



Comprehensive Plan Amendment 2017-06 Foxwood

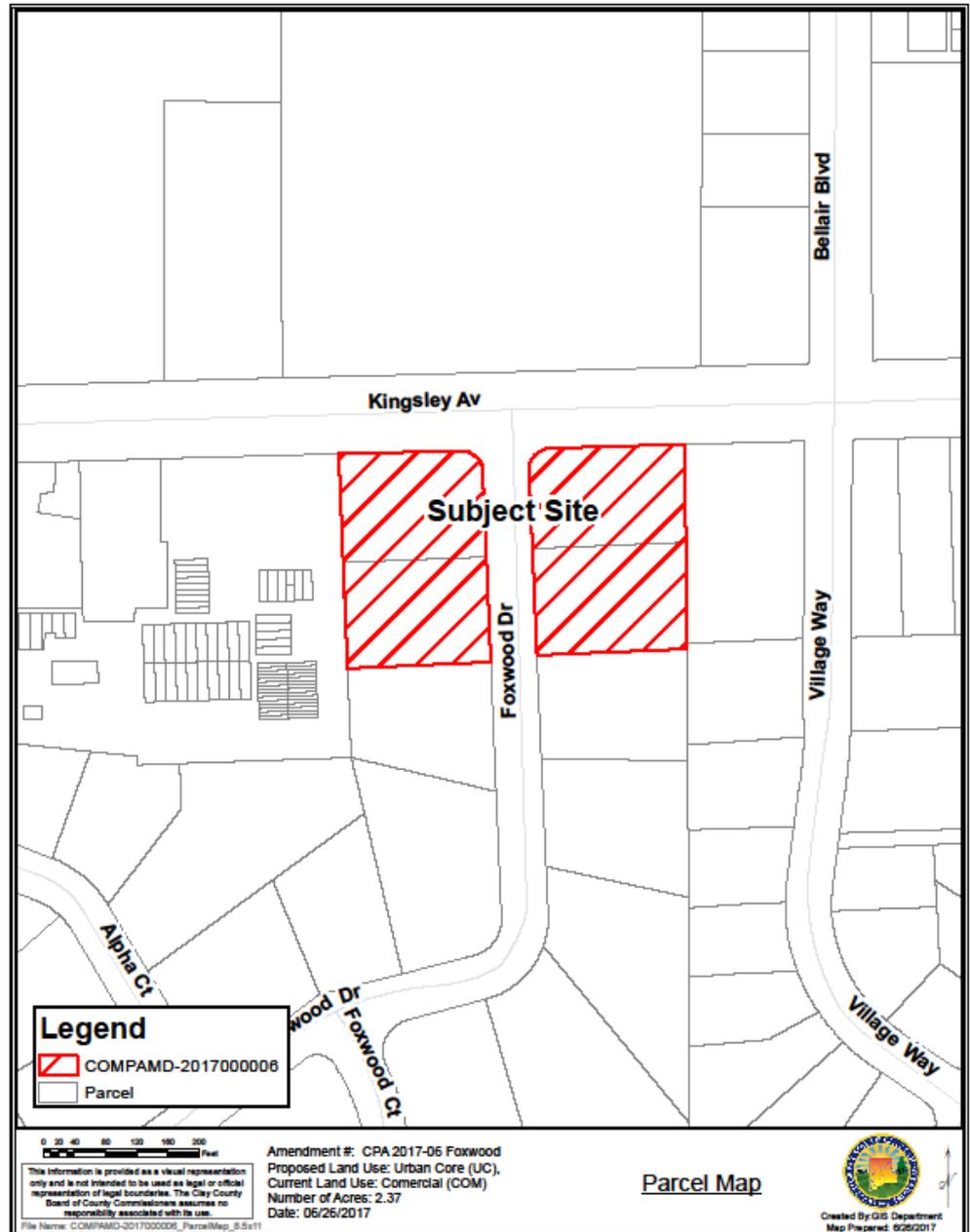
Planning & Zoning / Economic and
Development Services

CPA 2017-06

- Applicant: Clay County Planning & Zoning Division.
- Public Hearing to consider a small scale Future Land Use Map Amendment, tax parcels: 012920-000-00, 012921-000-00, 012942-000-00 and 012943-000-00 from Commercial to Urban Core.
- Located in Ridgewood/Doctors Inlet Planning District; Commission District 3 (Ms. Hutchings).

Parcel Map

Foxwood Unit I



Aerial Map

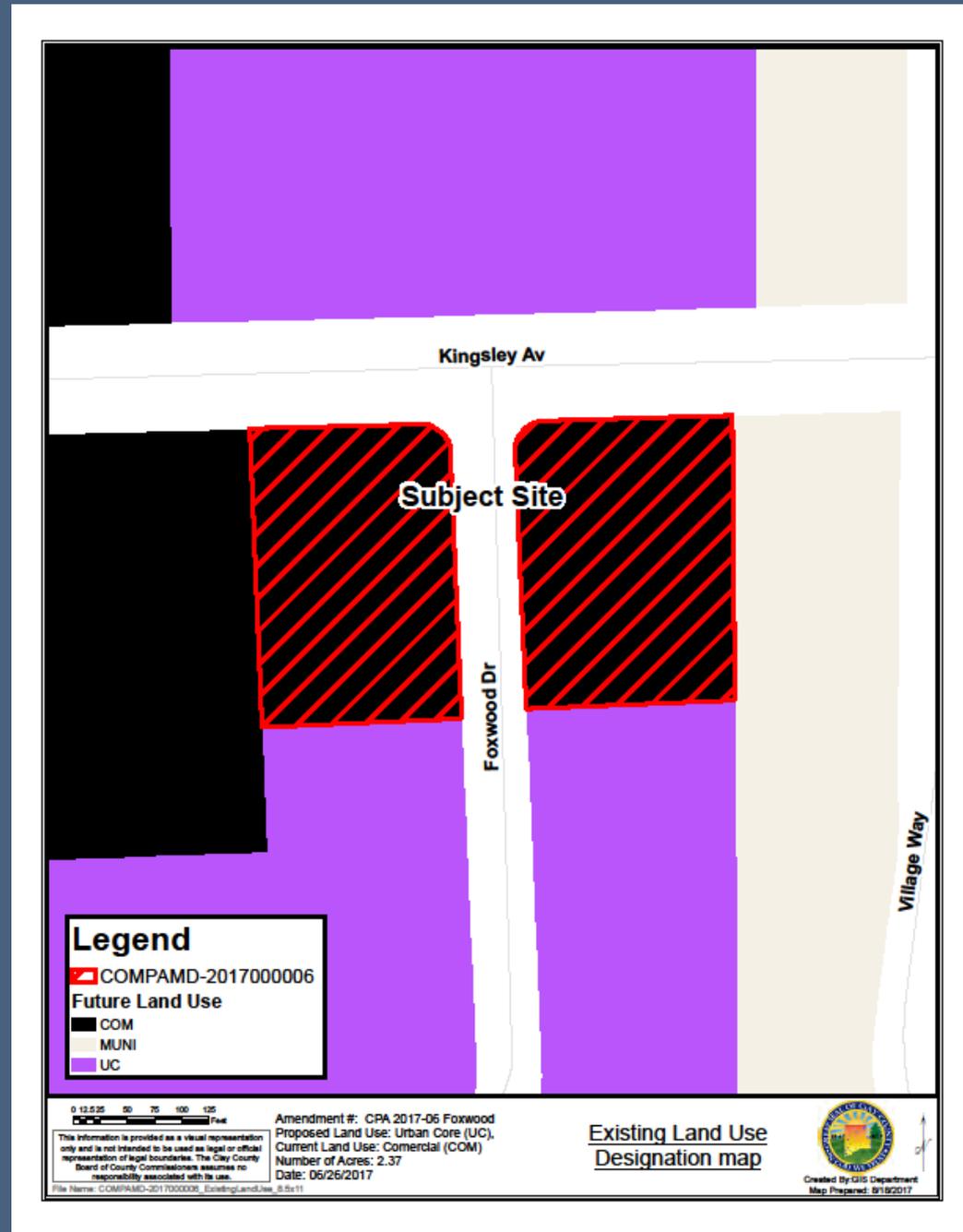
Amend from
Commercial
to Urban
Core



9/21/2017

Existing Land Use Map

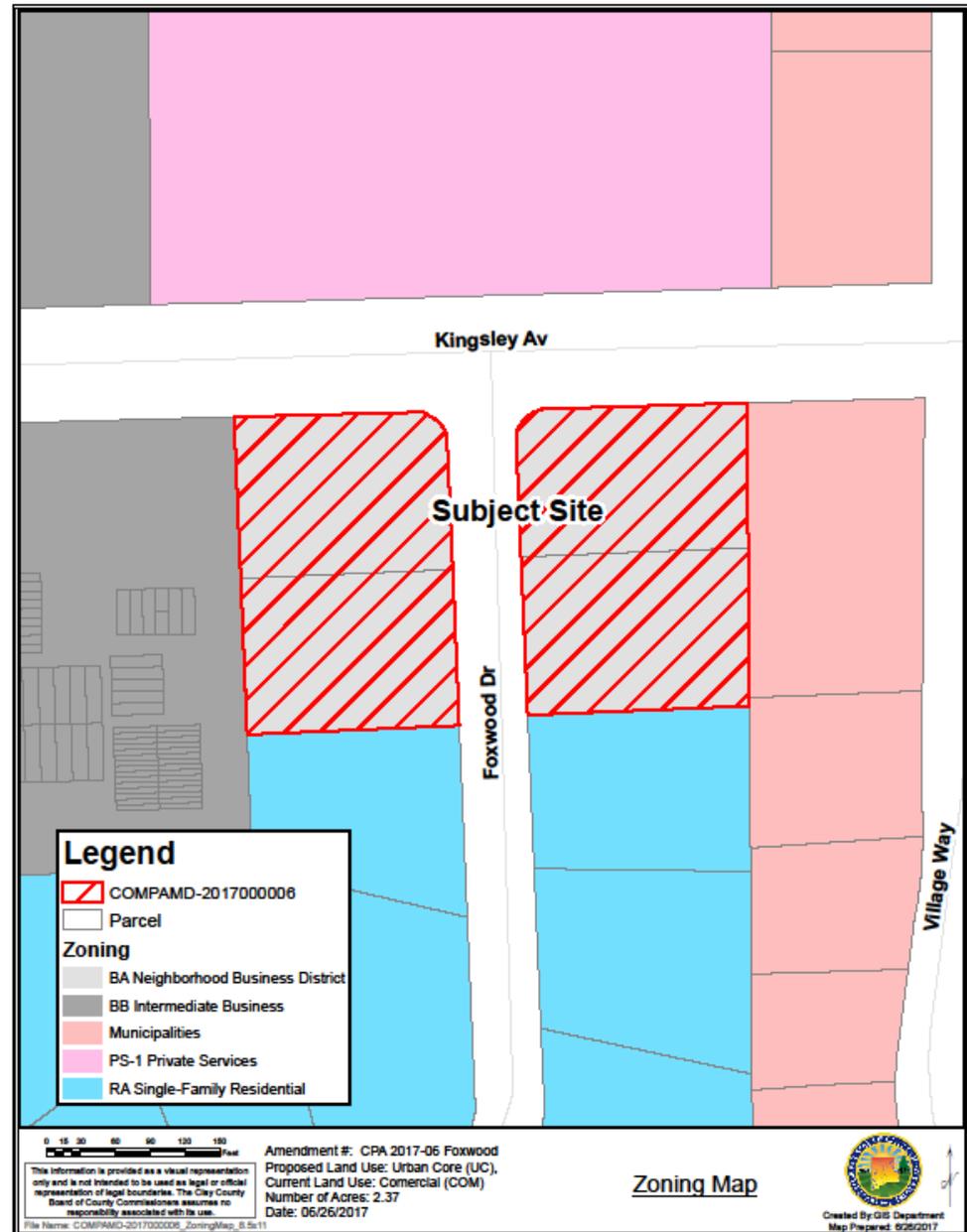
Commercial



9/21/2017

Existing Zoning

Zoned BA,
Neighborhood
Business
District



Land Use	Density/ Intensity
Commercial	FAR 40%
Urban Core	2 du/gross acre minimum; 10 du/gross acre with points. Elderly, handicapped and low income housing up to 16 du/gross acre meeting Housing Policies

- COMMERCIAL -- accommodates full range of sales, service and office activities
 - shopping centers
 - free standing structures
 - campus like business parks
 - central business districts, and
 - along arterial highways; intended for larger scale more intensive community-type commercial uses.
- Full retail commercialization of an intersection should be avoided;
- Development as node, not a strip, w/ a mix of retail, office and hotels.

- URBAN CORE --intended for land within the core of the urban services area; accessible to employment centers.
- Densities--2 du/ gross acre; maximum of 10 du/gross acre. 7-10 du/acre requires points and central water and sewer.
- Review of specific densities:
 - preserving the stability and integrity of established residential development.
 - A maximum of 16 du/ac may be allowed for elderly, handicapped or low income housing.

Site Suitability

- Water and Wastewater is existing
- Transportation—subject properties are existing platted lots in residential use.
- Schools: The properties are in residential use.
- Recreation: The proposed use is already existing, new recreation demand expected.
- Solid Waste: Clay County has adequate capacity

Site Suitability

- Soils: Hurricane, Ortega and Penney.
- Flood Plain: Not in the Flood Plain
- Regionally Significant Habitat: No protected species identified on site, bears have been sited north of Kingsley Avenue.
- Historic Resources: None identified.
- Military Compatibility: Not in Military Impact Area.
- Urban Sprawl: The proposed amendment is a map correction. The proposed land use is consistent with the existing use of the properties..

Proposed Land Use Designation

Urban Core



9/21/2017

Discussion

- The proposed amendment will correct an existing map error and will strengthen the existing residential character of the neighborhood. The subject property while designated commercial is in fact developed as residential single-family, and is part of a platted neighborhood dating back to the late 1960s and early 1970s. Where non-residential does abut these properties, it is in a rear or side to side relationship.

Recommendation

- Staff recommends approval of CPA 2017-06.