



## Legislation Text

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**File #:** 2019-0277, **Version:** 1

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Consider public testimony regarding, and an ordinance zoning 19.97 acres of land located at or near the intersection of University Boulevard and CR 110 to the MF-2 (Multifamily - Medium Density) zoning district. (First Reading)\*

The 19.97 acres proposed for the MF-2 (Multifamily - Medium Density) zoning district is part of 190.07 acres being annexed into the City at the request of the property owner, JSL Investments, LLC. It is proposed for residential and commercial development by Scott Felder Homes. The property is designated as business park, residential and commercial in the General Plan. A General Plan amendment to change the business park designation to residential is a separate agenda item.

The MF-2 zoning district is proposed to be located at the easternmost part of the site, with the TF (Two Family) and MF-1 (Multifamily - Low Density) zoning districts located between it and the SF-3 (Single Family - Mixed Lot) portion of the development. This provides the separation required in the General Plan between land zoned for MF-2 and single family areas. The MF-2 district allows for a maximum of 20 units per acre, with no more than 400 units per complex. The district has a 4-story maximum building height, provided that the first level is garage parking and the upper 3-stories are dwelling units. Amenities are required, based on the number of dwelling units. There are MF-2 design standards which include exterior wall materials, stairwells and building orientation.

The Planning and Zoning Commission held a public hearing at their meeting on March 6, 2019 and voted 6-0 to recommend approval of the original zoning to TF. There were six speakers at the public hearing, all of whom were opposed to the development because of existing traffic and the anticipated impact on their property values.