# CENTRAL CITY REZONING PHASE 2 STATUS UPDATE

SEPTEMBER 6, 2023

CENTRAL CITY REDEVELOPMENT ADVISORY BOARD MEETING

# REZONING PROJECT BRIEF HISTORY

**November 2014 – September 2016**
INITIATION STAGE (CCRAB & COMMISSION)

**January 2018 – September 2019**
DEVELOP CONSENSUS DRIVEN PROPOSAL

- engagement workshops (3)
- online survey (131 responses)
- public meetings (9)

**October 2019 – December 2020**
PANDEMIC/ CONTRACT

- flex unit policy and map changes

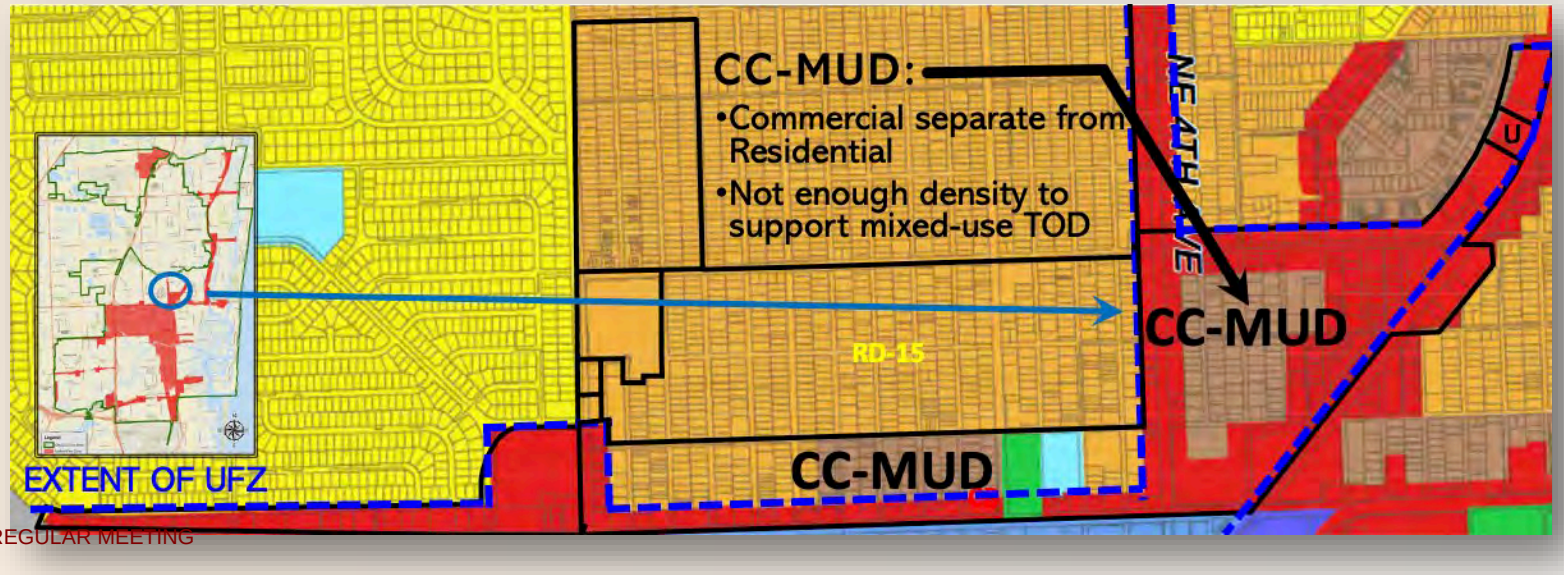
**December 2020**
NEW CONSULTANT

# REZONING PROJECT BRIEF HISTORY

**January 2021 – Today**

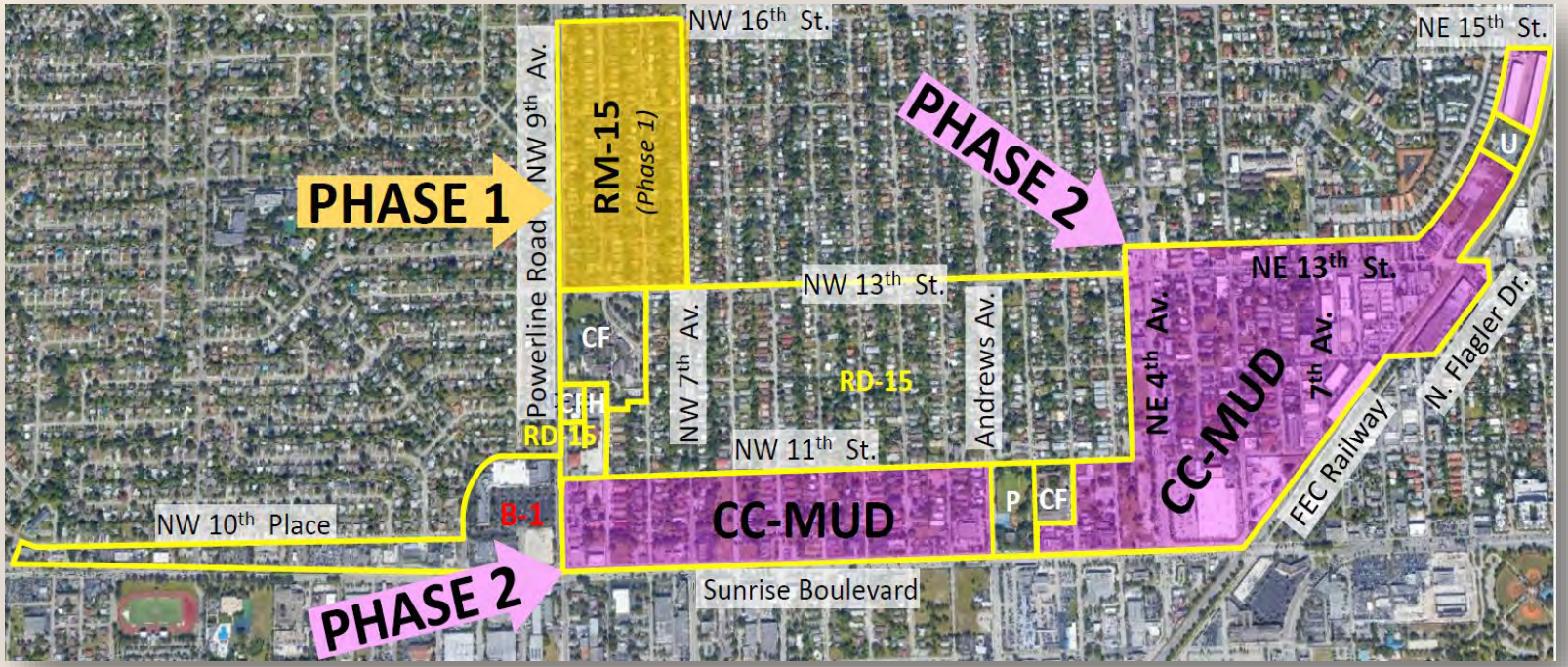
REZONING & COMPLEXITY

- Rezoning proposal provided to staff for review
- Flex unit changes made it difficult to support mixed-use redevelopment at scale
- Identified need for comprehensive plan amendment to support redevelopment and rezoning proposals
- "Geller Amendment" for affordable housing passes allowing density in mixed use for affordable housing
- "Live Local" signed into law providing greater density and height for affordable and workforce housing. Live Local is pre-emptive of existing zoning and comprehensive plans.



# REZONING PROJECT BRIEF HISTORY

**January 2021 – Today**
REZONING & COMPLEXITY




We are here

- Finalize revisions internally
- Stakeholder engagement
- PZB Presentation
- City Commission adoption as ordinance – consistent with existing Comprehensive Plan and leveraging Geller Amendment and Live Local Law

**PHASE 1** Northwest Quadrant:
(RDs-15 to RM-15) completed

**PHASE 2** Central City MUD
revised to implement via
Geller Amendment and
context of Live Local

**PHASE 3** Comprehensive Plan Land Use Plan Amendment (LUPA)

- LUPA has been budgeted by CRA and City for FY 2023/2024
- LUPA will include extensive public engagement, analysis, and review by local, County and State agencies
- LUPA will necessitate further revisions to zoning code.

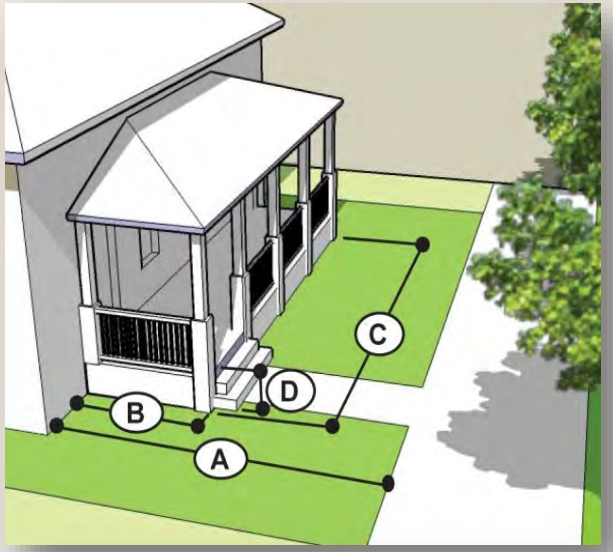
# VISION & IMPLEMENTATION – PHASE 1

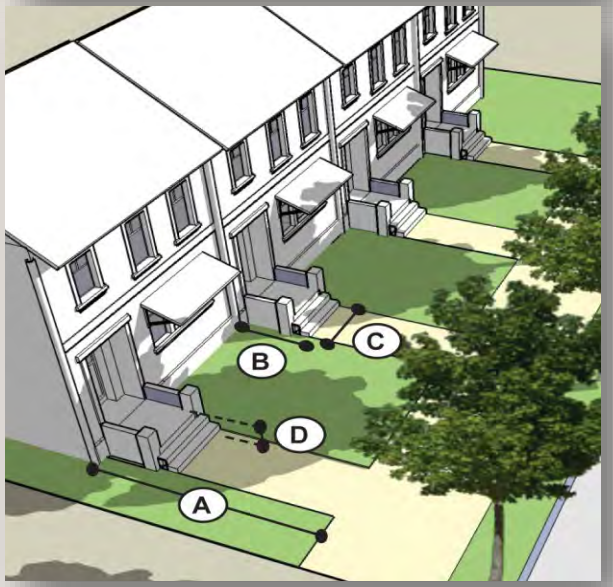
## CENTRAL CITY NORTHWEST QUADRANT

Residential Single Family/Medium Density District (RDs-15) to
Residential Multifamily Low Rise/Medium Density District (RM-15)

Adopted by City Commission on June 6, 2023

- Rezoning did not require mixed-use
- Density remained as is at 15 DU/acre
- Density is regulated by the City's comprehensive plan
- LUPA is not required
- Geller Amendment is not relevant
- Live Local has no impact
- No complexities
- The redevelopment vision is as expected




allows greater latitude in housing types to stimulate redevelopment.

# VISION & IMPLEMENTATION – PHASE 2

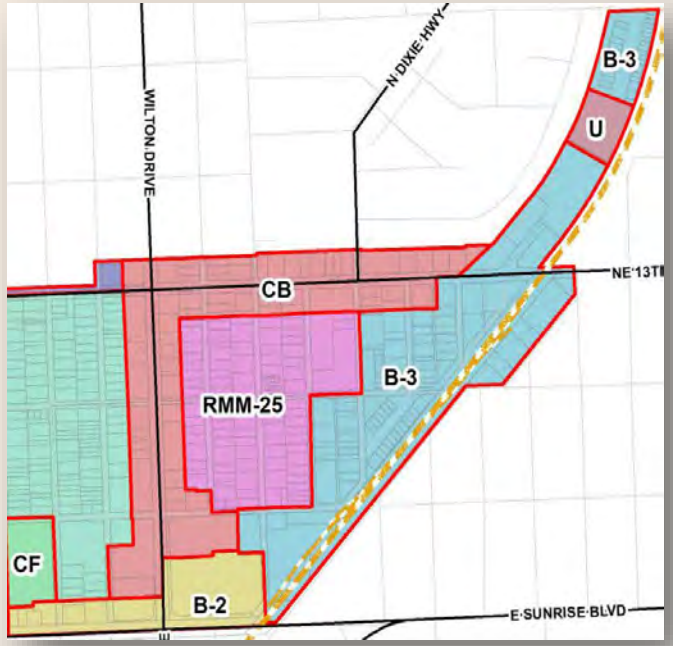
## CENTRAL CITY MIXED-USE DISTRICT

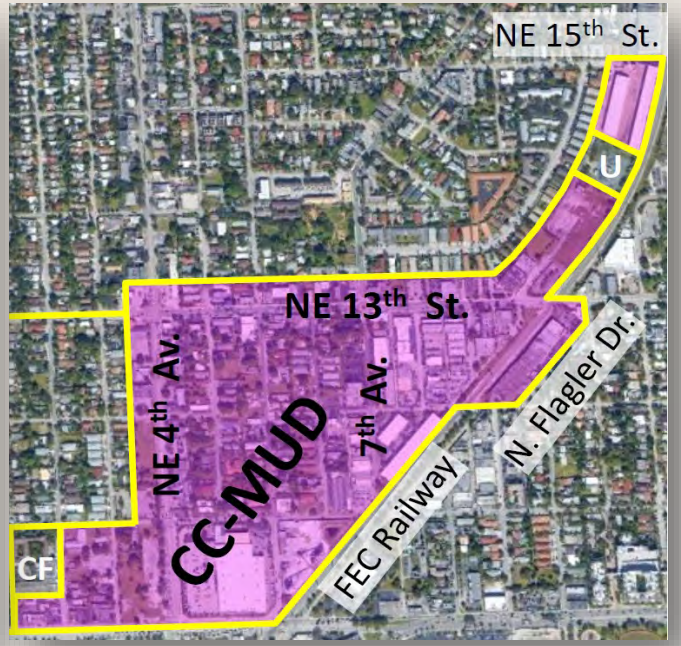
RMM-25, CB, B-1, B-2, and B-3
to CC-MUD

currently at internal revisions

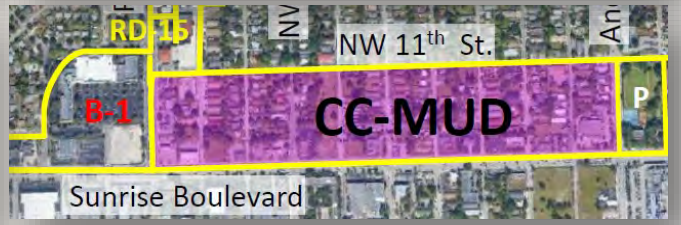
- Zoning to be mixed-use (requires LUPA)
- Density to be increased (requires LUPA)
- Geller Amendment is relevant
- Live Local is relevant
- Complexities

**Changes are necessary to Redevelopment as originally visioned by the CRA plan and to support Phase 3**








(CB) Community Business
(B-1) Boulevard Business
(B-2) General Business
(B-3) Heavy Commercial / Light Industrial

(RMM-25) Residential Multifamily Mid Rise/ Medium High Density
(RD-15) Residential Single Family and Duplex/Medium Density

# PHASE 3 VISION: Central City Mixed-Use District

| ACTION | REDEVELOPMENT MOTIVES |
|---|---|
| OUTCOME | REDEVELOPMENT PLAN, STAKEHOLDER ENGAGMENT, INDUSTRY EXPERTS |
| MAP CHANGE | ➢ incorporates the Central City Core and Sunrise Corridor into a unified zone |
| TEXT CHANGE | ➢ CC-MUD is incorporated as a new section, § 47-37C. |
| TEXT CHANGE | ➢ Land uses to embrace true live-work-play that includes live-work spaces and small-scale makers with retail-facing "artisan light industry" spaces as conditional uses along with traditional retail, eateries, and residential.<br>➢ Emphasis on sustainable commerce that incubates small-scale businesses and local ownership. |
| TEXT CHANGE | ➢ Corridor-specific text for Sunrise Corridor to address the arterial road environment. |
| TEXT CHANGE | ➢ Transitional protections and use limitations for compatibility to neighborhoods along NE 3rd Avenue, NE/NW 11th Street, and north of NE 13th Street<br>➢ Improved opportunities along Sunrise by assemblage. |
| TEXT CHANGE | ➢ Requirements to improve built environment, architectural form/massing, and public realm without undesired architectural vernacular requirements. It will permit eclectic creative projects. |
| TEXT CHANGE | ➢ Coordination for consistency with City Unified Land Development Regulations (ULDR) |

# ADDING VALUE: Central City Mixed-Use District

| TEXT | WHY | HOW |
|---|---|---|
| ARTISAN LIGHT INDUSTRY | ❑ Economic Resiliency | ➢ Conditional uses in CC-MUD |
| LIVE-WORK UNITS | ❑ Economic & Housing Resiliency | ➢ Permitted uses in CC-MUD |
| FORM (CC-MUD) | ❑ Regulate building disposition, form, massing to achieve pedestrian population.<br>❑ Not require specific architectural vernacular and allow eclecticism, creativity. | ➢ CC-MUD revised requirement for building mass, heights, setbacks, step-backs, etc. |
| PARKING REQUIREMENTS REDUCED | ❑ Quality pedestrian environment & redevelopment | ➢ CC-MUD revised requirements to reduce overparking. |
| SUSTAINABILITY & BONUSES | ❑ Environmental sustainability | ➢ Build in requirements: landscape, open spaces, personal mobility infrastructure.<br>➢ Third party green building certification, roof solar, and green roof bonuses. |
| HEIGHT BONUSES REVISED | ❑ Public benefits | ➢ Provide menu of benefits for development bonuses.<br>➢ Limit cumulative effect of development bonuses.<br>➢ Control bonus where abutting single-family zoning district. |

# ADAPTABILITY & CERTAINTY: Central City MUD

*(WITH NEIGHBORHOOD COMPATIBILITY RESTRICTIONS)*

1. General Retail and Personal Services (<50,000 sq. ft.)
2. Neighborhood Proprietor Commercial (<10,000 sq. ft.)
3. Food and Beverage Establishments
4. Entertainment Uses
5. Professional Offices and Medical Offices
6. Civic Uses
7. Colleges and Universities
8. Places of Assembly
9. Automotive Sales and Services
10. Warehousing and Storage (conditional only)
11. Artisanal Light Industry (conditional)
12. Residential Uses
13. Live Work Units
14. Lodging
15. Public Purpose Facilities (parks, etc.)
16. Childcare Facilities
17. Nursing Home Facilities

# LOCATION COMPATIBILITY: Central City MUD

**PRIMARY STREETS**

are mixed-use and include:

- NE 13th Street, from NE 3rd Ave to N. Flagler Dr.
- Sunrise Boulevard
- NE 7th Avenue
- NE 4th Avenue
- Andrews Avenue
- NW 7th Avenue (Avenue of the Arts)
- NW 9th Avenue(Powerline Road)

**SECONDARY STREETS**

developed as mixed use or stand-alone uses

**TRANSITIONAL STREETS**

are further restricted, certain use categories permitted:

- Neighborhood Proprietor Commercial
- Professional and Medical Offices
- Residential
- Live/Work Units
- Lodging
- Public Purpose Facilities
- Child Daycare Facilities

Transitional streets include:

- NE/NW 11th St from NE 3rd Ave to NW 9th Ave
- NE 3rd Avenue

# PHASE 2 STAKEHOLDER ENGAGEMENTS

## PUBLIC PRESENTATION SERIES

1. CENTRAL CITY REDEVELOPMENT ADVISORY BOARD
2. PUBLIC PRESENTATION MEETING
3. PUBLIC PRESENTATION MEETING
4. MIDDLE RIVER TERRACE NEIGHBORHOOD ASS'N
5. SOUTH MIDDLE RIVER CIVIC ASSOCIATION
6. CENTRAL CITY ALLIANCE

## APPROVAL PROCESS

7. CENTRAL CITY REDEVELOPMENT ADVISORY BOARD
8. PLANNING & ZONING BOARD
9. CITY COMMISSION 1ST READING
10. CITY COMMISSION 2ND READING and ADOPTION