



ACHIEVE ANYTHING



PROPOSED REVISIONS TO NEIGHBORHOOD COMMERCIAL ZONING TXT-20-115, ORDINANCE 2020-39

Proposed Revisions to Neighborhood Commercial Zoning

Text Amendment

TXT-20-115, Ordinance 2020-39

Rhea Lopes, Planner I

Alison Christie, AICP, Planner III

Nicole Galehouse, AICP, Planning Division Manager



1

COMMISSION WORKSHOP : September 17, 2019

Discussion: Concerns about current NC Zoning

Use Limitations

Property Constraints

Buffering Widths + Costs

Size Limitations

Design Costs

Complexity due to LI & HI

Action: Staff to research and develop draft language to amend the ULDC based on discussion.

2

COMMISSION WORKSHOP : February 3, 2020

Discussion: Draft changes to NC zoning

Action: Consensus regarding some proposed changes. Staff to bring back draft Ordinance as a separate item prior to the ULDC Rewrite

Neighborhood Commercial

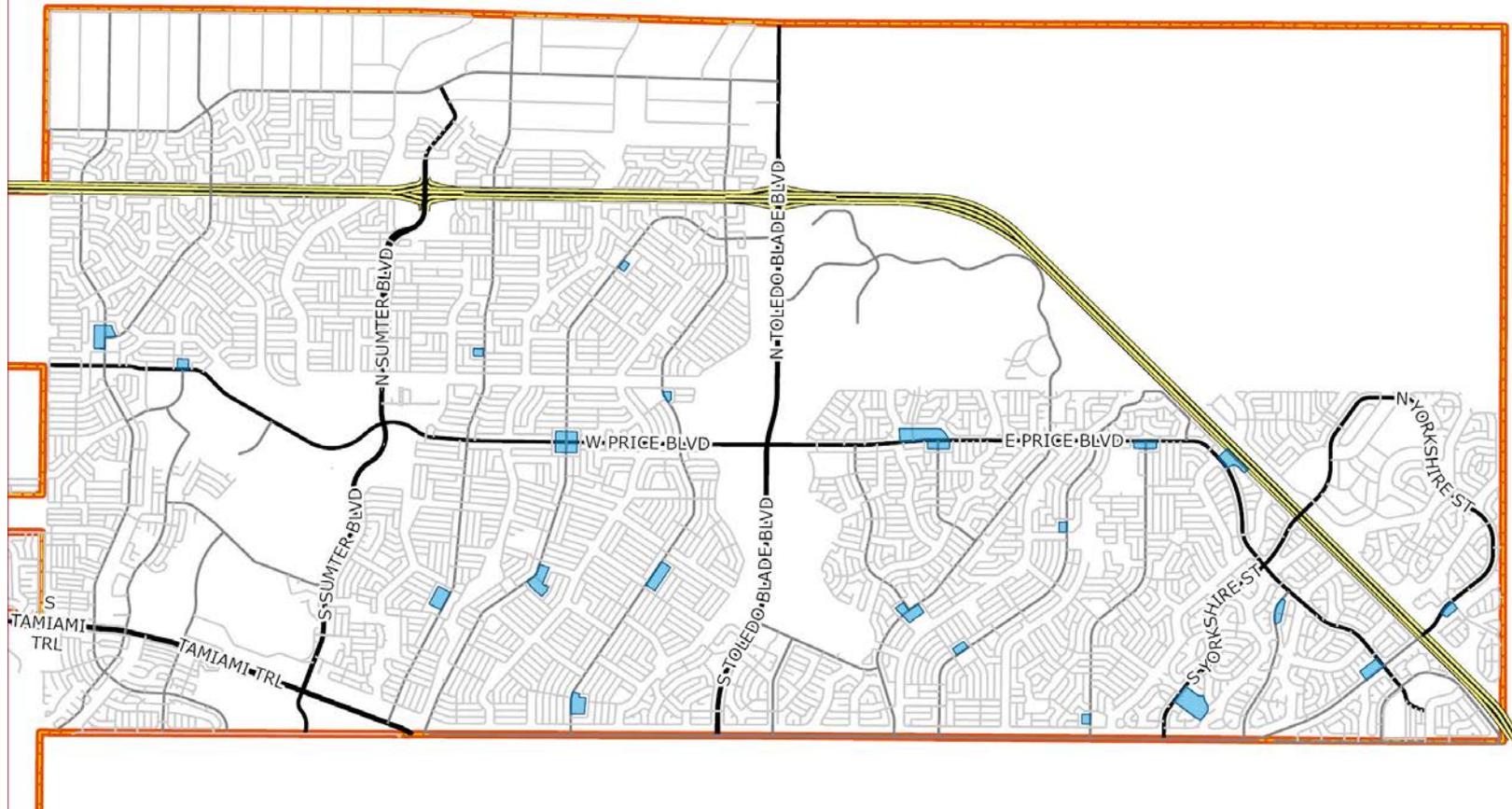


Prepared by NDS
- Planning Division
September 30, 2020

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TXT-20-115

Neighborhood Commercial



Proposal Overview

Current NC Zoning:

Complexity due to LI & HI

Use Limitations

Property Constraints

Design Costs

Size Limitations

Property Constraints

Buffering Widths + Costs

Proposed NC Zoning:

Low Intensity and High Intensity districts consolidated into a single Neighborhood Commercial district

Revisions to Permitted, Prohibited and SPX uses

Revisions to Design Standards

Revisions to Buffers

Proposal Overview

Complexity due to LI & HI

Proposed Change : Consolidation into a single NC District



- Consolidated Low-Intensity and High-Intensity requirements for:
 - Permitted, Prohibited and SPX uses
 - Design Standards
 - Permitted Signs
- Corrected all references of NC-LI and NC-HI in the ULDC and City Code to NC

OUTCOME

Enhanced compatibility based on intensity of each site design

Proposal Overview



Use Limitations

Proposed Change: Revisions to Permitted, Prohibited and SPX uses



List of permitted uses made more broad to allow for more variety of uses by right



List of prohibited uses expanded to prevent developments that can prove to be disruptive to Neighborhood character



Special Exceptions language added to allow for Commission direction for all uses not specifically permitted or prohibited

Proposal Overview

Property Constraints

Design Costs

Size Limitations

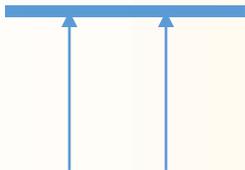
Proposed Change: Revised Design Standards



COMMISSION CONSENSUS

Maximum 5000 sq. ft. per business. Additional area can be requested at DMP stage

- Allows neighborhood scale of development
- Restrictions will prevent high intensity developments that can be a detriment to the neighborhood



COMMISSION ACTION REQUESTED – POLICY DECISION

Build-to-Line: 15ft

- Should it be implemented for all streets?
- What about corner lot conditions?
- What about conditions with streets on three sides?
- Grandfathering language

Proposal Overview

Property Constraints

Design Costs

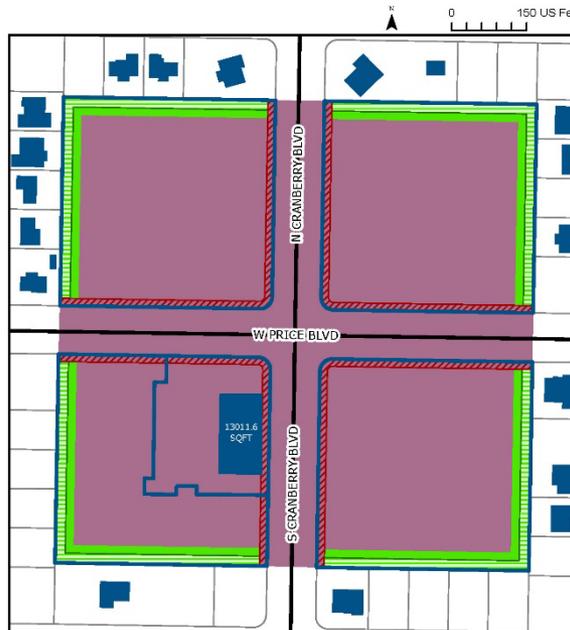
Size Limitations

Discussion : Build-to-Line

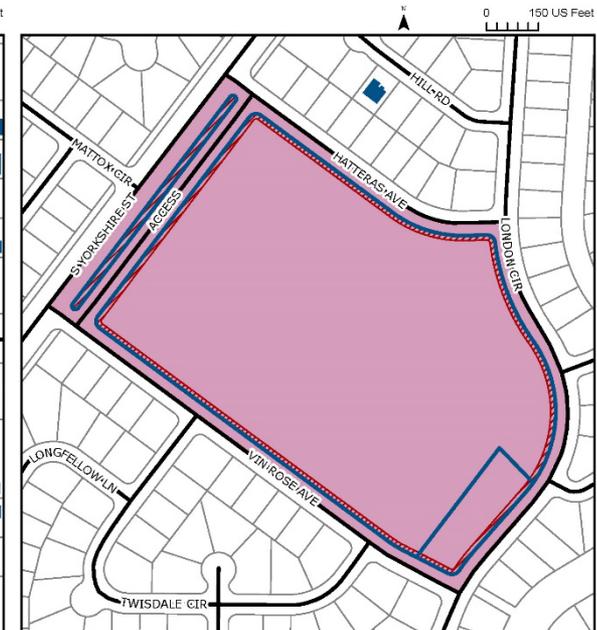
One side



Two sides



3+ sides



- NC-HI, Neighborhood Commercial-High Intensity
- Existing Berm Buffer 35 ft
- NC Properties Boundary
- Proposed Landscape Buffer 20 ft
- Parcel Boundary
- Build-To Buffer 15 ft
- Streets
- Buildings

Proposal Overview



Property Constraints

Buffering Widths + Costs

Proposed Change: Revisions to Buffer Requirements when NC abuts Residential Properties

Buffer width: 20ft, berm requirement removed (too land costly), wall not always required
 Buffer Requirements based on Lot Coverage:

Lot Coverage	Buffer Requirement	Decibel Reduction	Visual Screen
17%- 30%	  8 ft. wall Trees + hedges	Approx. 18 decibels	Continuous Screen
11% - 16.9%	  6 ft. fence Trees + hedges	Approx. 10 decibels	Continuous Screen
Below 11%	 Trees + hedges	Approx. 8 decibels	Partial Screen

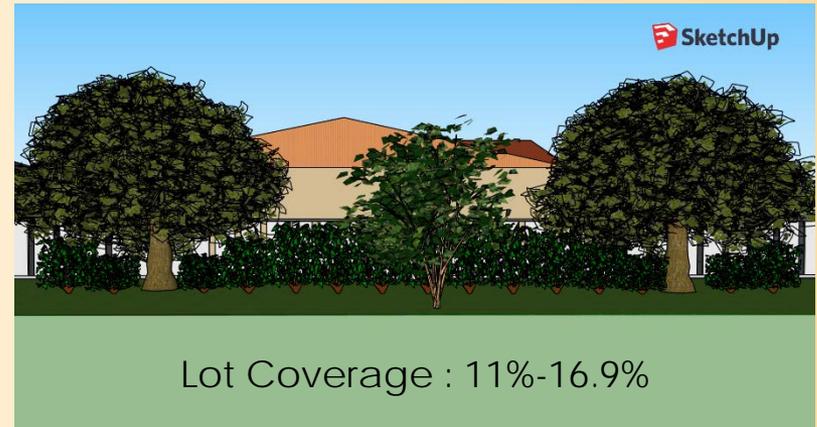
Proposal Overview



Property Constraints

Buffering Widths + Costs

Visual examples based on Lot Coverage



Consistency Analysis



Staff reviewed the proposal for consistency with:

1

Florida
Statutes

2

Comprehensive
Plan

3

Unified Land
Development
Code

FLA. STAT. §166.041

Provides requirements for procedures for adoption of ordinances and resolutions



Noticing requirements as per these regulations have been met

Date of publication: **Wednesday, September 30, 2020**
15 days prior to PZAB Hearing



The proposed text amendment is consistent with FLA. STAT. §166.041



Future Land Use Element Policy 4.10

Requires that the City update the ULDC to provide 'to provide up-to-date design requirements to ensure that development of neighborhood commercial areas that are compatible with surrounding residential land uses through the use of screening, landscaping and buffer yards.'



Consolidating
NC-HI and NC-LI
to create a
single NC
District



Revisions to
Permitted,
Prohibited and
SPX uses



Revisions to
Design
Standards



Revisions to
Buffer
Requirements

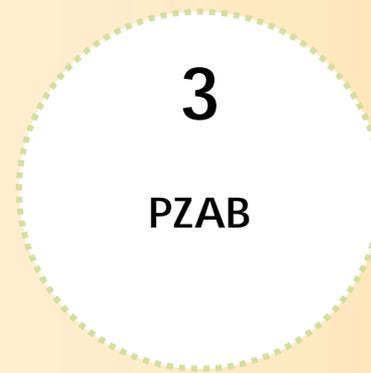
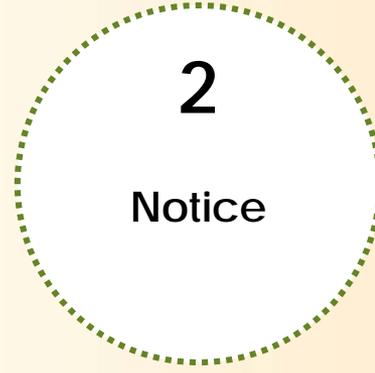
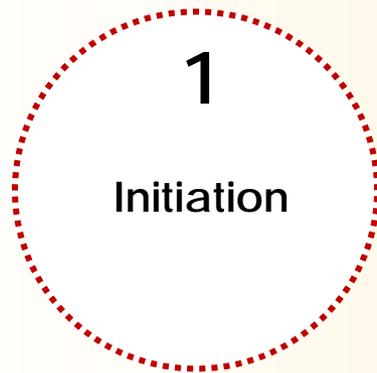


The proposed text amendment is consistent with FLU Policy 4.10



Sec. 1-12. - Amendments

Provides the procedure for amendments to the ULDC



Completed as per Requirements

Future items planned due process



The proposed text amendment is consistent with ULDC Sec. 1-12

Staff Review and Advertising



This petition has been researched and reviewed by City Planning Staff.



Ordinance 2020-39 has been reviewed and approved by the City Attorney's office for form and correctness.



All public hearings were advertised pursuant to all applicable state and local regulations.

Recommended Action



Approval of Ordinance 2020-39 with direction on policy decisions.



A C H I E V E A N Y T H I N G

Thank you!