



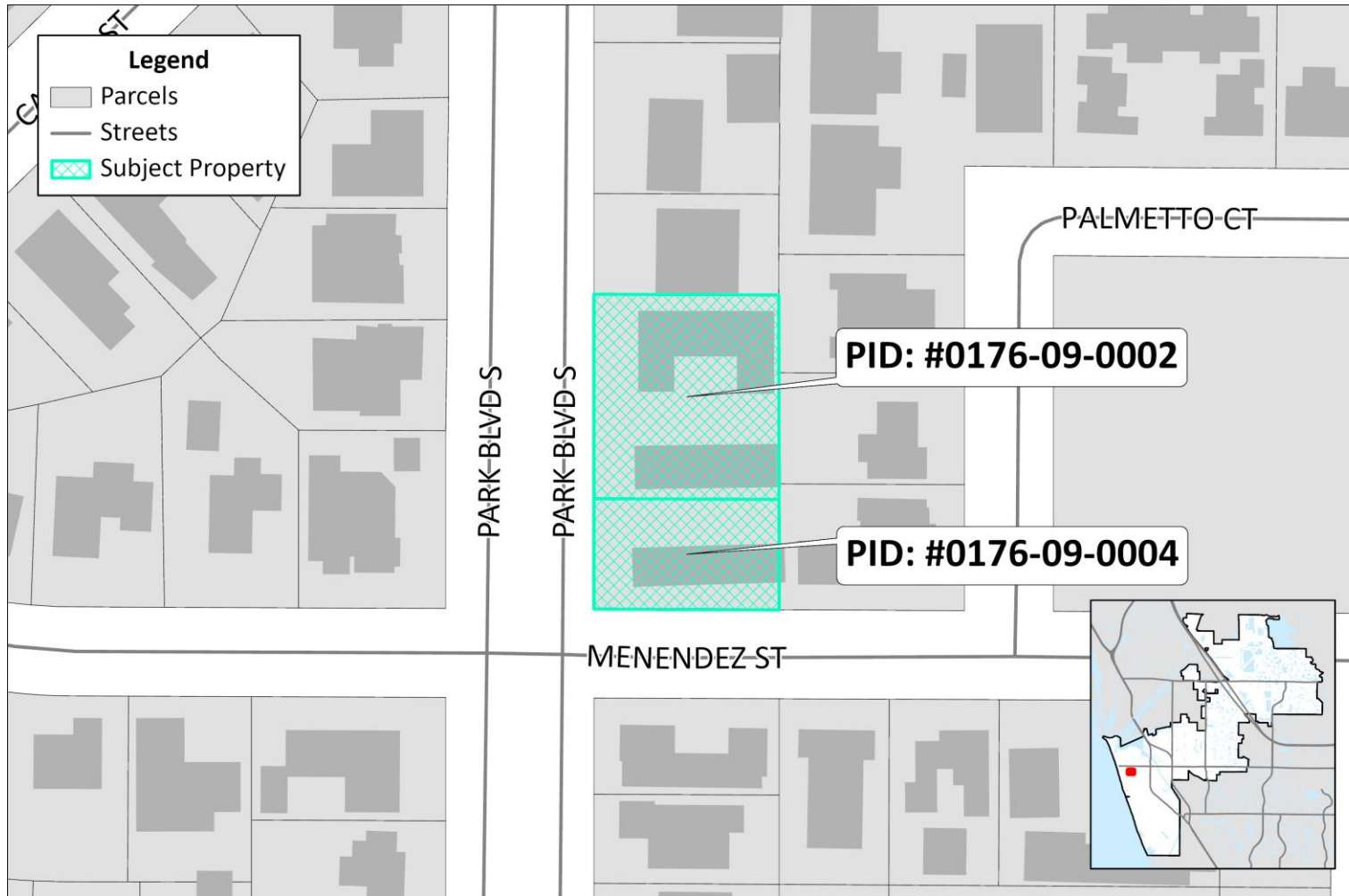
Zoning Map Amendment Petition No. 25-05RZ Boruff Family Trust

Applicant: Boruff Family Trust

Agent: Annette M. Boone, Esq., Boone Law Firm

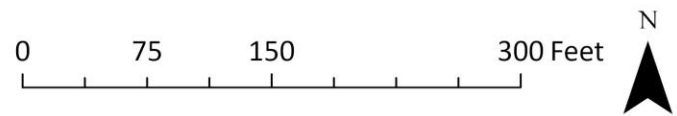
General Information

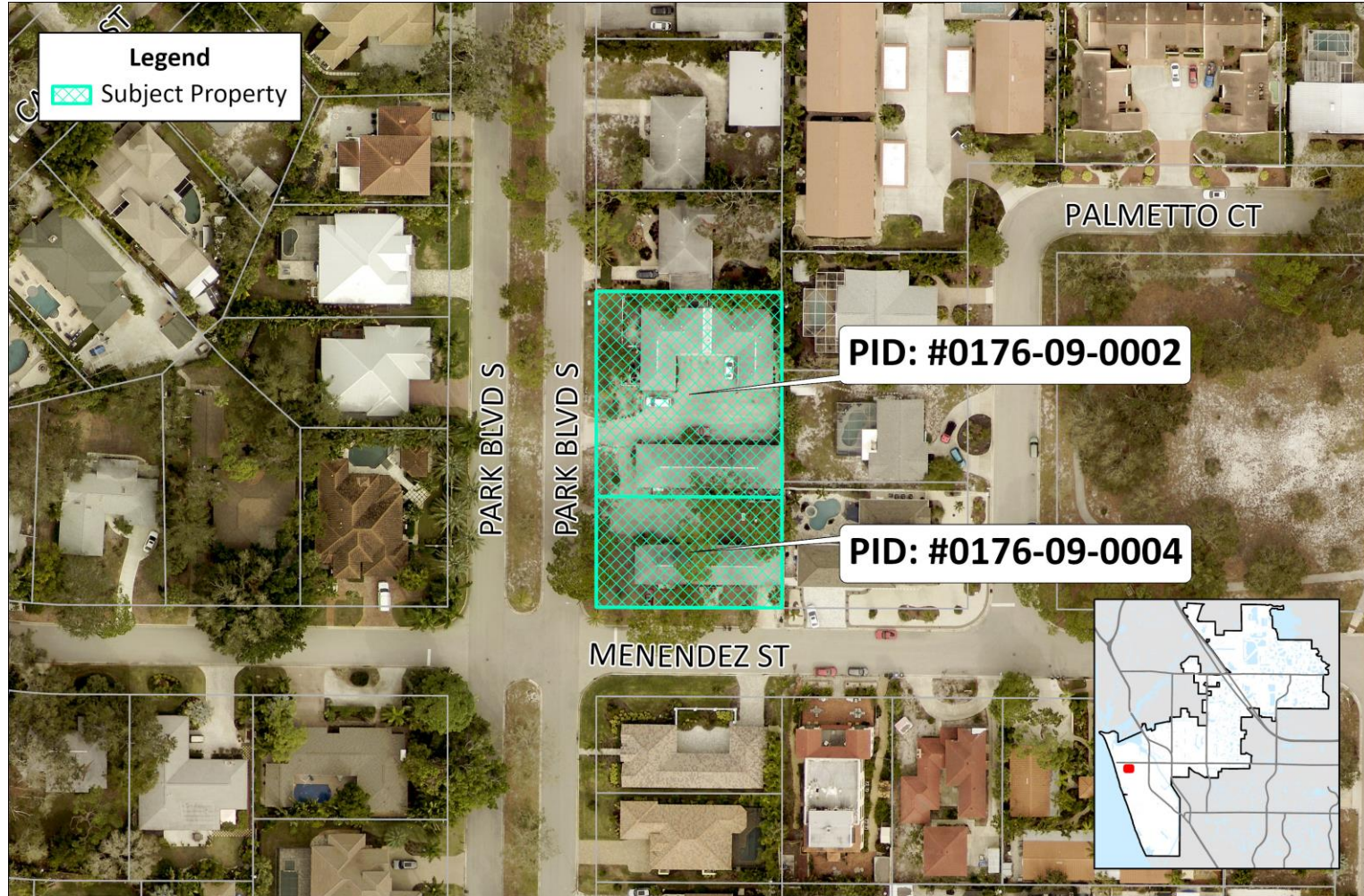
Address:	225 Park Boulevard South and 528 Menendez Street
Request:	Changing the zoning district from Residential, Multifamily 4 (RMF-4) to Residential, Single-family 4 (RSF-4)
Applicant/Owner:	Boruff Family Trust
Agent:	Annette M. Boone, Esq. Boone Law Firm
Parcel IDs:	0176090002 and 0176090004
Parcel Size:	0.6 ± acres
Future Land Use:	High Density Residential
Existing Zoning:	RMF-4
Proposed Zoning:	RSF-4
Comprehensive Plan Neighborhood:	Island
Application Date:	January 28, 2025



Boruff Family Trust

Location Map





Boruff Family Trust

Aerial Map

PROJECT DESCRIPTION

- ▶ Located at northeast corner of Park Blvd S and Menendez St
- ▶ Proposal to change zoning from Residential, Multifamily 4 (RMF-4) to Residential, Single Family 4 (RSF-4)
- ▶ Existing use of the property is 10 multifamily dwelling units

EXISTING CONDITIONS



**Future Land
Use Map**



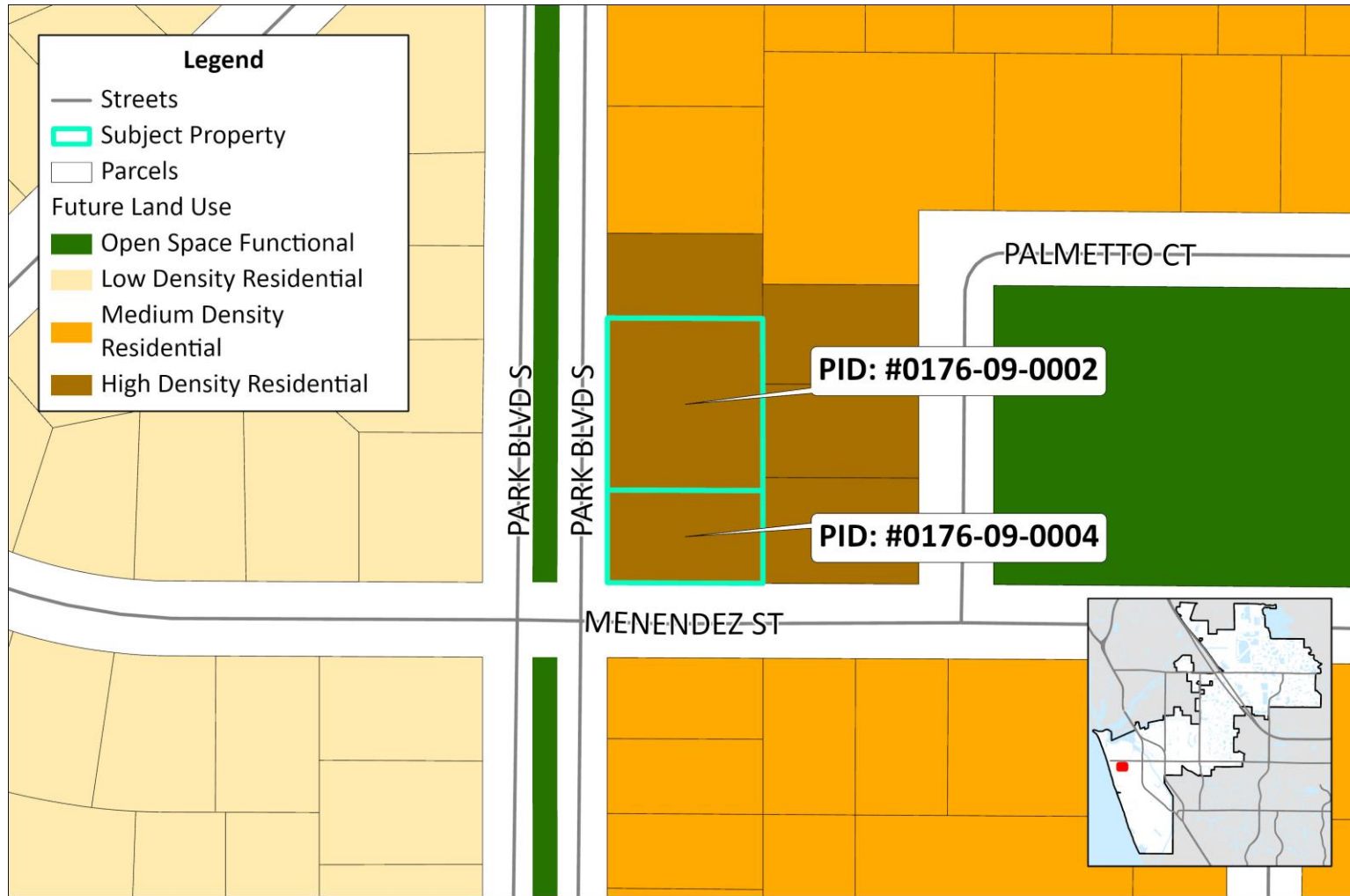
**Existing &
Proposed
Zoning Maps**



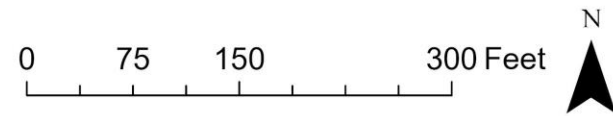
Site Photos

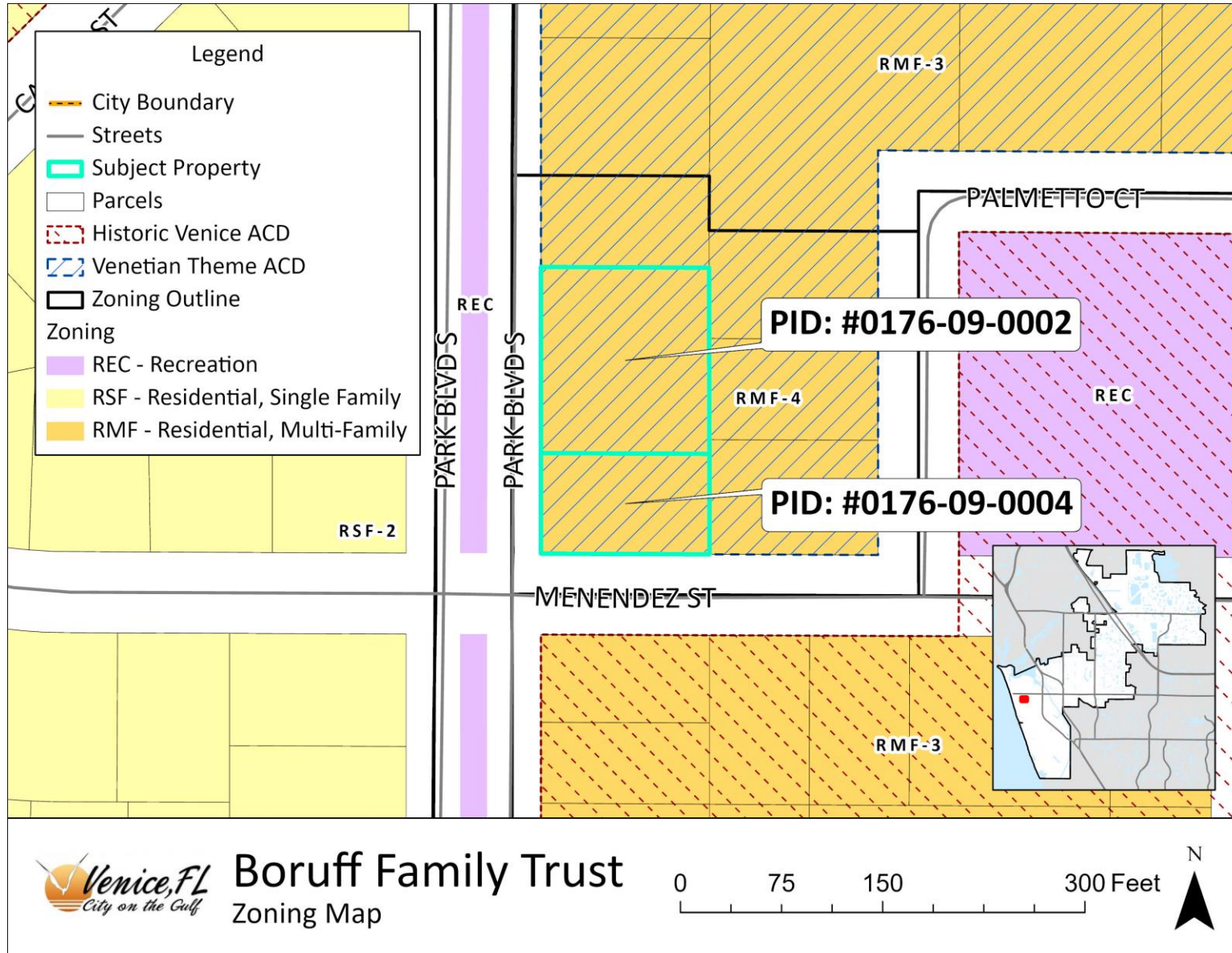


**Surrounding
Land Uses**

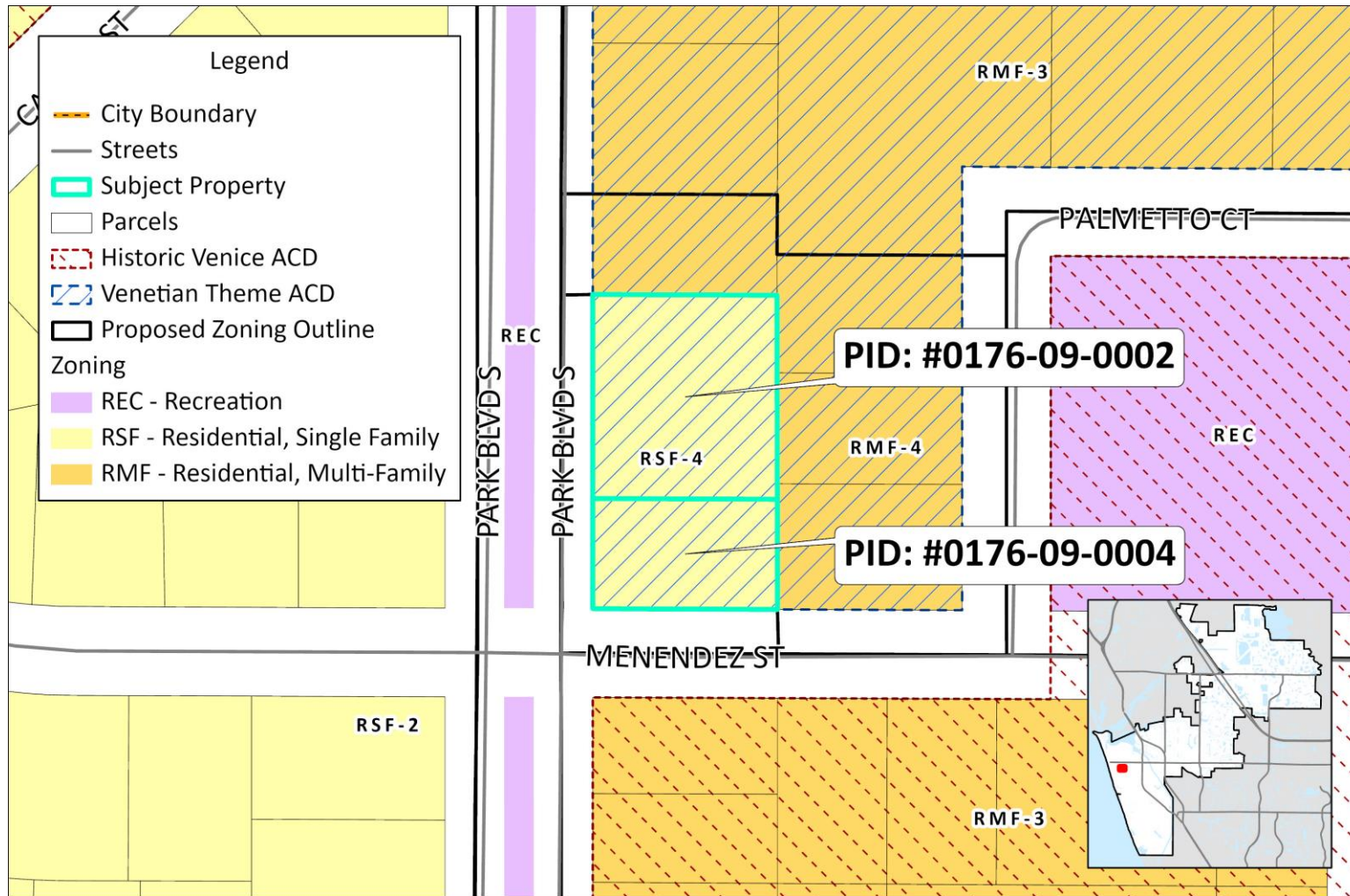


Boruff Family Trust
 Future Land Use Map



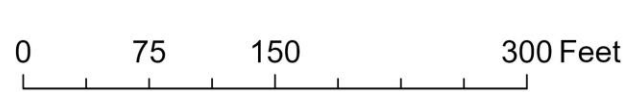


Boruff Family Trust
Zoning Map



Boruff Family Trust

Proposed Zoning Map







Surrounding Land Uses

Direction	Existing Land Use(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
North	Residential	RMF-4	High Density Residential
South	Residential	RMF-3	Medium Density Residential
East	Residential	RMF-4	High Density Residential
West	Residential	RSF-2	Low Density Residential

PLANNING ANALYSIS



Comparison of Districts



Comprehensive Plan Consistency



Land Development Code Compliance

Comparison of Existing and Proposed Zoning

Standards	Existing Zoning - RMF-4	Proposed Zoning - RSF-4
Density Limit	18 dwelling units per acre (du/ac)	5.5 du/ac
Maximum Dwelling Units on 0.6 acres	10 units	3 units
Height	46 feet + 10 feet understory parking	35 feet
Lot Coverage	45%	35%
Principal Uses (abridged)	Essential Services (Minor), Multifamily Dwellings, Home Day Care, Group Living	Essential Services (Minor), Single Family Detached or Attached Dwellings, Manufactured Home Dwellings, Home Day Care, Group Living

CONSISTENCY WITH THE COMPREHENSIVE PLAN

Strategy LU 1.2.3.d - High Density Residential:

- ▶ HDR has a density range of 13.1-18.0 du/ac; the current use meets this range
- ▶ Proposed zoning would allow no more than 5.5 du/ac, below the minimum permitted
- ▶ RSF-4 is not an implementing district of HDR

Strategy LU 1.2.3 Residential states “[d]ensity lower than the range provided in the Table below is permitted for individual lots or parcels of less than one acre in size.”

- ▶ Parcel is 0.6 acres
- ▶ Reasoning behind this amended language not relevant to subject property – currently supports maximum units permitted (10) – but the Strategy is still valid
- ▶ 1.2% of total parcel area in the city limits is currently zoned RMF-4

CONSISTENCY WITH THE COMPREHENSIVE PLAN CON'T

Other Strategies

▶ Intent LU 1.3 – Planning and Design Principles and Intent HG 1.1 – Housing Options encourage the *existing* development pattern:

- ▶ mix of uses (Strategy LU 1.3.1)
- ▶ functional neighborhoods (Strategy LU 1.3.2)
- ▶ walkable streets (Strategy LU 1.3.3)
- ▶ increased housing availability in an underutilized form (Strategy HG 1.)

Island Neighborhood Strategy LU-IS 1.1.1

- ▶ Redevelopment in this neighborhood must be consistent with historical development patterns, including both streets and building massing, form, and layout

CONCLUSIONS/FINDINGS OF FACT (CONSISTENCY WITH THE COMPREHENSIVE PLAN):

Analysis has been provided to help Planning Commission determine consistency with the Land Use Element strategies applicable to the High Density Residential future land use designation, strategies found in the Island Neighborhood element, and other plan elements.

COMPLIANCE WITH THE LAND DEVELOPMENT CODE

- ▶ Subject petition has been processed with procedural requirements in Section 87-1.7
- ▶ See staff report for applicant and staff responses to Land Use Compatibility Analysis (Sec. 87-1.2.C.8)
- ▶ Decision criteria: see report for analysis regarding planning principles applicable to the request
 - ▶ Nolen Plan
 - ▶ Smart Growth & New Urbanism
 - ▶ Missing Middle Housing
 - ▶ Healthy Communities

CONCLUSIONS/FINDINGS OF FACT (COMPLIANCE WITH THE LAND DEVELOPMENT CODE):

The subject petition has been processed with the procedural requirements of former Chapter 87 to consider the Zoning Map Amendment. In addition, the petition has been reviewed by the Technical Review Committee (TRC) and no issues regarding compliance with the Land Development Code were identified.

CONCLUSION

Planning Commission Report and Action

Upon review of the petition and associated documents, Comprehensive Plan, Land Development Code, staff report and analysis, and testimony provided during the public hearing, there is sufficient information on the record for Planning Commission to make a recommendation to City Council on Zoning Map Amendment Petition No. 25-05RZ.