

Item F.3. – MA 22-11 207 North Main Street



Rezoning Case Information

- Formyduval 5 LLC
- 1.02 acres
- Request to change zoning from GI-CZ (General Industrial – Conditional) to GC-CZ (General Commercial – Conditional Zoning)
- Review is under the Land Development Ordinance (LDO)



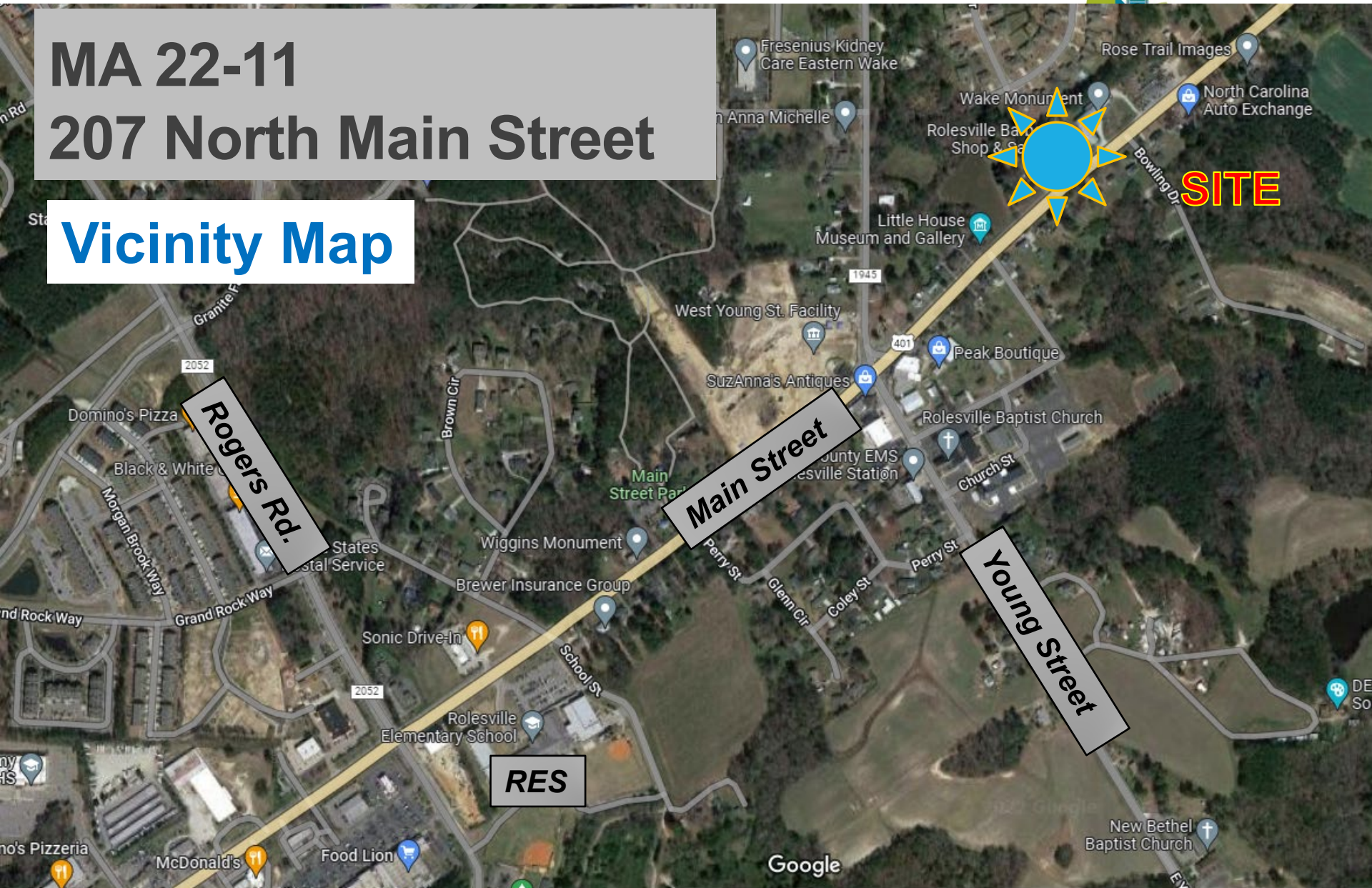
Proposed Condition – Allowed/Prohibited Uses



<u>PERMITTED (13) (12)</u>	<u>SPECIAL USE Permit Required (14)</u>	<u>PROHIBITED (16) (17)</u>
Assembly / Church	Day Care	Carwash
Cultural Facility	Schools (K-12)	Gas Station
Govt Office	Park/Public Recreation	Golf Course
Bank	Bar/Nightclub	Recreation, Outdoor
Eating Establishment	Commercial Parking	Retail Sales & Service, Shopping Center
Recreation, Indoor	Event Center	Vehicle, Rental & Sales
Retail Sales & Service, Neighborhood	Funeral Home	Minor Utility
Retail Sales & Service, Community	Brewery/Distillery	Major Utility
Tattoo Establishment	Vehicle, Minor Service	Minor Transportation Installation
Dwelling, Upper Story Unit	Animal Care	Water Storage Tank
Dental Facility	Urgent Care	Colleges/University
Medical Facility	Artisanal Manufacturing	Hospital
Professional Office	Lodging	Flex
	Social Services	Fulfillment Center
		Major Transportation Installation
		Telecommunications Tower
		Tattoo Establishment

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Vicinity Map



MA 22-11

207 North Main Street

Location Map

207 N. Main



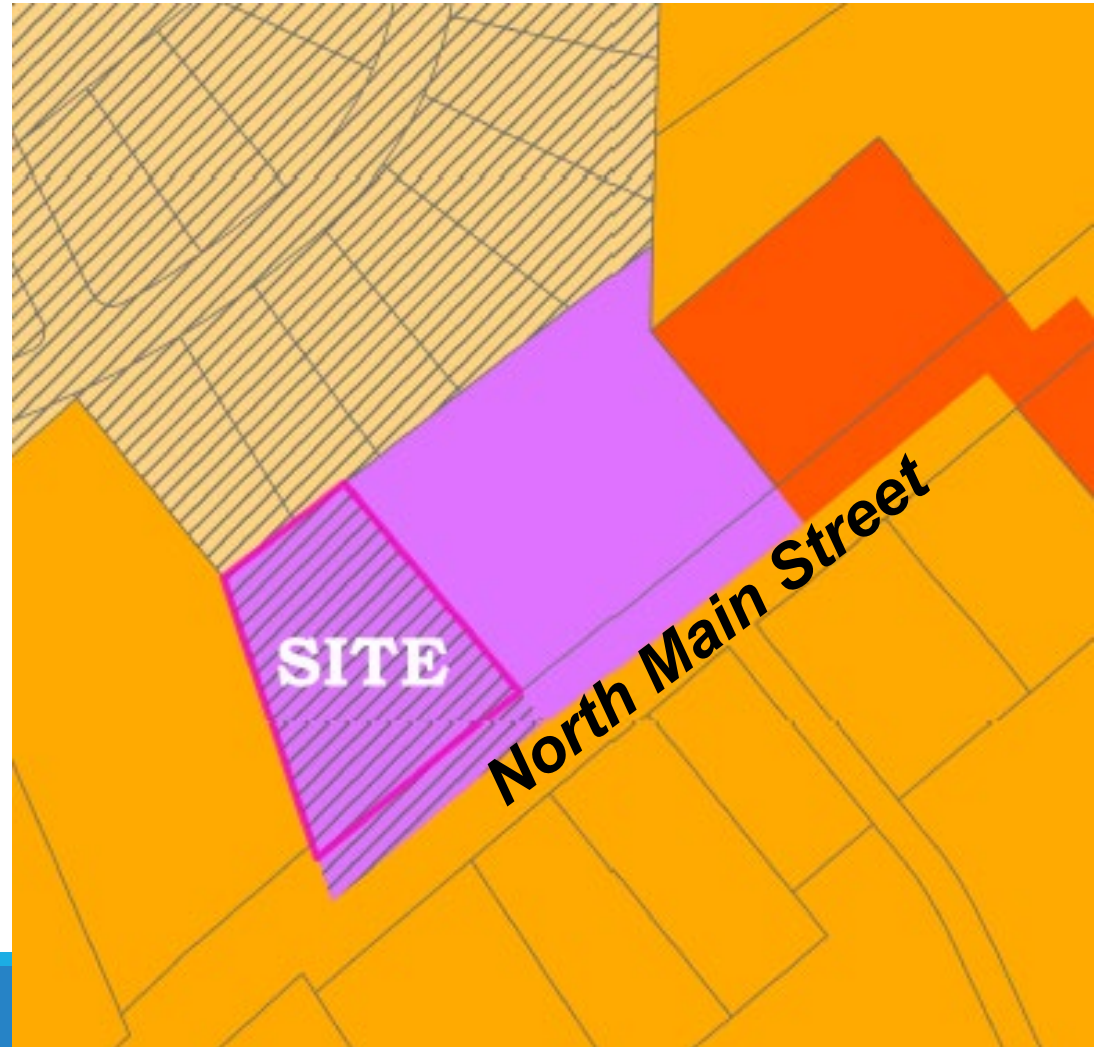
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Existing Zoning

- General Industrial (GI-CZ) (per LDO)
 - Was I-CZ under UDO
 - * Special Use Permit SUP 04-03 from 2004
 - Approved extending hours of operation to 8AM – 12AM Midnight.
- Staff believes this SUP is the cause for the “CZ” suffix.



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Future Land Use Map

Future Land Use
Classification:
Commercial



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Main Street Vision Plan (2018)

The Town developed the Main Street Vision Plan to help the community grow, reestablish a true town center, and reclaim its Main Street.

- *Principle 5:* Quality development/redevelopment must be supported
- *Goal 4:* Reestablish a town center
- *Goal 5:* Retain and respect the small-town feel

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Transportation and Traffic

- There is no anticipated development nor new traffic generated by the proposed change of zoning districts.

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General Commercial (GC) District (LDO Section 3.2.1)

- Permits Uses per **CONDITION**
- Max. building height of 35'
- Building setbacks of 20' / 15' / 35' (Front/Side/Rear)
- Parking, Bufferyard, Landscaping, Screening all determined when a property develops

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Staff Recommendation

- GC is Less Intense zoning than current GI
- **CONDITION** further limits Permitted Uses
- General Commercial is predominant Zoning district of non-residential properties along Main Street
- GC aligns with the Main Street Vision Plan principles and goals
- Staff recommends approval of Map Amendment (Rezoning) MA 22-11

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Retail - Neighborhood

P. Retail Sales and Service, Neighborhood

1. **Characteristics.** General retail and services establishments are involved in the sale, lease or rent of new or used products and services at the neighborhood level. Single uses shall not exceed 25,000 square feet.
2. **Accessory Uses.** Accessory uses may include offices, storage or repackaging of goods for on-site sale, and parking.
3. **Examples.** Stores selling, leasing, or renting consumer, home, and business goods including art, clothing, dry goods, electronic equipment, fabric, furniture, garden supplies, gifts, groceries, home improvements, household products, jewelry, pets, pet food, pharmaceuticals, personal care services, spas, hair salons, nail salons, health and fitness facilities, and animal grooming.
4. **Uses Not Included.**
 - a. Lumber yards and other building material sales are classified as light industrial and manufacturing.
 - b. Sales, rental, or leasing of heavy trucks and equipment is classified as light industrial and manufacturing.
5. **Use Standards.**
 - a. All dumpsters and other building service areas shall be located where they are concealed from view from the public right of way. All dumpsters shall be concealed with secured gates, landscaping, and solid screening
 - b. No storage shall be permitted in pedestrian areas or parking areas.

Retail - Community

Q. Retail Sales and Services, Community

1. **Characteristics.** General retail sales and service firms are involved in the sale, lease or rent of new or used products to the public. They may also provide personal services or entertainment or provide product repair. Community retail sales and services serve the needs of several neighborhoods and single uses shall not exceed 50,000 square feet.
2. **Accessory Uses.** Accessory uses may include offices, storage or repackaging of goods for on-site sale, and parking.
3. **Examples.** Stores selling, leasing, or renting consumer, home, and business goods including art, clothing, dry goods, electronic equipment, fabric, furniture, garden supplies, gifts, groceries, home improvements, household products, jewelry, pets, pet food, pharmaceuticals, personal care services, spas, hair salons, nail salons, health and fitness facilities, and animal grooming.
4. **Uses Not Included.**
 - a. Lumber yards and other building material sales are classified as light industrial and manufacturing.
 - b. Sales, rental, or leasing of heavy trucks and equipment is classified as light industrial and manufacturing.
5. **Use Standards.**
 - a. Plumbing, mechanical, electrical service components such as HVAC systems, trash enclosures, storage areas, generators, transformers, solar panels and similar features or utility hardware on buildings, roofs, or the ground shall be screened from public view with materials similar to the structure.

Retail – Shopping Center

R. Retail Sales and Services, Shopping Center

1. **Characteristics.** General retail sales and service firms are involved in the sale, lease or rent of new or used products to the public. They may also provide personal services, entertainment, and product repair for consumer and business goods. Single uses may exceed 100,000 square feet.
2. **Accessory Uses.** Accessory uses may include offices, storage or repackaging of goods for on-site sale, and parking.
3. **Examples.** Large retail stores, shopping malls, shopping plazas.
4. **Use Standards.**
 - a. Plumbing, mechanical, electrical service components such as HVAC systems, trash enclosures, storage areas, generators, transformers, solar panels and similar features or utility hardware on buildings, roofs, or the ground shall be screened from public view with materials similar to the structure.