

Narrative - LDR TEXT Amendment

Comprehensive Plan Strategy LU IS-1.1.3. originally adopted in 2017 established a mix of uses for the Island Mixed Use Corridor (MUC) which significantly reduced the opportunity for residential development and redevelopment in the corridor. Prior to adoption of the 2017 Comprehensive Plan most properties in the corridor were entitled to up to eighteen (18) dwelling units per acre, and several existing developments exceeded thirty (30) dwelling units per acre. Strategy 1.1.3., when adopted, limited the entire one hundred thirty (130) acre MUC to an additional seventy-four (74) dwelling units.

Since the adoption of the Comprehensive Plan, an additional thirty-nine (39) residential units have been developed within the MUC leaving capacity for just thirty-three (33) additional residential units.

The lack of residential capacity and the Airport Avenue Zoning District standards, particularly for larger parcels within the Airport Avenue Zoning District, has been a burdensome restraint to properties which are otherwise ripe for redevelopment but have remained dormant or underutilized as a result.

The proposed LDR Text Amendment to allow for the possibility of additional building height will encourage infill redevelopment of the currently underutilized properties which are sized and located to accommodate additional building height without negatively impacting the neighborhood.

The proposed LDR Text Amendment is consistent with the following Intents and Strategies of City's Comprehensive Plan and therefore, approval is hereby request.:

Strategy LU 1.3.7 - Infill Development - Compatibility New buildings and development shall relate to the context of the neighborhood and community with regard to building placement, height and design.

Strategy LU-IS 1.1.1 - Redevelopment The City recognizes this Neighborhood is primarily developed with minimal opportunities for new development. The City supports the redevelopment of underutilized properties to encourage a diversity of non-residential uses capable of supporting the adjacent residential areas. In support of this Strategy, the City shall utilize the land development regulations to require that redevelopment projects are consistent with the historical character of those portions of the Island Neighborhood specifically regarding:

A. Historic grid street patterns established by the Nolen Plan

B. Building massing, form, layout, and setbacks

Intent HG 1.1 - Housing Options The City will promote a range of housing options to ensure residents and potential residents can select housing that reflects their preferences, economic circumstances, seasonal status, and special housing needs including age-friendly housing.

Strategy HG 1.1.1 - Housing Characteristics The City will utilize the Land Development Code and review processes to promote housing diversity by ensuring new development and redevelopment evaluate the following issues: A. Identity and character of the area and surrounding properties B. Housing style and ownership C. Housing type (multi-family and single-family) D. Community population (income and age) E. Housing pricing.

Strategy HG 1.1.2 - Zoning Code Compliance The City shall facilitate the maintenance, redevelopment, and quality of housing units within the City through conservation, rehabilitation, education, compliance, and enforcement of zoning regulations and building code standards including the provisions to upgrade substandard housing.

Strategy HG 1.1.3 - Housing Rehabilitation and Demolition The City shall require demolition or rehabilitation of unsound housing which poses a threat to the safety and welfare of the community if corrective measures, as prescribed in city and state codes and standards, are not taken by the property owner.

Intent HG 1.2 - Housing in Mixed Use Land Use Districts The City will utilize the Mixed Use land use designations to promote increased housing options and community livability by intermixing residential and non-residential uses.

Strategy IN 1.2.5 - Infrastructure Utilization The City shall maximize existing public utility infrastructure systems by encouraging infill development and redevelopment of established service areas.