

# Promenade North Annual Review

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REQUEST FOR A COMPREHENSIVE PLAN AND ZONING MAP AMENDMENT

CPZ2020-00010

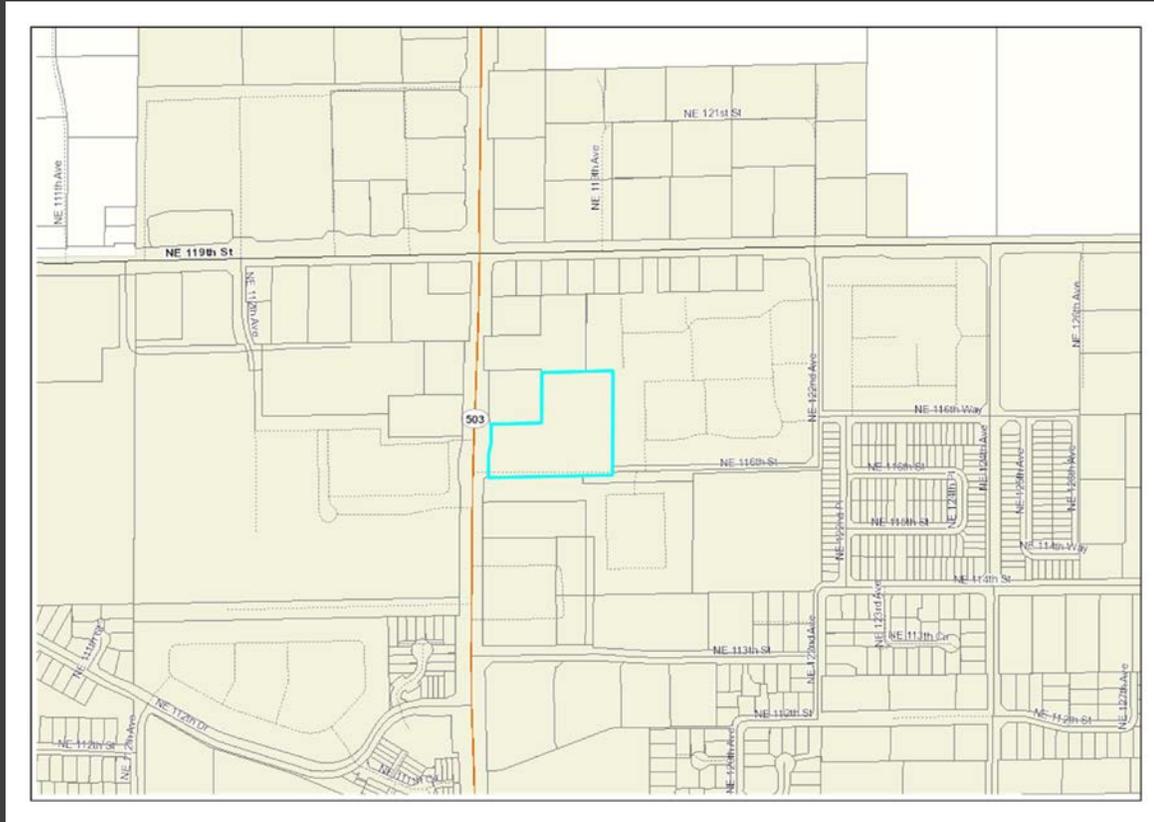
PLANNING COMMISSION HEARING

OCTOBER 15, 2020

# PROPOSAL

The Applicant proposes a Comprehensive Plan and Zone Change Annual Review on the portion of a split-zoned parcel with a Commercial Comprehensive Plan designation and Community Commercial zoning, which consists of the western approximately 4/5<sup>th</sup> of the site, to Urban High Density Residential and R-30 zoning to match that of the eastern portion of the site.

# VICINITY MAP AND AERIAL PHOTOGRAPH (2019)

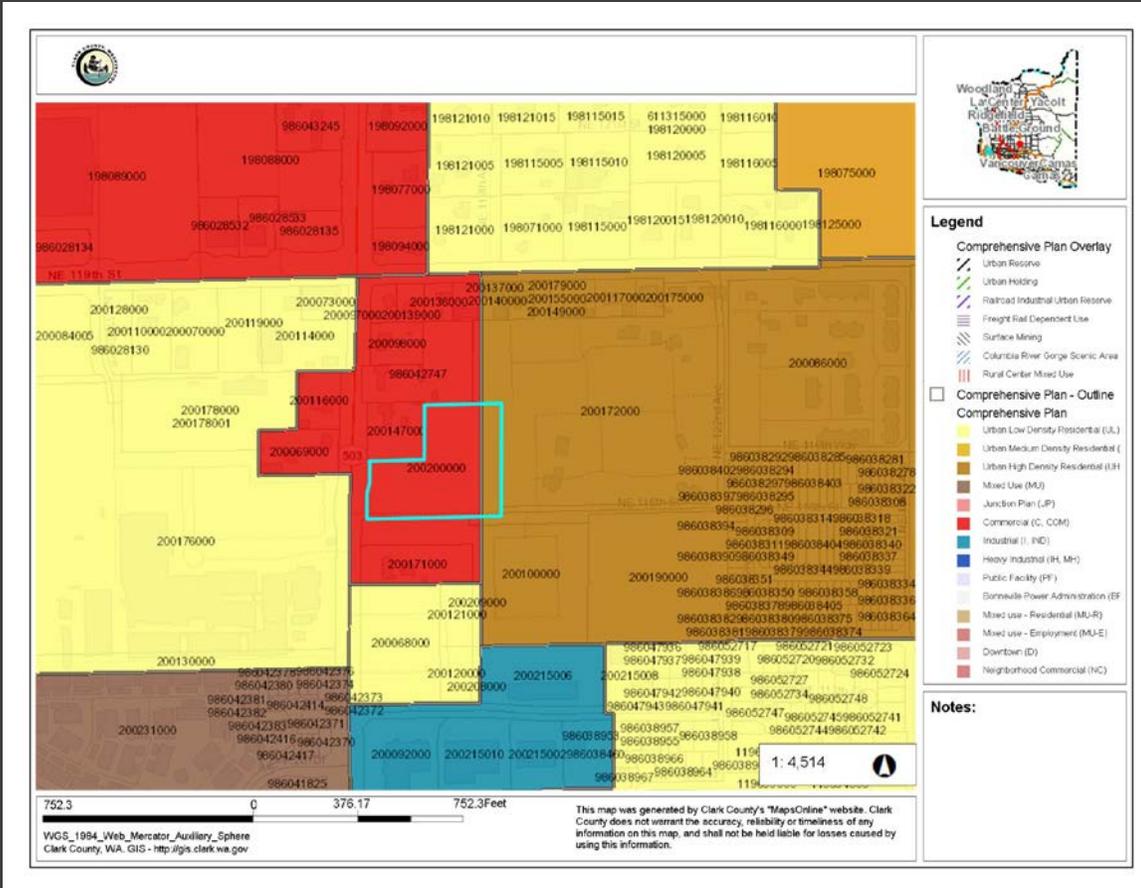


VICINITY MAP

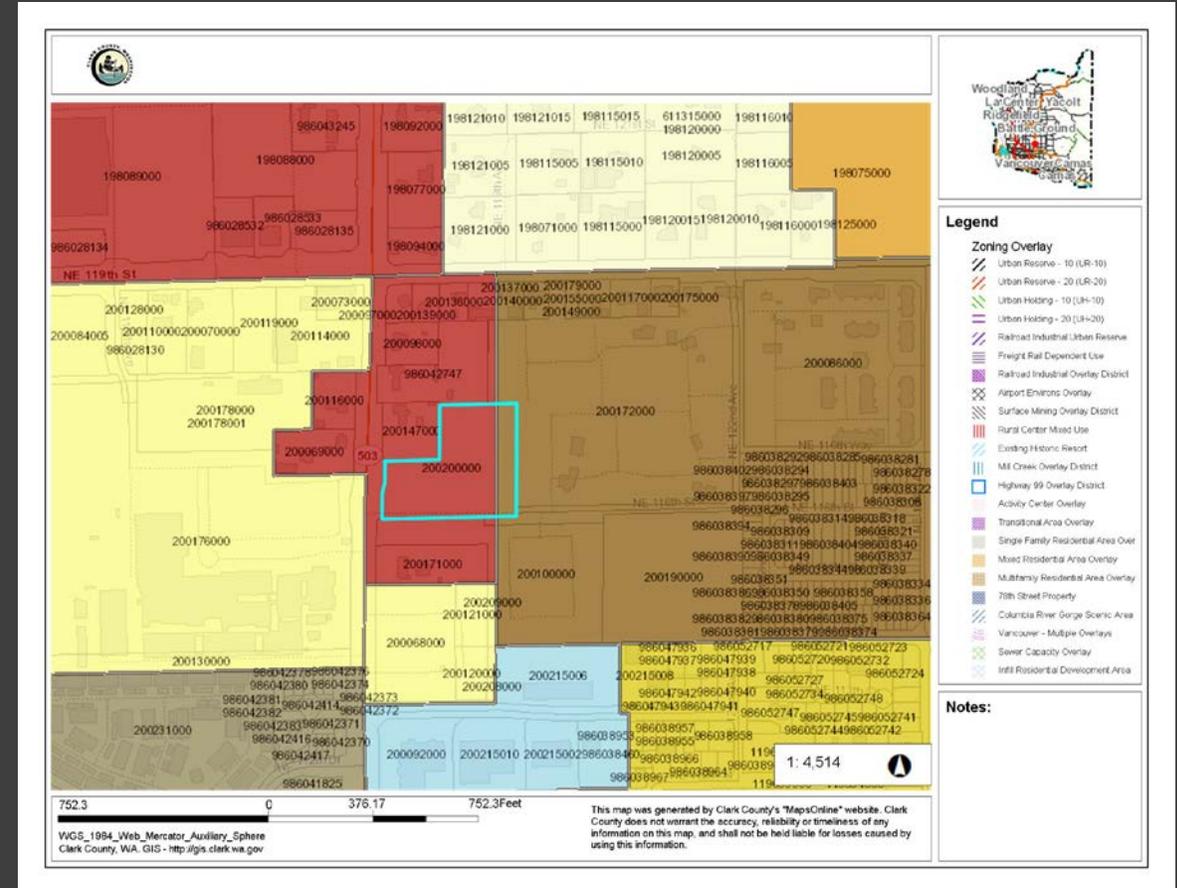


AERIAL PHOTOGRAPH

# COMPREHENSIVE PLAN AND ZONING



COMPREHENSIVE PLAN



ZONING

# PROJECT SITE PICTURES



VIEW FROM NORTHWEST

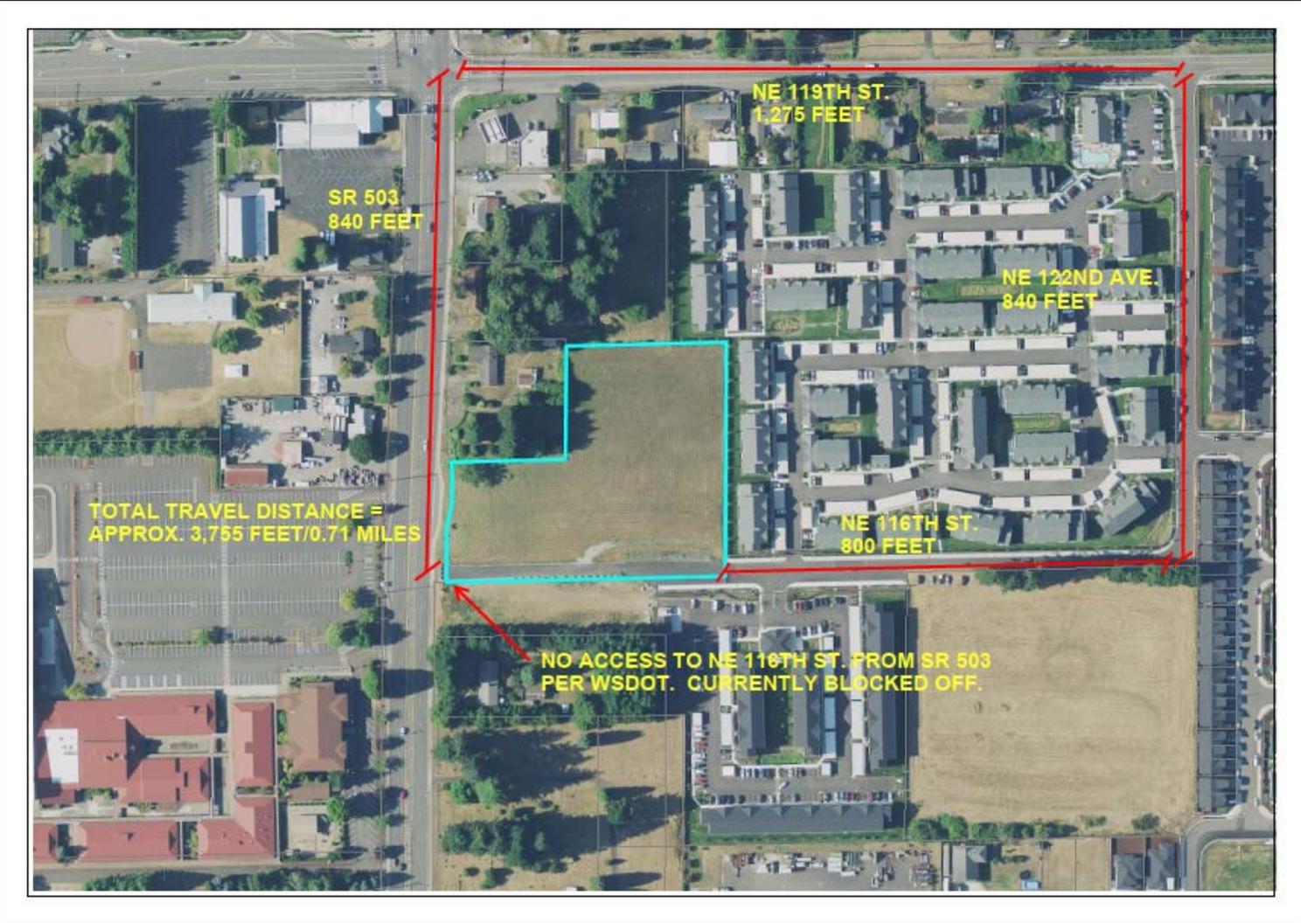


VIEW FROM WEST



VIEW FROM SOUTHWEST

# TRAVEL DISTANCE TO ACCESS SITE



# SUMMARY

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While the current Comprehensive Plan designation of Commercial and the zoning of Community Commercial may have been in place on the subject parcel since 1994 and was identified during the 2016 periodic review of the Comprehensive Plan as the most appropriate zoning for the subject parcel, the parcel remains undeveloped. One reason is that the County may not have taken into consideration the access restrictions necessary to support commercial development. In fact, this may be the underlying reason why the parcel, and other commercially zoned parcels adjacent to it, have remained undeveloped. The proposed Comprehensive Plan and Zoning Map Amendment would allow development of the subject parcel that would be compatible with other adjacent and surrounding land uses. It would also add much needed affordable multi-family housing which would move the County closer to its goal of 8 dwelling units per acre. It will also contribute to the economy through jobs provided in the construction industry. While there are some residential uses allowed in the Community Commercial zone, almost all rely on some kind of underlying commercial use which requires sufficient and direct vehicular access. Based on the reasons above, as well as those indicated in the Applicant's submittal material, a Comprehensive Plan designation of Urban High Density Residential and Zoning of R-30 are appropriate for this site.