

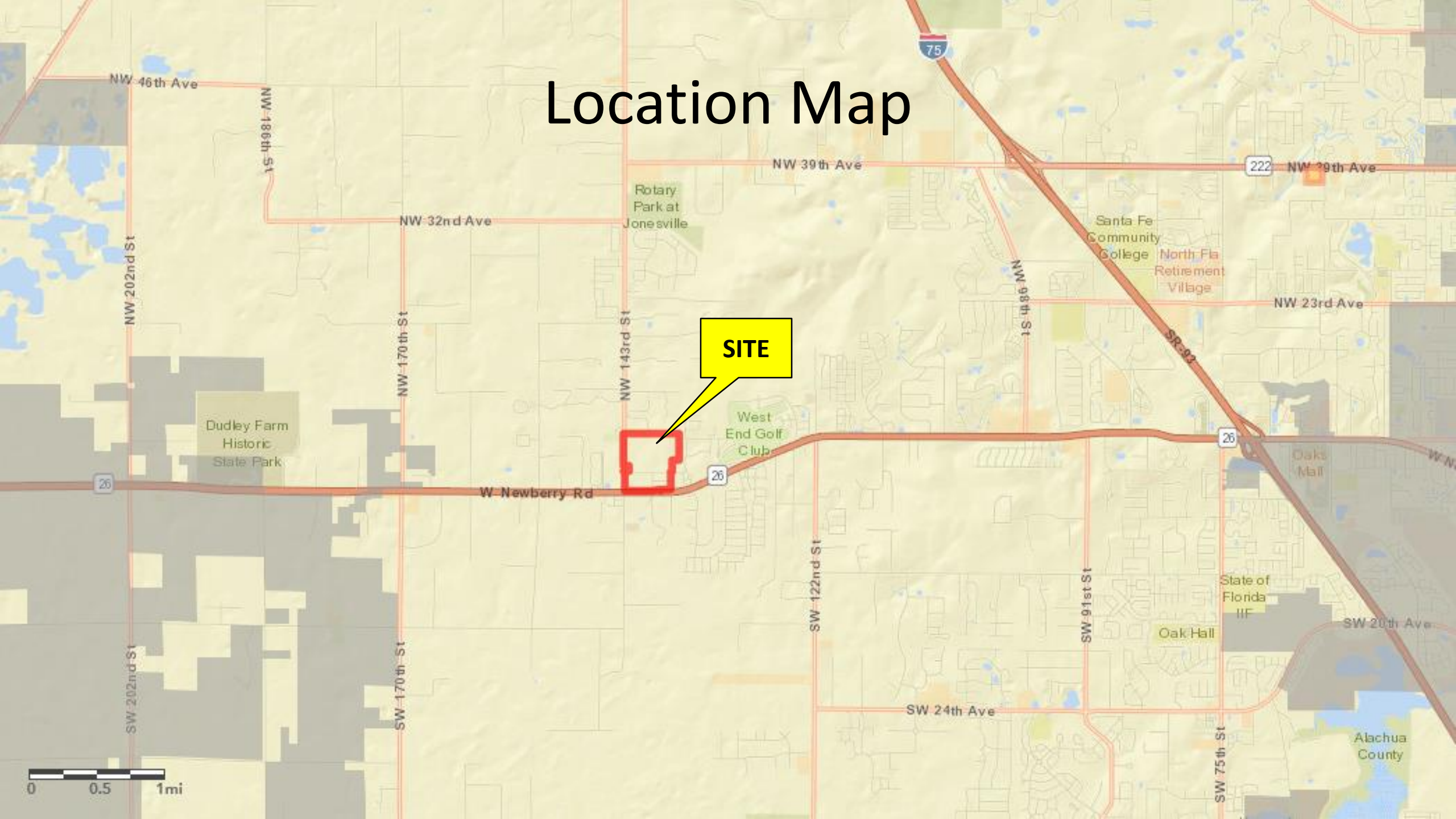


ZOM-10-19

**A request for an amendment to the Jonesville
Business Park Planned Development (PD) district**

Gerald Brewington, Senior Planner

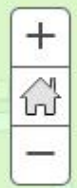
Location Map



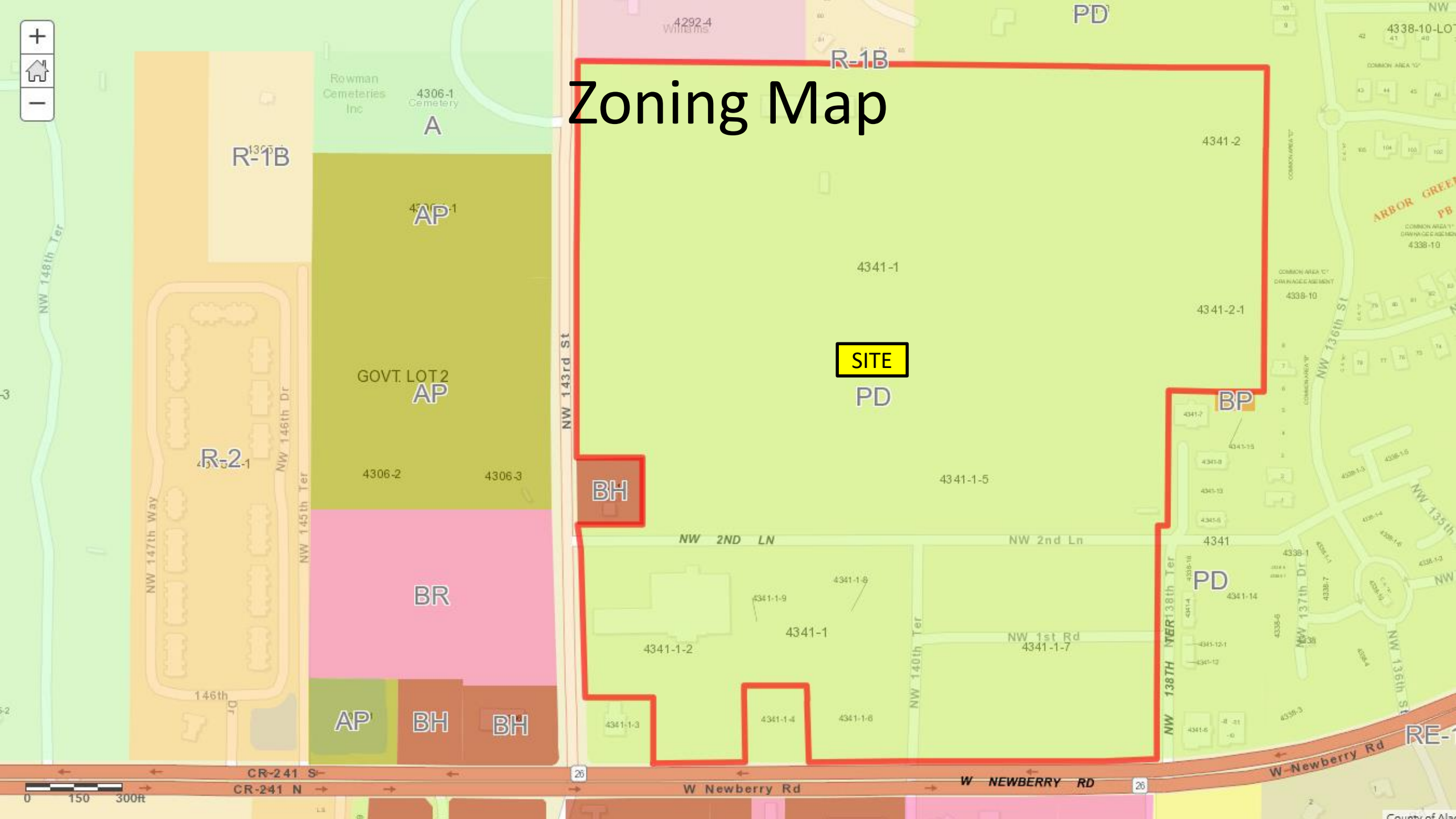


Aerial View



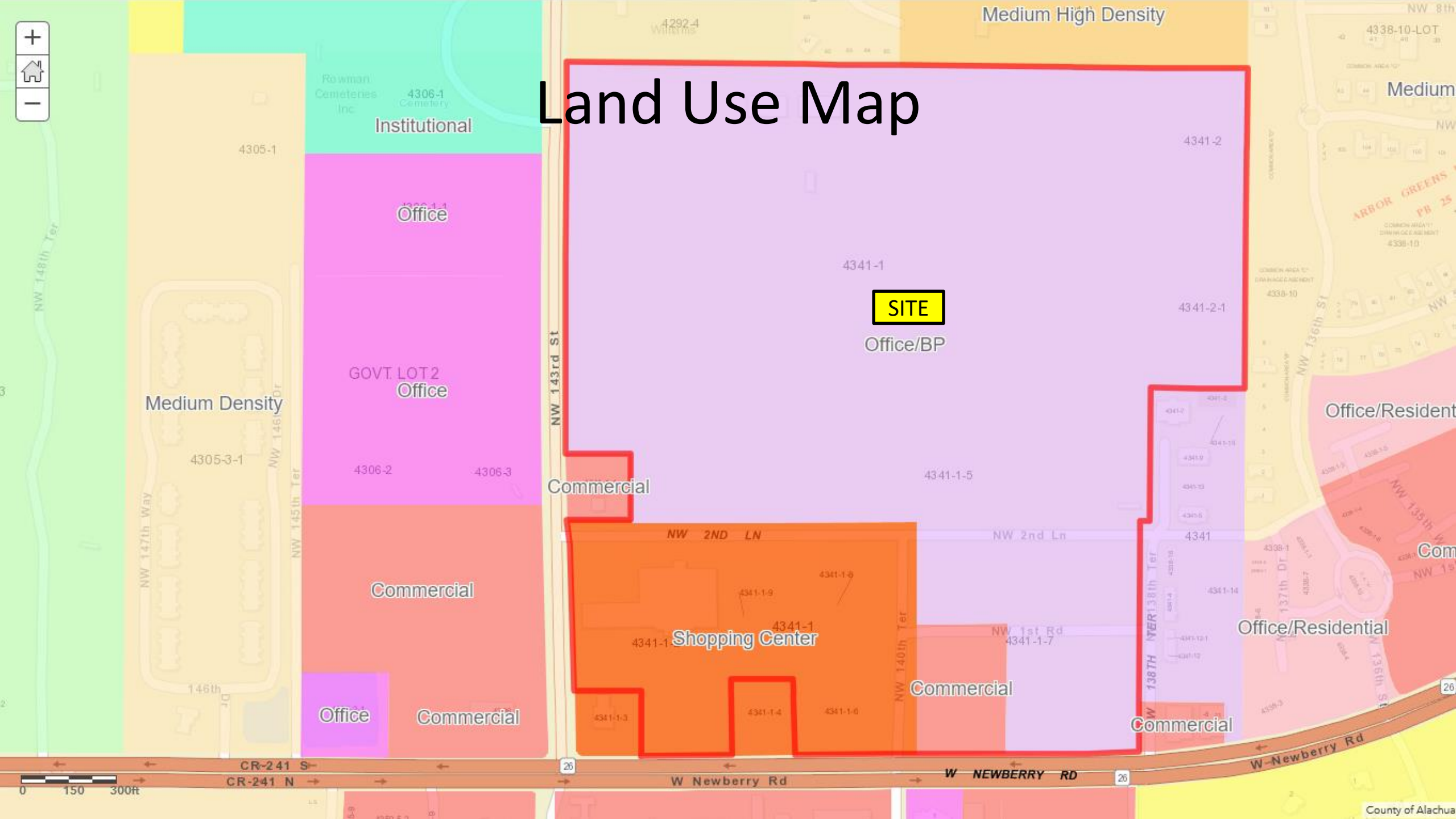


Zoning Map






Land Use Map




Background

- The Jonesville Business Park PD is approximately 92 acres in size and is located on the northeast quadrant of Newberry Road and 143rd Street. The southern portion (south of NW 2nd Lane) is almost completely developed and houses the corporate offices for Campus USA Credit Union, a Publix Shopping Center, Suntrust Bank, Walgreens and a McDonald's Restaurant. The portion north of NW 2nd Lane is undeveloped save for infrastructure improvements.
- 

Applicant Request

The applicant is requesting to amend the zoning master plan (ZMP) for the PD to reduce commercial entitlements and increase residential entitlements as follows:

- Reduction of permitted commercial/retail square footage from 142,622 square feet (sf) to 122,622 sf (a reduction of 20,000 sf)
 - Business Park (Mixed Use) from 300,000 sf to 100,000 sf (a reduction of 200,000 sf)
 - Increase of permitted residential units from 300 to 554 (an increase of 224 units)
 - Provision for 166 group housing units (none presently exist)
- 


Staff Analysis

Staff has worked with the applicant to amend the ZMP to reflect Plan and Code requirements for design as a traditional neighborhood development (TND) within the Jonesville Activity Center. In addition, open space requirements consistent with the updated Plan are reflected in the ZMP. Per the bases in the staff report, staff finds the proposed PD amendments consistent with the Jonesville Activity Center Policies as well as the Plan as a whole.




Staff Analysis

The proposed amendments to the PD (as well as its implementing zoning master plan) are consistent with the Jonesville Activity Center policies found in the Future Land Use Element of the Plan as well as the Plan as a whole. Level of Service standards will not be impacted by the proposed changes and there will be no incompatible uses introduced by the requested changes.



Staff Analysis

Staff notes that any amendments adopted with the recent Comprehensive Plan update will not impact the bases for approval of this application as shown in your staff report.



Staff Recommendation

Staff recommends that the Commission adopt Resolution Z-19-12 approve the proposed changes to the Jonesville Business Park PD district with the bases and amended conditions as noted in the staff report.

