoning District, and the Future Land Use to MDR - Medium Density Residential. The subject area totals 1.38 acres.

Per Section 12-3-3 - Low Density Residential Land Use Districts.

*Purpose of district.* The low-density residential land use district is established for the purpose of providing and preserving areas of single-family, low intensity development at a maximum density of 4.8 dwelling units per acre in areas deemed suitable because of compatibility with existing development and/or the environmental character of the areas. The nature of the use of property is basically the same in all three single-family zoning districts. Variation among the R-1AAAAA, R-1AAAA and R-1AAA districts is in requirements for lot area, lot width, and minimum yards.

Per Section 12-3-4 - Medium Density Residential Land Use Districts.

*Purpose. Purpose of district.* The medium-density residential land use district is established for the purpose of providing a mixture of one- and two-family dwellings with a maximum density of 17.4 dwelling units per acre. Recognizing that, for the most part, these zoning districts are located in older areas of the city, the zoning regulations are intended to promote infill development which is in character with the density, intensity and scale of the existing neighborhoods.

On September 14, 2021, the Planning Board recommended denial of the request with a 4 - 2 vote with board members Kurt Larson and Paul Ritz dissenting.

**PRIOR ACTION:**

None

**FUNDING:**

N/A

**FINANCIAL IMPACT:**

None

**CITY ATTORNEY REVIEW:** Yes

9/14/2020

**STAFF CONTACT:**

Kerrith Fiddler, City Administrator  
David Forte, Deputy City Administrator - Community Development  
Sherry Morris, AICP, Planning Services Director

**ATTACHMENTS:**

- 1) Planning Board Rezoning Application
- 2) Planning Board Minutes September 14 2021 - DRAFT
- 3) Zoning Map September 2021
- 4) Proposed Ordinance No. 43-21
- 5) Future Land Use Map

6) Proposed Ordinance No. 42-21

**PRESENTATION:** No