

## Supplemental Development Questions Attachment A-4

Planned Developments are intended to encourage flexible and creative concepts of site planning, preserve the natural amenities of the land by encouraging scenic and functional open area, accomplish a more desirable environment than would possible through the strict application of the minimum requirements of conventional zoning districts and to provide a stable environment and use which is comparable with the character of surrounding areas.

1. Describe the existing and proposed conditions for the subject property and surrounding properties. Include a description of abutting lot size and use.

The Subject Property is currently vacant; proposed development consists of 7 multi-family buildings with parking, open space and amenities.

Surrounding properties are developed light industrial (northeast), developed single family residential on 40' lots (south), free-standing commercial on one acre parcels (east), light industrial (northwest) and vacant (west).

2. Which of the following best describes the type of development pattern the proposed development will promote:

(Check all that apply)

- |  |   |   |   |
|--|---|---|---|
| <input type="checkbox"/> Redevelopment | <input checked="" type="checkbox"/> Urban Infill        | <input type="checkbox"/> Strip Commercial   | <input checked="" type="checkbox"/> Residential |
| <input type="checkbox"/> TND           | <input type="checkbox"/> Office Complex / Business Park | <input type="checkbox"/> Industrial Complex |   |

3. Explain how the proposed development will contribute to the community.

The College Drive corridor is a mixed use area of the County with adjacent employment, parks, educational facilities, and shopping. A four lane divided major collector within the County, College Drive is served by the only transit line within the County.

The Subject Property is located less than 1,000 feet from W.E. Varnes neighborhood park, a half a mile from Fire Station 17, across the street from a daycare /preK, approximately 2,000 feet from the College Drive / SR 21 intersection and less than 4 miles from the FCE interchange with SR 21 and the regional and community shopping/ hospital/ service uses in that area. Ridgeview HS is located a half a mile away; capacity is available at all schools that serve the Property. The local college, St Johns State College, is approx. 1 mile south on College Drive.

Absent from this area is housing diversity; the County encourages higher residential density within infill areas such as College Drive and provides a bonus if housing for moderate income households is constructed. This development will invest in the area, provide housing for moderate income households and take advantage of the urban services available in the immediate vicinity.

4. Explain how the proposed change relates to the established land use pattern.

The land use pattern in the area is mixed use; the Parkridge Ave/ Peoria Rd area of College Drive includes older (1990's) industrial and commercial uses adjacent to existing residential uses in the area. More recently, commercial and light industrial /warehouse uses have been constructed along College Drive in the immediate area.

The proposed multi-family use on the Property is an appropriate transitional use between the industrial uses to the north and west, small scale commercial uses to the east and the small lot subdivision to the south of the Property.

The land use applicable to the Property prior to the companion FLUM amendment is Industrial; the proposed multi-family residential use increases the diversity of housing in the area and contributes to the mixed use character of the established land use pattern.

5. Identify Comprehensive Plan policies that support the proposed change.

FLU Policy 1.1.5

The County shall protect its natural resources and agricultural lands by encouraging new development to locate as "in-fill development" in existing urbanized areas.

FLU Policy 1.6.1

Clay County shall encourage Urban Infill and/or Redevelopment.

FLU Policy 1.6.2

Infill sites with plans of appropriate density and amenities are encouraged to be developed.

FLU Objective 1.7

The County shall encourage land use patterns and development that promote walking, bicycling and public transportation use and make these transportation options a safe and convenient choice.

FLU Policy 1.7.2

Sites adjacent to existing developed areas and/or transit-oriented developments with appropriate density and amenities are encouraged to be developed.

6. Explain how the proposed change will not adversely affect adjacent properties.

Required fencing, vegetated buffers, height restrictions and the location of the stormwater facilities on the PUD Site Plan address the compatibility of the proposed use with the adjacent small (40') lot subdivision to the south. Adjacent properties to the north, east and west are developed with freestanding and strip commercial and light industrial uses of higher intensity than the proposed multi-family residential use; buffers and development setbacks within the PUD insure that the proposed multi-family use will not adversely affect adjacent properties.

7. Explain why the proposed development could not occur with the property's currently designated zoning district.

The current zoning district is Private Services -2 and does not allow residential uses.